West Lothian Council

Issue: 2A	Allocation of land for development in Addiewell & Loganlea	
Development plan reference:	H-AD 4 (Loganlea Place) PJ-003 (Station Road) E-AD 1 (Addiewell West)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
20927017-N/A (Miss Elaine Regan) **21212283-a2c87a4** (SEPA) **21222232-99D0920** (Mr John Quilter) **21661836-b0f5d7d** (RT Hutton Planning Consultant on behalf of North Salvage Auto Auctions)		
Provision of the development Plan to which the issue relates:	Housing Land Requirements (page 20 paragraphs 5.36-5.49) New Housing Sites and Design (page 24 paragraphs 5.54-5.56) Strategic Allocations (page 25 paragraphs 5.57-5.61)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-AD 4 (Loganlea Place)

20927017-N/A (Miss Elaine Regan)
Sceptical that the enhancement of the natural environment will be achieved by the allocation of site H-AD 4 for housing. Development of this attractive part of the countryside will obliterate views.

21222232-99D0920 (Mr John Quilter)
Objects to the proposed plan to allocate land under proposal H-AD 4 at Loganlea Place in Addiewell. No reason given for objection.

E-AD 1 (Addiewell West)

21212283-a2c87a4 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 1 – Employment Land Allocations, Addiewell, (page 101) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 1 which expressly requires the Flood Risk Assessment to have regard to any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Representations to Non-Allocated Sites

PJ-003 (Station Road)

21661836-b0f5d7d (RT Hutton Planning Consultant on behalf of North Salvage Auto Auctions)
Proposes that the site should be allocated for residential development. In addition to avoiding the site becoming derelict, a number of reasons why the allocation of the land for housing would be beneficial are detailed, including;

- The site is brownfield and has the physical characteristics that are well suited for a housing development.
- The site is in an accessible location especially as it is the very close proximity to Addiewell railway station with regular and frequent services to both Edinburgh and Glasgow.

The Council's "Consultation responses to expressions of interest sites" concludes that the site is not a preferred housing site, however the replies from consultees do not highlight any issues that would prevent development. The site has been marketed for more than three years and the respondent considers that this demonstrates there is no realistic demand for employment land and maintaining the current employment land allocation (Policy EMP 1 – Adopted West Lothian Local Plan).

In addressing the concerns expressed by the council regarding remoteness and there being a limited range of local facilities available within the settlement, the respondent considers that any minor disadvantage of this remoteness is more than compensated for in the close proximity of the site to Addiewell railway station.

Housing Land Requirements (page 20 para 5.36-5.49)

20927017-N/A (Miss Elaine Regan)
Suggests that land allocated for housing in a "socially deprived area" is not going to regenerate the area but will instead just bring in more socially deprived people. Addiewell, in particular, does not meet the criteria of "sustainable development goals, community regeneration and would fall short of maintaining and enhancing the character and identity of towns and villages. Infrastructure improvements are not keeping up with the need for more houses and in effect, Addiewell is fast becoming an area of even greater deprivation.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-AD 4 (Loganlea Place)

20927017-N/A (Miss Elaine Regan)
21222232-99D0920 (Mr John Quilter)
Seeks a modification of the Proposed Plan to remove site H-AD 4 as a housing allocation.

E-AD 1 (Addiewell West)

21212283-a2c87a4 (SEPA)
Suggests that additional text be incorporated into the entry referencing the site in Appendix 1 of the Proposed Plan.

Representations to Non Allocated Sites

PJ-003 (Station Road)

21661836-b0f5d7d (RT Hutton Planning Consultant on behalf of North Salvage Auto Auctions)
Seeks a modification of the Proposed Plan to allocate a site on the eastern side of Station Road (north of rail line) for housing.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-AD 4 (Loganlea Place)

21222232-99D0920 (Mr John Quilter) and **20927017-N/A** (Miss Elaine Regan)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. The site is of a suitable size and location for development that can be brought forward to support development requirements in Addiewell and therefore the allocation should remain in terms of meeting housing requirements.

The council has carefully considered the reasons put forward but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the council does not propose to modify the LDP in response to these representations.

E-AD 1 (Addiewell West)

21212283-a2c87a4 (SEPA)
SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 with the addition of text that the FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Representations to Non Allocated Sites

PJ-003 (Station Road)

21661836-b0f5d7d ((RT Hutton Planning Consultant on behalf of North Salvage Auto Auctions)
The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to re-allocate this land for residential development set out below.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this and lies within an employment area in the adopted West Lothian Local Plan 2009.

While the site is in close proximity to the Addiewell railway station, it is nevertheless remote from facilities which would serve residential development and there are education infrastructure issues. Other more acceptable sites are proposed to be brought forward to support development requirements.

Housing Land Requirements (page 20 para 5.36-5.49)

20927017-N/A (Miss Elaine Regan)
The council's justification for its approach to housing land requirements and housing land supply is set out in a separate Schedule 4 number 1A.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 3A	Allocation of land for residential development in Armadale	
Development plan reference:	H-AM3 (Nelson Park)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0024 (Mr & Mrs Inglis)
WL/LDP/PP/0377 (Mrs Shelia Smith)
21526588-d891ef0 (Mrs Lynn Garvie)
21796046-22b5d14 (Miss Fiona McComb)
21900592-Cf31a25 (Mrs Marion Courtney)
21901329-a5f846d (Mr Dale Aitken)
21910116-367d1aa (Mrs Nicola Graham)

Provision of the development Plan to which the issue relates:	Allocation of land for residential development in Armadale

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-AM3, Nelson Park

WL/LDP/PP/0024 (Mr & Mrs Inglis) ObjectS to the allocation reference H-AM3 on the following grounds:

The proposed site is to be elevated to ensure drainage is sufficient. This means existing properties will be below the level of the site and therefore intake additional water due to the site elevation causing potential significant property damage. The site proposed is a public park which has already been allowed to become in a state of disrepair. The amount of housing being built in the area necessitates more public park areas not less. There are many other development opportunities in the local area which do not involve the destruction of a children's play area.

WL/LDP/PP/0377 (Mrs Shelia Smith), **21796046-22b5d14** (Miss Fiona McComb) and **21900592-Cf31a25** (Mrs Marion Courtney) Object to the allocation reference H-AM3 on the following grounds:

Site should have never been designated as it is unsuitable for development as raised by one of members of the Committee meeting on 1 July 2015; the site is a significant flood risk area and requires supplementary drainage on an ongoing basis; the site is to be elevated to ensure drainage is sufficient; loss of amenity and greenspace; lack of information to consider the impact on sunlight and to address safety and noise; infrastructure constraints in the primary school and healthcare facilities; access constraints through the existing estate; lack of transparency of planning process.

21526588-d891ef0 (Mrs Lynn Garvie) objects to the allocation of site H-AM3 on the following grounds:

Loss of amenity and greenspace; the council has deliberately allowed Nelson Park to dilapidate to prevent public use and justify its plans; the site should have never been designated as it is unsuitable for development as raised by one of members of the Committee meeting on 1 July 2015; the site is in a significant flood risk area and requires supplementary drainage on an ongoing basis. The proposed site is to be elevated to ensure drainage is sufficient; current planning application should be revoked.

21901329-a5f846d (Mr Dale Aitken) objects to the allocation of site H-AM3 on the following grounds:

Loss of amenity and greenspace; the council has deliberately allowed Nelson Park to dilapidate to prevent public use and justify its plans; disingenuous for the council to firstly approve a planning application for the site, then advise that the said plans will likely change significantly, then retrospectively move to change the zoning classification of the land.

21910116-367d1aa (Mrs Nicola Graham) object to the allocation reference H-AM3 on the following grounds:

The site is a significant flood risk area and requires supplementary drainage on an ongoing basis; the proposed site is to be elevated to ensure drainage is sufficient; infrastructure constraints in the primary school and healthcare facilities; after the original planning consent was issued, the builder has already gone back on their agreement to build a play park in the estate; and access constraints through the existing estate.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-AM3

WL/LDP/PP/0024 (Mr & Mrs Inglis); **WL/LDP/PP/0377** (Mrs Shelia Smith); **21796046-22b5d14** (Miss Fiona McComb); **21900592-Cf31a25** (Mrs Marion Courtney); **21901329-a5f846d** (Mr Dale Aitken); and **21910116-367d1aa** (Mrs Nicola Graham)

H-AM3 (Nelson Park) should be removed as a housing allocation.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-AM3

WL/LDP/PP/0024 (Mr & Mrs Inglis); **WL/LDP/PP/0377** (Mrs Shelia Smith); **21526588-d891ef0** (Mrs Lynn Garvie); **21796046-22b5d14** (Miss Fiona McComb); **21900592-Cf31a25** (Mrs Marion Courtney); **21901329-a5f846d** (Mr Dale Aitken); and **21910116-367d1aa** (Mrs Nicola Graham)

The council has carefully considered the reasons put forward in support of the removing H-AM3 as a housing allocation but remains of the view that there is insufficient justification to remove this land for development.

Planning permission (reference 0284/FUL/15) was granted on 3rd July 2015 for the erection of 14 houses and 12 flats with associated works (CDX).

Most of the concerns raised in the objections relating to drainage, loss of amenity and public open space were considered compressively during the assessment of the planning application. Suitable measures must be implemented to ensure suitable drainage measures.

In terms of the loss of open space SportScotland were consulted and did not object to the loss of the grass pitch as it will not result in any deficiency in pitch provision in Armadale due to a capital commitment by the council to deliver a replacement facility.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. This is a suitable site for development that can be brought forward to support development requirements and therefore the allocation should remain in terms of meeting housing requirements.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 3C	Armadale Core Development Area	
Development plan reference:	H-AM1, H-AM 2, H-AM 5, H-AM 6, H-AM 7, H-AM 11, H-AM 14 and H-AM 15	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21617417-7bfb656 (James Polland on behalf of R Drummond (Carriers) Ltd T/A Drummond Distribution)
WL/LDP/PP/0245 and 21868317-2df4404 (Ewan McIntyre on behalf of EWP Investments Ltd)
21868770-ca76e5c (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)
WL/LDP/PP/0243 (SEPA)
21421112-9offa43 (Mr Donald Dunlop)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 80) Proposals Map 4, Bathgate Area Appendix 2, Pages 127-134

Planning authority's summary of the representation(s):

21617417-7bfb656 (James Polland on behalf of R Drummond (Carriers) Ltd T/A Drummond Distribution)
Offers additional land at H-AM 2 for a link road only with remaining land to be left to potential future expansion of existing business (H-AM 2).

WL/LDP/PP/0245 and 21868317-2df4404 (Ewan McIntyre on behalf of EWP Investments Ltd) Supports CDA allocation at Southdale; site delivery requirements are challenged; seeks amendment to site areas and increase to site capacity within the Southdale area; seeks relocation of employment land to the south of the existing allocation; seeks change in approach to development of Southdale, E-AM 1 & H-AM 7, H-AM 8, H-AM 9, H-AM 10, H-AM 11 and H-AM 14.

21868770-ca76e5c (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)
Objects to LDP in relation to the Colinshiel CDA-CS land allocations H-AM 2, H-AM 5 & H-AM 6. Indicates that housing is not deliverable due to adverse ground conditions and that prohibitively expensive infrastructure solutions are required to enable development. As a consequence development of the site is constrained.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocations but observes that the references to flood risk in Appendix 2 are inadequate for sites H-AM 2, H-AM 5, H-AM 6, H-AM 12, H-AM 13, H-AM 14 and H-AM 15.

21421112-9offa43 (Mr Donald Dunlop)
Has intimated issues with relative to site H-AM 15 and it's boundary with Tarrareoch Court but has not elaborated further on what these are.

Modifications sought by those submitting representations:

21617417-7bfb656 (James Polland on behalf of R Drummond (Carriers) Ltd T/A Drummond

Distribution)

Objection is raised to the inclusion of site H-AM 2 and proposes it is removed from the LDP.

WL/LDP/PP/0245 and 21868317-2df4404 (Ewan McIntyre on behalf of EWP Investments Ltd)
Seeks modifications of the Proposed Plan to (a) amend the site area and capacity of site H-AM 8 to reflect effective development site, (b) exclude development from an area of community woodland within H-AM 8, (c) amend requirements for H-AM 11 to reflect the planning consent, (d) amend site H-AM 14 to reflect effective developable area of 10.16 hectares and (e) relocate employment land to the south of the existing allocation.

21868770-ca76e5c (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)
Objection is raised to the inclusion of sites H-AM 2, H-AM 5 and H-AM 6 and proposes they are removed from the LDP while at the same time allowing for their capacity to be added to CDA–SN & CDA-SS allocations (H-AM 12 and H-AM 13).

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entries referencing sites H-AM 2, H-AM 5, H-AM 6, H-AM 12, H-AM 13, H-AM 14 and H-AM 15 in Appendix 2 of the plan to take account of SEPAs requirements in relation to flood risk.

21421112-9offa43 (Mr Dunlop)
No modifications made.

Summary of responses (including reasons) by planning authority:

21617417-7bfb656 (James Polland on behalf of R Drummond (Carriers) Ltd T/A Drummond Distribution) and **21868770-ca76e5c** (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)

Colinshiel (H-AM 2, H-AM 5 and H-AM 6)

The site continues to form part of the council's preferred development strategy, carried forward from the adopted West Lothian Local Plan. The council considers that the site can still contribute to the Armadale Core Development Area and is a suitable site for sustainable growth of the settlement. An application for planning permission in principle for residential development on this site was however refused by the council on 18th February 2016 as agreement could not be reached over developer contributions (0451/P/09) (**CDX).** The council does not propose any change to the LDP in relation to these submissions.

21868770-ca76e5c (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)

Standhill (H-AM 12 and H-AM 13)

The council considers that there are sufficient allocations within the Armadale area and that an increase in the allocation at Standhill is unnecessary. Furthermore there are infrastructure and education capacity constraints within the settlement which may prevent any additional development.

The council does not propose any change to the LDP in relation to these submissions. However, in the event that the reporter agrees that the housing allocation at H-AM 2, H-AM 5 and H-AM 6 should be deleted or reduced it is considered that some of the units could be accommodated within the

existing Standhill allocations. The council proposes an amendment to Proposals Map 4 in relation to site H-AM 13 to correct a drafting error.

WL/LDP/PP/0245 and 21868317-2df4404 (Ewan McIntyre on behalf of EWP Investments Ltd)

Southdale (H-AM7 – 14)

The council considers that there are sufficient allocations within the Armadale area and that an increase in the allocation at Southdale is unnecessary. Furthermore there are infrastructure and education capacity constraints within the settlement which may prevent any additional development.

The physical extension of the allocations here would extend into land which is identified as countryside belt, designed to prevent the coalescence of Armadale with the neighbouring settlements of Bathgate and Whitburn. Other more acceptable sites are being brought forward to support development requirements in the wider area.

The council does not propose any change to the LDP in relation to these submissions, however, in the event that the reporter agrees that the housing allocation at H-AM2, H-AM5 and H-AM6 should be deleted or reduced it is considered that some of the units could be accommodated within the existing Southdale allocations, without necessarily extending the physical boundaries of the allocation.

WL/LDP/PP/0243 (SEPA)

Flooding

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entries referencing the sites in Appendix 2 with the addition of text that provides further details for consideration in site specific Flood Risk Assessments.

It should be noted that several of the sites referred to (H-AM 7-11, H-AM 14 and H-AM 15) already benefit from planning permission. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted. Whilst any change to the text would have no effect on any extant planning permissions it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 3D	Promotion of site for housing on land east of Armadale	
Development plan reference:	EOI-0127	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0254 (Hallam Land Management Ltd)		
Provision of the development Plan to which the issue relates:	Non-allocation of land for residential development in Armadale	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI-0127

WL/LDP/PP/0254 (Hallam Land Management Ltd)

The site, which comprises an area of land (14 ha) on the eastern side of Armadale, should be included within the settlement envelope of Armadale and should be identified as a residential development site.

It is critical that, in order to ensure compliance with SPP and the maintenance of an effective housing land supply at all times, West Lothian Council identifies additional housing sites that can contribute effectively to the housing land supply and that have a realistic opportunity of coming forward within the necessary timescale up to 2019.

There is a need to revisit the proposed allocation of sites in the LDP, carried forward from the Local Plan, and to replace or augment these with further sites that will be capable of delivering units to meet requirements in the first five year period of the plan. This site can contribute to the Housing Land requirement up to 2019 and also to 2024 and should be identified as a housing site.

The site should at the same time be excluded from the Countryside Belt. Future Masterplan proposals would ensure there would be no coalescence between Armadale and Bathgate and that a robust landscape corridor could be provided and maintained in perpetuity on the eastern side of the site, between Armadale and Bathgate.

Hallam Land Management Ltd object to the council's approach as it fails to comply with the SDP by not providing sufficient effective housing land in the first period of the plan. It is not appropriate to simply allocate 'sufficient' land up to year 10 rather than the SDP requirements for 2019 and 2024.

Strong reservations about the approach being pursued in the proposed plan where there is reliance upon HNDA2 to calculate the 5 year land supply rather than the SDP. The submission points out to a recent LDP examination report where the plan ought to be consistent with the currently approved version of SESplan.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0127

WL/LDP/PP/0254 (Hallam Land Management Ltd)

- To accord with Scottish Government Policy, the second paragraph in Policy Hou1 should be rephrased by inserting the words 'at all times' after 'supply of housing land'. The sentence should read as follows:

  '…to ensure that an effective 5 year supply of housing land at all times is maintained over the plan period, proposals for uses other than housing….'

- Request that the site is identified as a housing allocation in the LDP, is removed from the countryside belt and is included as a Housing site in the Schedule of Housing Sites in Appendix Two of the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0127

WL/LDP/PP/0254 (Hallam Land Management Ltd)

- No change to approach or wording of policy HOU 1 is considered necessary. See Schedule 4 number 1A.

- The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development set out below:

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the Armadale settlement in terms of meeting housing requirements. There are education capacity constraints within the area which prevent development of this site

Significantly, the site is an integral part of the countryside belt intended to prevent the coalescence of Armadale and Bathgate, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. The council's approach to countryside belt is set out in the Countryside Belt Position Statement (CDX).

Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

The site has been the subject of a recent appeal decision in which the reporter dismissed the appeal and upheld the council's position (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 3E	Allocation of land for residential development in Armadale	
Development plan reference:	H-AM 17 (Drove Road)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21042469-H-AM 17 (Mr James Cougan)
21383913-b8837f (Mrs Jessie Kerr)

Provision of the development Plan to which the issue relates:	Allocation of land for residential development in Armadale

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-AM 17

21042469-H-AM 17 (Mr James Cougan)
21383913-b8837f (Mrs Jessie Kerr)

Object to the allocation reference H-AM 17 on the following grounds:

- Development will directly overlook onto the family home and have a detrimental impact on privacy.
- The proposal will result in a significant loss of greenspace
- There would be detrimental impact to the desirability of their property and in turn on property value
- The site functions as an amenity are is enjoyed by a range of users including children, dog walkers, cyclists, sports teams
- Development would be detrimental to wildlife.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-AM3

21042469-H-AM 17 (Mr James Cougan)
21383913-b8837f (Mrs Jessie Kerr)

H-AM 17 should be removed as a housing allocation.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-AM 17

21042469-H-AM 17 (Mr James Cougan)
21383913-b8837f (Mrs Jessie Kerr)

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. This is a suitable site for development that can be brought forward to support development requirements and the allocation should remain in terms of meeting housing requirements.

The site is owned by the council and is included in the council's list of proposed council house build sites thus contributing to addressing housing need in the plan area (CDX). The proposed development is located on the single football pitch that is declared surplus by the outdoor sports facility strategy. It does not cover the west shelter belt, nor the wooded embankment to the north along the Barbauchlaw Burn. Scottish Natural Heritage has not raised any objection in relation to wildlife or biodiversity interests on, or near the site (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the Council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: **4A**	Napier Avenue, Bathgate (formerly known as Academy Avenue)	
Development plan reference:	H-BA 5	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
FORM-LETTER SUBMISSIONS **WL/LDP/PP/0151** & **WL/LDP/PP/0259** (Hazel & Gordon Gallacher) **WL/LDP/PP/0171** (Adam & Elizabeth Steenkamp) **WL/LDP/PP/0174** (W. & R. Dalziel) **WL/LDP/PP/0175** (B. & M. McCabe) **WL/LDP/PP/0176** (Yvonne Carson) **WL/LDP/PP/0177** (Marnie Ferguson / James Savage) **WL/LDP/PP/0179** (Mr G Pirie) **WL/LDP/PP/0206, WL/LDP/PP/0263 & 21835409-b909be** (Martin & Elinor Forrest) **WL/LDP/PP/0230** (David McDowell) **WL/LDP/PP/0257** (Andrew McLeish) **WL/LDP/PP/0258** (Stuart & Kereen Johnston) **WL/LDP/PP/0260** (Mr and Mrs Lindl) **WL/LDP/PP/0261** (Stephen Walker & Carol Swift) **WL/LDP/PP/0262** (Linda & Philip Mallon) **WL/LDP/PP/0273** (C & G Taylor) **WL/LDP/PP/0286** (Lorna & Malcolm Lang) **WL/LDP/PP/0287** (Marion & Julian Serafini) **WL/LDP/PP/0288** (Valery & Michelle Murnin) **WL/LDP/PP/0289** (Michelle & Darren Primrose) **WL/LDP/PP/0290** (Gordon McFarlane) **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier) **WL/LDP/PP/0292** (Christine & T R Hill) **WL/LDP/PP/0293** (Mags Hodge & T J Lees) **WL/LDP/PP/0294** (Sheena and Stephen Timmins) **WL/LDP/PP/0295** (Patricia & David Convery)		**WL/LDP/PP/0391** (Mark Wilson & Caroline Hird) **WL/LDP/PP/0392** (Gerrard & Anne Johnston) **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) **WL/LDP/PP/0396** (Fraser Brown) **WL/LDP/PP/0397** (Lynne & Niall Bell) **WL/LDP/PP/0398** (J & Janie Taylor) **WL/LDP/PP/0399** (Barbara & Anthony Taylor) **WL/LDP/PP/0400** (Suzan Ross) **WL/LDP/PP/0401** (Stuart Coyle) **WL/LDP/PP/0402** (Joan & F G Clark) **WL/LDP/PP/0403** (Murray & Gemma Cheek) **WL/LDP/PP/0404** (Ian & Mairi Stewart) **WL/LDP/PP/0405** (Neil & Lorraine Jamieson) **WL/LDP/PP/0406** (Stuart & Karen Perry) **WL/LDP/PP/0407** (Anne Whyte) **WL/LDP/PP/0408** (Shona & Colin Bingham **SUBMISSIONS BY E-MAIL** **WL/LDP/PP/0116** (Jane McDowell) **WL/LDP/PP/0154** (Alison Fraser) **WL/LDP/PP/0155** (Susan Watson) **WL/LDP/PP/0298** (Ellie Stewart) **WL/LDP/PP/0304** (Joyce Mowbray) **WL/LDP/PP/0306** (Margaret & Gordon Hendry) **WL/LDP/PP/0307** (Jane & Barry White) **WL/LDP/PP/0347** (Cllr John McGinty) **WL/LDP/PP/0365** (John McDonald) **WL/LDP/PP/0367** (Ian Cordner) **WL/LDP/PP/0430** (Sharon & Kevin Gibson **WL/LDP/PP/0431** (Cllr Harry Cartmill)	
Provision of the development plan to which the issue relates:	Proposed LDP - Chapter 6 *Development Proposals be Settlement* (p. 81) Proposed LDP - Appendix Two: Schedule of Housing Sties / Site Delivery Requirements (p. 138) Proposals Map 4 – Bathgate Area	
Planning authority's summary of the representation(s):		

FORM-LETTER SUBMISSIONS

All submissions in this section relate to the tear-off slip of a form letter which has been signed off by the identified consultees above and relates to the issues below. It states:

*I/we, the undersigned strongly object to the housing development planned for the public space east of Academy Place Bathgate – **LP Ref – HBg 24** for the following reasons:-*

- local residents have objected twice before to proposals for development at this site;
- the open grassland is an important, cherished and well used local green space;
- Development of the site will result in further traffic congestion particularly for Crosshill Drive and Kirk Road;
- the area is much used by dog walkers in the local area.

FORM-LETTER SUBMISSIONS – ADDITIONAL ISSUES RAISED

In addition to signing and sending in the form letter / slip which made the above points, additional comments were added in the space provided and in some cases further comments were added to the sheet. These are summarised below.

GREEN SPACE

General Reasons to Retain

WL/LDP/PP/0151 (Hazel & Gordon Gallacher); **WL/LDP/PP/0295** (Patricia & David Convery); **WL/LDP/PP/0402** (Joan & F G Clark) – a special, valued area which should remain green.
WL/LDP/PP/0176 (Yvonne Carson) – people need green space to enhance lives.
WL/LDP/PP/0392 (Gerrard & Anne Johnston) - wild open space close to house is invaluable amenity.
WL/LDP/PP/0401 (Stuart Coyle) – a good green space inhabited by wildlife and kestrels.

Usage

WL/LDP/PP/0206; WL/LDP/PP/0263 & 21835409-b909be (Martin & Elinor Forrest) – open grassland is an integral part of the area and is used by many local residents, for children to play in, dog walkers and others who enjoy this open space.
WL/LDP/PP/0257 (Andrew McLeish); **WL/LDP/PP/0286** (Lorna & Malcolm Lang) – useful for dog walking.
WL/LDP/PP/0286 (Lorna & Malcolm Lang); **WL/LDP/PP/0397** (Lynne & Niall Bell) - area used by families regularly.
WL/LDP/PP/0287 (Marion & Julian Serafini) – against loss of informal open space for children's play and dog exercising.
WL/LDP/PP/0392 (Gerrard & Anne Johnston) - exciting environment used by young children and close to houses for supervision.

Important to Local Area

WL/LDP/PP/0261 (Stephen Walker & Carol Swift); **WL/LDP/PP/0290** (Gordon McFarlane) – last local open countryside / green space in area.
WL/LDP/PP/0286 (Lorna & Malcolm Lang); **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier); **WL/LDP/PP/0396** (Fraser Brown) - lack of green space in Bathgate due to numerous housing projects with fewer and fewer open spaces for children and dogs. Concerned that there will be no green areas left to walk in in Bathgate.

HABITAT FOR WILDLIFE

Valuable Habitat

WL/LDP/PP/0176 (Yvonne Carson); **WL/LDP/PP/0257** (Andrew McLeish); **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – there are few unimproved grassland areas where nature can thrive and should be conserved because the habitat is unusual in Bathgate.
WL/LDP/PP/0176 (Yvonne Carson); **WL/LDP/PP/0257** (Andrew McLeish); **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – provides habitat for kestrels, buzzards and sparrow-hawks, bats, small mammals, foxes and deer and plants.

Enjoyment Of Wildlife
WL/LDP/PP/0260 (Mr and Mrs Lindl) – enjoy observing wildlife especially small birds of prey.

ENVIRONMENTAL HEALTH ISSUES

Noise
WL/LDP/PP/0295 (Patricia & David Convery); **WL/LDP/PP/0398** (J & Janie Taylor) – development and construction traffic will increase noise levels.

Air Pollution
WL/LDP/PP/0286 (Lorna & Malcolm Lang) - pollution from increased traffic.

Dog Walking Hygiene
WL/LDP/PP/0288 (Valery & Michelle Murnin); **WL/LDP/PP/0294** (Sheena and Stephen Timmins) - will displace dog walking and increase pet litter issues elsewhere; where will dog walkers go?

Health & Safety (child safety also raised with traffic issues)
WL/LDP/PP/0174 (W. & R. Dalziel); **WL/LDP/PP/0295** (Patricia & David Convery) – health and safety concern, notably child safety.

EDUCATION ISSUES

Lack of Capacity at Local Schools
WL/LDP/PP/0230 (David McDowell); **WL/LDP/PP/0262** (Linda & Philip Mallon); **WL/LDP/PP/0294** (Sheena and Stephen Timmins); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) - Bathgate has a shortage of capacity at schools such as Bathgate Academy.

Catchment Issues
WL/LDP/PP/0391 (Mark Wilson & Caroline Hird) - people at Academy Place had to fight for movement of catchment for Balbardie Primary School.

PLANNING – PROCESS, ISSUES WITH

Previously Objected to Development on this Site
WL/LDP/PP/0179 (Mr G Pirie); **WL/LDP/PP/0230** (David McDowell); **WL/LDP/PP/0292** (Christine & T R Hill) - previously objected and understand that objections upheld at Court of Session/by Scottish Reporter/was refused and nothing changed since.

Designated/Protected Land
WL/LDP/PP/0206; WL/LDP/PP/0263 & 21835409-b909be (Martin & Elinor Forrest); **WL/LDP/PP/0258** (Stuart & Kereen Johnston) – strongly object to the housing development planned for this public space/greenbelt which is for the local community.

Development Better Elsewhere / Other Sites Available

WL/LDP/PP/0259 (Hazel and Gordon Gallacher) – other places to build houses, why here?
WL/LDP/PP/0287 (Marion & Julian Serafini) - derelict brownfield sites in town centre should be developed first.
WL/LDP/PP/0393 (Neil & Sarah-Jane Clement) - availability of other sites; to zone for more housing not justified because between existing housing.

Financial Gain
WL/LDP/PP/0291 (Jack Stewart & Barbara Dreier); **WL/LDP/PP/0391** (Mark Wilson & Caroline Hird) - better to look at bigger picture than short term monetary gain; council just profiteering.

Issues with Planning Process
WL/LDP/PP/0391 (Mark Wilson & Caroline Hird) - disgraceful that found out from neighbours.

Too Much Housing In Area
WL/LDP/PP/0400 (Suzan Ross) - high concentration of housing in area; proposal would only a problems.

SITE DEVELOPMENT ISSUES - VARIOUS

Drainage and Flood Risk Issues
WL/LDP/PP/0174 (W. & R. Dalziel); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – flood risk; poor drainage at entrance to Glebe Road & Napier Avenue.
WL/LDP/PP/0230 (David McDowell) -

- existing infrastructure / drainage cannot cope during periods of heavy rain, manholes lift and raw sewage spills onto the roads, further development will only increase this major problem.
- culvert proposed directly behind my house could block and flood my property.

Potential Impacts/Concerns from Development of Site
WL/LDP/PP/0174 (W. & R. Dalziel) – impact on house foundations for Glebe Road.
WL/LDP/PP/0393 (Neil & Sarah-Jane Clement) –

- sloping grounds, levels, retaining wall
- trees along field boundary are particularly fine and must be preserved

AMENITY OF EXISTING RESIDENTS

General
WL/LDP/PP/0257 (Andrew McLeish); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – site has amenity value and should not be lost.

Views
WL/LDP/PP/0257 (Andrew McLeish); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – currently enjoy wonderful views which would be interrupted by development.

Peace and Tranquility
WL/LDP/PP/0260 (Mr and Mrs Lindl); **WL/LDP/PP/0206; WL/LDP/PP/0263 & 21835409-b909be** (Martin & Elinor Forrest) – increase in traffic would also destroy the peace and tranquillity current enjoyed by the local residents.

SUSTAINABLE DEVELOPMENT

WL/LDP/PP/0261 (Stephen Walker & Carol Swift) – environmental issues.

TRAFFIC AND ROADS ISSUES

Access
WL/LDP/PP/0151 & WL/LDP/PP/0259 (Hazel & Gordon Gallacher); **WL/LDP/PP/0258** (Stuart & Kereen Johnston); **WL/LDP/PP/0391** (Mark Wilson & Caroline Hird) – object to access from Academy Place.
WL/LDP/PP/0176 (Yvonne Carson); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – car access difficult.
WL/LDP/PP/0230 (David McDowell) - the new access road will be built on the fence line of my property.
WL/LDP/PP/0257 (Andrew McLeish) – issues with access via Veterans Cottages, Haig Crescent and Wallace Road.

Increased Traffic/Congestion
LDP/PP/0171 (Adam & Elizabeth Steenkamp); **WL/LDP/PP/0206; WL/LDP/PP/0263 & 21835409-b909be** (Martin & Elinor Forrest); **WL/LDP/PP/0258** (Stuart & Kereen Johnston); **WL/LDP/PP/0403** (Murray & Gemma Cheek); **WL/LDP/PP/0286** (Lorna & Malcolm Lang); **WL/LDP/PP/0391** (Mark Wilson & Caroline Hird) - increased traffic would put safety of children at risk including from construction traffic.
WL/LDP/PP/0230 (David McDowell); **WL/LDP/PP/0257** (Andrew McLeish); **WL/LDP/PP/0290** (Gordon McFarlane); **WL/LDP/PP/0402** (Joan & F G Clark); **WL/LDP/PP/0405** (Neil & Lorraine Jamieson) – increased traffic and congestion on local roads will result from development of the site particularly at busy times.

Road Safety Issues
WL/LDP/PP/0400 (Suzan Ross) - not observing speed limit.
WL/LDP/PP/0407 (Anne Whyte); **WL/LDP/PP/0408** (Shona & Colin Bingham - road calming/narrowing is dangerous and has caused several accidents due to cars hitting bollards and islands.

Road Condition / Impact On Roads
WL/LDP/PP/0174 (W. & R. Dalziel); **WL/LDP/PP/0294** (Sheena and Stephen Timmins) – the development of the site will worsen the condition of local roads.
WL/LDP/PP/0398 (J & Janie Taylor) - messy roads from spillage.

Winter Months Issues
WL/LDP/PP/0230 (David McDowell); **WL/LDP/PP/0407** (Anne Whyte); **WL/LDP/PP/0408** (Shona & Colin Bingham) – driving on local roads is difficult and potentially hazardous in winter due to the location on a hillside.

Sustainable Development
WL/LDP/PP/0391 (Mark Wilson & Caroline Hird) - not eco to have more traffic as part of strategy.

Roads Layout/Design Issues
WL/LDP/PP/0293 (Mags Hodge & T J Lees); **WL/LDP/PP/0404** (Ian & Mairi Stewart) – more traffic is potentially dangerous without changes to the existing road layout.

SUBMISSIONS BY E-MAIL

GREEN SPACE

Loss of Green Space

WL/LDP/PP/0298 (Ellie Stewart); **WL/LDP/PP/0306** (Margaret & Gordon Hendry); **WL/LDP/PP/0365** (John McDonald) - will reduce the already limited green space around the area.

Well Used Green Space
WL/LDP/PP/0306 (Margaret & Gordon Hendry) - actively use this space to walk our dog and for our daughter to exercise and play in.
WL/LDP/PP/0431 (Cllr Harry Cartmill) - Since WW2 the area has been used by generations of locals (4 generations of my family!) as a pleasant open green space.

NATURAL ENVIRONMENT/WILDLIFE

Local Environment
WL/LDP/PP/0298 (Ellie Stewart); **WL/LDP/PP/0307** (Jane & Barry White) – the protection of the local environment is important; wildlife is abundant in the area because of the green space.

Loss of Habitat
WL/LDP/PP/0347 (Cllr John McGinty) – loss of natural habitat.
WL/LDP/PP/0431 (Cllr Harry Cartmill) – enjoy observing wildlife such as roe deer, buzzards, kestrels and pipistrelle bats; home to kestrels, pipistrelle bats and more recently buzzards; loss of wildlife habitat and green space concerning.

ENVIRONMENTAL HEALTH ISSUES
WL/LDP/PP/0307 (Jane & Barry White); **WL/LDP/PP/0430** (Sharon & Kevin Gibson) – increased noise through additional traffic and construction would affect neighbours and nightshift workers asleep during the day.

EDUCATION/INFRASTRUCTURE
WL/LDP/PP/0116 (Jane McDowell) – there is a shortage of school places and a lack of infrastructure or facilities for any more new builds.

PLANNING ISSUES – VARIOUS

WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0154** (Alison Fraser); **WL/LDP/PP/0304** (Joyce Mowbray); **WL/LDP/PP/0431** (Cllr Harry Cartmill); **WL/LDP/PP/0155** (Susan Watson) - strongly object to the housing development planned for the west of Napier Avenue, Bathgate.

Maximise Profit
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0298** (Ellie Stewart); **WL/LDP/PP/0431** (Cllr Harry Cartmill) – new developers are not local and will only care about financial return, maximising house numbers and not impact on local residents and the environment.

Previous Objection/ Decision / Representation
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0347** (Cllr John McGinty); **WL/LDP/PP/0365** (John McDonald); **WL/LDP/PP/0367** (Ian Cordner); **WL/LDP/PP/0431** (Cllr Harry Cartmill) - previously made objections / representations to development at this site; previous planning application on this site; the site has previously been limited to 10 houses by Scottish Reporters.

WL/LDP/PP/0367 (Ian Cordner) - it appears that site development might be predicated upon persistence rather than the merits or otherwise of the application.

WL/LDP/PP/0431 (Cllr Harry Cartmill) - depth of feeling against a development here is enormous – there will be literally hundreds of protesters banded together if this area is zoned for housing.

Local Housing Market Saturated
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0155** (Susan Watson) - market for new housing in Bathgate is saturated; does the government want to build tens of thousands of new houses in Bathgate?

Planning Process/Council Issues
WL/LDP/PP/0154 (Alison Fraser) – before making a decision about the new development planners/decision-makers should visit the site and adjacent roads.

WL/LDP/PP/0347 (Cllr John McGinty) – grateful if officers could take account of views when considering the next phase of the LDP process.

WL/LDP/PP/0430 (Sharon & Kevin Gibson – aggrieved that this has been documented as the current plan does not show this access; confused as to how the council can make this amendment without consulting residents.

Designated/Protected Land
WL/LDP/PP/0367 (Ian Cordner) – why is green belt land being sacrificed when there are already so many building projects (and empty houses) in progress.
WL/LDP/PP/0304 (Joyce Mowbray) - planned housing development is for public space.
WL/LDP/PP/0307 (Jane & Barry White) –understand land to be common ground which has been allowed to be sold to a developer.

SITE DEVELOPMENT ISSUES

Drainage
WL/LDP/PP/0298 (Ellie Stewart); **WL/LDP/PP/0304** (Joyce Mowbray); **WL/LDP/PP/0307** (Jane & Barry White) - specific local issues need to be considered including drainage, water run-off and ditch running in the green space is saturated with water which raises concerns about development.

Site Density
WL/LDP/PP/0347 (Cllr John McGinty); **WL/LDP/PP/0116** (Jane McDowell) – density of housing on the site is an issue due to flood risk and profiteering.

AMENITY OF EXISTING RESIDENTS

Overlooking/Out Of Scale
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0347** (Cllr John McGinty) - proposed development would overlook many homes and be very overpowering in stature compared to the surrounding buildings.

Loss Of Existing Amenity
WL/LDP/PP/0307 (Jane & Barry White); **WL/LDP/PP/0347** (Cllr John McGinty); **WL/LDP/PP/0431** (Cllr Harry Cartmill) – various issues raised:

- will have a dramatic impact on our way of life;
- peace and quiet is a strong selling point;
- enjoyed walking my dogs in this area for almost 50 years;
- panoramic views.

Proximity to Existing House
WL/LDP/PP/0307 (Jane & Barry White) – our close proximity to the site boundary means any

development will be uncomfortably close to our home.

SUSTAINABLE DEVELOPMENT

WL/LDP/PP/0155 (Susan Watson); **WL/LDP/PP/0298** (Ellie Stewart); **WL/LDP/PP/0367** (Ian Cordner) – various issues raised:

- carbon footprint;
- developer not be concerned about the sustainability of the housing development;
- environmental issues.

HOUSE PRICES / VALUE

WL/LDP/PP/0155 (Susan Watson); **WL/LDP/PP/0307** (Jane & Barry White) – these proposals will adversely affect the desirability of Academy Place and their value; the green space is a unique selling point.

LOCAL HISTORY & INFORMATION (more about local wildlife above)
WL/LDP/PP/0431 (Cllr Harry Cartmill) -

- area was initially purchased from Edinburgh Merchant Company (who once owned much of the land Bathgate was built on) in 1920 as part of the Veteran's Cottages development to allow wounded service personnel returning from WW1 a new home with much green space adjacent to help with their long recuperation;

TRAFFIC AND ROADS

Increased Traffic/Congestion/Capacity
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0155** (Susan Watson); **WL/LDP/PP/0306** (Margaret & Gordon Hendry); **WL/LDP/PP/0304** (Joyce Mowbray); **WL/LDP/PP/0307** (Jane & Barry White); **WL/LDP/PP/0347** (Cllr John McGinty); **WL/LDP/PP/0367** (Ian Cordner); **WL/LDP/PP/0430** (Sharon & Kevin Gibson – building/access road for this site would further exacerbate the already existing traffic problems in the area and nearby roads during construction and afterwards raising traffic capacity concerns. Increased traffic would lead to a rat runs.

WL/LDP/PP/0154 (Alison Fraser), **WL/LDP/PP/0431** (Cllr Harry Cartmill) - over the years the situation has got worse as now several households in Napier Avenue and Glebe Road have 2 or even 3 cars, many of which are parked at the roadside overnight; this adds to the problems as they restrict your vision as you approach the turn into Glebe Road.

Site Access Issues/Road Layout & Design
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0155** (Susan Watson); **WL/LDP/PP/0298** (Ellie Stewart); **WL/LDP/PP/0430** (Sharon & Kevin Gibson) – the road is not suitable to deal with increased traffic and is not wide enough to allow 2 cars to pass on a corner and there is no suitable, safe access.

WL/LDP/PP/0307 (Jane & Barry White) – road system is also entirely unsuitable for heavy goods vehicles and machinery which would be required for any housing development;
roads are neither big enough or strong enough and

WL/LDP/PP/0154 (Alison Fraser); **WL/LDP/PP/0431** (Cllr Harry Cartmill) – main concerns are the problems that would be created if the exit from the new housing estate were to be onto Glebe Road which would cause additional problems for junction of Napier Avenue and Glebe Road because of steep downhill gradient, road camber, not always possible to turn in winter weather. Cars from the

new road / estate would increase problems with junction.

WL/LDP/PP/0431 (Cllr Harry Cartmill) - many residents in Academy place are concerned that an access to this site could be taken through this quiet road if the Glebe Road entrance was rejected.

Winter Conditions
WL/LDP/PP/0154 (Alison Fraser); **WL/LDP/PP/0155** (Susan Watson); **WL/LDP/PP/0431** (Cllr Harry Cartmill) – difficult road conditions in the site area during winter have been raised as follows:

- ice and snow can be hazardous;
- problems of living on the hill;
- due to altitude of Napier Avenue encounter worse winter weather conditions than experienced down in the town;
- delay in clearing the streets up this hill;
- numbers of cars parked on both sides of Kirk Road when they have been unable to ascend Crosshill Drive thereby causing additional congestion and visibility hazards;
- problems will only increase with the additional numbers of cars from development.

Road Surface Conditions
WL/LDP/PP/0154 (Alison Fraser); **WL/LDP/PP/0304** (Joyce Mowbray); **WL/LDP/PP/0307** (Jane & Barry White) – local roads are already in a state of disrepair which is unlikely to be improved by additional traffic.

Road Safety Issues
WL/LDP/PP/0155 (Susan Watson); **WL/LDP/PP/0307** (Jane & Barry White); **WL/LDP/PP/0365** (John McDonald); **WL/LDP/PP/0430** (Sharon & Kevin Gibson) – increase in traffic including delivery trucks would be a risk to local children playing; children will no longer be able to play in the street; especially at schools home times.

Modifications sought by those submitting representations:

WL/LDP/PP/0151 & **WL/LDP/PP/0259** (Hazel & Gordon Gallacher), **WL/LDP/PP/0171** (Adam & Elizabeth Steenkamp), **WL/LDP/PP/0174** (W. & R. Dalziel), **WL/LDP/PP/0175** (B. & M. McCabe), **WL/LDP/PP/0176** (Yvonne Carson), **WL/LDP/PP/0177** (Marnie Ferguson / James Savage), **WL/LDP/PP/0179** (Mr G Pirie)**, WL/LDP/PP/0206, WL/LDP/PP/0263 & 21835409-b909be** (Martin & Elinor Forrest), **WL/LDP/PP/0230** (David McDowell), **WL/LDP/PP/0257** (Andrew McLeish), **WL/LDP/PP/0258** (Stuart & Kereen Johnston), **WL/LDP/PP/0260** (Mr and Mrs Lindl), **WL/LDP/PP/0261** (Stephen Walker & Carol Swift), **WL/LDP/PP/0262** (Linda & Philip Mallon), **WL/LDP/PP/0273** (C & G Taylor), **WL/LDP/PP/0286** (Lorna & Malcolm Lang), **WL/LDP/PP/0287** (Marion & Julian Serafini), **WL/LDP/PP/0288** (Valery & Michelle Murnin), **WL/LDP/PP/0289** (Michelle & Darren Primrose), **WL/LDP/PP/0290** (Gordon McFarlane), **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier), **WL/LDP/PP/0292** (Christine & T R Hill), **WL/LDP/PP/0293** (Mags Hodge & T J Lees), **WL/LDP/PP/0294** (Sheena and Stephen Timmins), **WL/LDP/PP/0295** (Patricia & David Convery), **WL/LDP/PP/0391** (Mark Wilson & Caroline Hird), **WL/LDP/PP/0392** (Gerrard & Anne Johnston), **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement), **WL/LDP/PP/0396** (Fraser Brown), **WL/LDP/PP/0397** (Lynne & Niall Bell), **WL/LDP/PP/0398** (J & Janie Taylor), **WL/LDP/PP/0399** (Barbara & Anthony Taylor), **WL/LDP/PP/0400** (Suzan Ross), **WL/LDP/PP/0401** (Stuart Coyle), **WL/LDP/PP/0402** (Joan & F G Clark), **WL/LDP/PP/0403** (Murray & Gemma Cheek), **WL/LDP/PP/0404** (Ian & Mairi Stewart), **WL/LDP/PP/0405** (Neil & Lorraine Jamieson), **WL/LDP/PP/0406** (Stuart & Karen Perry), **WL/LDP/PP/0407** (Anne Whyte), **WL/LDP/PP/0408** (Shona & Colin Bingham), **WL/LDP/PP/0116** (Jane McDowell), **WL/LDP/PP/0154** (Alison Fraser), **WL/LDP/PP/0155** (Susan Watson), **WL/LDP/PP/0298** (Ellie Stewart), **WL/LDP/PP/0304** (Joyce

Mowbray), **WL/LDP/PP/0306** (Margaret & Gordon Hendry), **WL/LDP/PP/0307** (Jane & Barry White) **WL/LDP/PP/0347** (Cllr John McGinty), **WL/LDP/PP/0365** (John McDonald), **WL/LDP/PP/0367** (Ian Cordner), **WL/LDP/PP/0430** (Sharon & Kevin Gibson) and **WL/LDP/PP/0431** (Cllr Harry Cartmill).

No modifications specified but terms of the submissions suggest that the site it removed from the LDP and retained as open space.

WL/LDP/PP/0393 (Neil & Sarah-Jane Clement) – seek preservation of the trees along the field boundary.

Summary of responses (including reasons) by planning authority:

Background

The site is allocated for housing in the adopted *West Lothian Local Plan* 2009 (CD107) as site HBg24 *Napier Avenue*. A Planning Brief for the site was prepared by the council dating from June 1999 (CD257). The terms of the brief were reflected in the West Lothian Local Plan.

WLC response

Planning permission was granted for housing development on the site, application reference 0614/FUL/08 (CDX). The application is for 20 houses phased in two stages (10 + 10) and provides a considerable area of landscaping across the northern part of the site. The site capacity set out in the LDP reflects a first phase of development.

Whilst the details and legal requirement of application 0614/FUL/08 were being agreed another application was received by the council for development of the eastern part of the site application reference 0369/FUL/12 (CDX). This application was refused by the council on 27 November 2012.

Leading to further confusion and concern for nearby residents, an appeal was launched against the refusal of application 0369/FUL/12, appeal PPA-400-2031 (CDX). The appeal was dismissed on several grounds including the effective increase of site capacity to 23 houses, flooding and design criteria.

Tree protection issue

The Decision Notice for approved planning permission 0614/FUL/08) includes Condition 6 for the protection of trees during construction, however, there is no provision for the long-term protection of the trees alluded to by the respondents (**WL/LDP/PP/0393** (Neil & Sarah-Jane Clement). The accompanying Landscape Plan (CDX) lodged with the planning application indicates that the trees within the landscaped area running along the northern boundary of the site include large beech, holly and ash trees which may be worthy of protection.

In light of the degree of local concerns regarding the green space, habitat and amenity value of the site this tree protection matter can be addressed by the council and promotion of a Tree Preservation Order considered.

The potential for a Tree Preservation Order could be assessed through a standard TEMPO Tree Survey (CD258). This assessment could be undertaken without any potential impact on the LDP or existing planning permission.

With regard to the representations received in relation to site H-BA 5, the council does not consider

that the LDP should be modified in respect of any of the issues raised in the representations. No modifications to the LDP are therefore proposed as the site has a valid planning approval. However, the council will consider pursuing a Tree Preservation Order relating to trees on the northern boundary of the site.
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: 4B	Allocation of land for mixed use (including housing) at Blackburn Road, Bathgate	
Development plan reference:	H-BA 26	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0233 (Sheena Sutherland) **WL/LDP/PP/0458** (Paul Phelan) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 148) Proposals Map 4, Bathgate	

Planning authority's summary of the representation(s):

H-BA 26 – Blackburn Road, Bathgate

WL/LDP/PP/0233 (Sheena Sutherland) & **WL/LDP/PP/0458** (Paul Phelan)
Objection is raised to allocation of the site for mixed use (including housing) for one or more of the following reasons:-

- the proximity of the development site and potential damage to foundations, construction noise, construction traffic and site working hours;
- the potential height of neighbouring development and fears that it could give rise to overlooking and a loss of privacy, overshadowing and loss of sunlight to the existing garden;
- fear of potential nuisance complaints from future neighbours as a consequence of domestic animals being kept by existing residents of Inchview Cottages

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but observes that development of the site could increase the probability of flooding elsewhere and that a small part of the site may be subject to flooding. While acknowledging that Appendix 2 - Schedule of Housing Sites, Bathgate (page 148) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires the Flood Risk Assessment to have regard to any structures, e.g. culverts, which may exacerbate flooding as these could serve to constrain development.

Modifications sought by those submitting representations:

H-BA 26 – Blackburn Road, Bathgate

WL/LDP/PP/0233 (Sheena Sutherland) & **WL/LDP/PP/0458** (Paul Phelan)
Objects to the site allocation but make no specific reference to modifications.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan to update on flood risk assessment requirements.

Summary of responses (including reasons) by planning authority:

H-BA 26 – Blackburn Road, Bathgate

Background
The site lies within the established settlement boundary of Bathgate, east of the town centre and

has not previously been allocated for development in the development plan. It is however brownfield and would benefit from re-use. It is well placed to be served by the town centre and other amenities including a supermarket. It is close to a bus route and also close to the Bathgate Railway Station.

WL/LDP/PP/0233 (Sheena Sutherland) & **WL/LDP/PP/0458** (Paul Phelan)
Traffic and Roads
WLC Transportation has confirmed that suitable access can be provided to the site from Blackburn Road and has not identified any significant impact on the road network or need for improvement arising from the development.

Water and Drainage
Scottish Water has advised of sufficient capacity in terms of water supply and waste water treatment and have not objected to development of the site.

Wildlife and Habitat
Scottish Natural Heritage has raised no objections to development of the site.

Education
It has been established with Education Planning that the development of this site can be supported.

Mixed Uses & Housing Land
The site is brownfield and high profile on a main road at the entrance to the redeveloped Wester Inch area. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CD 114 - paras 85 – 92, 106 – 113 and policy 5, and (CD 116 - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CD 078 – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the first plan period. Deletion of the site would reduce the availability of housing land supply within the first plan period and over the plan period as a whole **(CDX)** housing land phasing).

Physical Impact of development on respondents property during construction
These are acknowledged as legitimate concerns but are capable of being satisfactorily addressed as part of the planning application process and specifically through appropriately tailored planning conditions.

Amenity & Impact on Existing Use of Inchview Cottages
These are acknowledged as legitimate concerns. However any planning application for development on the site would require neighbours to be notified and further consultation would be carried out in accordance with standard procedures. That process would allow detailed aspects of the proposals for the site to be appraised and provide neighbouring residents an opportunity to comment at that time.

For these reasons, the Council considers the site to be an appropriate allocation in the plan and does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA) SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 (with the addition of text that the FRA should consider any structures, e.g. culverts, which may exacerbate flooding.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 4C	Allocation of land for mixed use (including housing) at Whitburn Road, Blackburn (former Abattoir)	
Development plan reference:	H-BA 27	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0163 (APB Food Group) **21583352-b31440e** (Mr John Stirling (Oil States Industries)) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 149) Proposals Map 4, Bathgate	

Planning authority's Summary of representation(s):

H-BA 27 – Whitburn Road, Blackburn

WL/LDP/PP/0163 (APB Food Group)
Supports the allocation of site H-BA 7 for mixed use development; indicative figure of 100 houses which has been assigned to the site is considered too restrictive and it is suggested that this should be a matter for determination at a later date when detailed proposals are tabled; it is proposed to bring forward the site within the plan period.

21583352-b31440e (Mr John Stirling (Oil States Industries)
While not objecting to the allocation of the site for mixed use (including housing) a potential conflict between the housing element and the existing business operations in the vicinity of the site is identified and there are concerns at how this might further constrain established operations. It is noted that the respondents business is already subject to hours restrictions for reasons allied to potential noise impact on neighbouring residential properties.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Bathgate (page 148) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires the Flood Risk Assessment to have regard to any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

H-BA 27 – Whitburn Road, Blackburn

LDP/PP/0163 (APB Food Group)
Requests that the LDP does not impose a capacity limit of 100 houses.

21583352-b31440e (Mr John Stirling (Oil States Industries)
Make no specific reference to modifications but does suggest that measures are required to prevent existing business operations being adversely affected by the housing element of the allocation.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2

of the plan.

Summary of responses (including reasons) by planning authority:

H-BA 27 – Whitburn Road, Blackburn

LDP/PP/0163 (APB Food Group)

Site Capacity

The number of houses identified in Chapter 6 - Development Proposals by Settlement Statement, Bathgate (CDX) (page 81) and Appendix 2 - Schedule of Housing Sites, Bathgate (CDX) (page 148) is indicative. It is for prospective developers to show an acceptable development scheme, via the normal development management process that would accord with all of the planning authority's expectations and requirements. That scheme may enable the development of more homes or it may mean less. Either way, the position remains to be finalised once a precise form of development emerges. At this early stage, it is not for the LDP to predict or restrict the outcome of that design process but it is reasonable and necessary to provide some indication of what the quantum of development is likely to be. It is, however, considered that the suggested capacity of 100 units is appropriate. While the total site area is 6.5. ha in size, which at a standard suburban density of 25/units per hectare would accommodate 162 house, the allocation is for mixed uses, not just housing, and this will inevitably result in fewer housing units. It is also the case that the layout and disposition of houses across the site will need to be mindful of (a) existing natural features including a burn across the northern part of the site (which may be susceptible to flooding and for which a Flood Risk Assessment has been required to determine the full extent of the land capable of being developed and (b) to the proximity of existing neighbouring industrial developments and (c) education capacity in the school catchment areas. These will be important factors in determining density.

21583352-b31440e (Mr John Stirling (Oil States Industries))

Housing component of mixed use allocation

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CD 114 - paras 85 – 92, 106 – 113 and policy 5, and CD 116 - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CD 078 – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the second plan period. Deletion of the housing element would reduce the availability of housing land supply within the second plan period and over the plan period as a whole (CD?) housing land phasing).

The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. Furthermore, allocating the site for mixed uses will assist in maximising the redevelopment opportunities.

Noise/Impact of development on neighbouring land uses

It is the case that the council's Environmental Health service raised no objections to the development of the site when consulted, and while the council recognises the sensitivity of the site in terms of its relationship to areas of existing employment properties, it is not unreasonable to expect this to be addressed when detailed proposals which are subsequently submitted for planning permission. The layout and design of houses together with appropriate landscaping works and other physical works should be capable of ameliorating any potential conflict of uses.

For these reasons, the council considers the allocation of 100 residential units in the plan to be a reasonable indication at this time and does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA)
SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that the FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4D	Allocation of land for mixed use (including housing) at Guildiehaugh Depot, Bathgate	
Development plan reference:	H-BA 24	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0229 and 21868711-6776b21 (Sheena Sutherland) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 147) Proposals Map 4, Bathgate	

Planning authority's summary of the representation(s):

H-BA 24 – Guildiehaugh Depot, Bathgate

WL/LDP/PP/0229 and 21868711-6776b21 (Sheena Sutherland)
Objection is raised to allocation of the site for mixed uses (including housing) for the following reasons:

- the proximity of the development site and potential damage to foundations, construction noise, construction traffic and site working hours;
- the potential height of neighbouring development and fears that it could give rise to overlooking and a loss of privacy, overshadowing and loss of sunlight to the existing garden;
- the location of the existing access to the site from Blackburn Road and its elevated nature relative to the respondents property are identified as potential sources of nuisance in terms of vibration and headlights from increased traffic generated by new development.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Bathgate (page 147) already identifies the requirement for a Flood Risk Assessment and a Drainage Impact Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

H-BA 24 – Guildiehaugh Depot, Bathgate

WL/LDP/PP/0229 and 21868711-6776b21 (Sheena Sutherland)
Objects to the site allocation but makes no specific reference to modifications.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

Summary of responses (including reasons) by planning authority:

H-BA 24 – Guildiehaugh Depot, Bathgate

Background
The site embraces Guildiehaugh depot, an operational base for the council's Roads and Neighbourhood Environmental Teams, Land & Countryside Services. It is for the most part,

'brownfield', comprising part quasi-industrial land previously used for the storage of materials, plant and machinery and as an operations base for the Council. Council operations are however scheduled to be transferred to a new facility as part of a Depot Modernisation programme in 2016 and Guildiehaugh Depot will become redundant as a consequence.

The site is located on the south side of Edinburgh Road, the principal east-west route through Bathgate, at the junction with Blackburn Road from where there is a singular vehicular access. It is bounded to the north by the Edinburgh/Glasgow railway line and lies immediately to the south east of the newly opened and re-located Bathgate railway station and car park. Bathgate Golf Club and the former school recreation ground wrap around the site to the south and west, contributing to a less urbanised setting, and this is re-enforced in part by the fact that the site also lies at a lower level than Edinburgh Road, generally helping to screen views in and out. The site is outwith but in close proximity to Bathgate town centre, just over 1 km distant to the east, and is particularly well located in terms of public transport. It is also within easy walking distance of a large Tesco superstore at Blackburn Road.

Approximately half of the site has not previously been allocated for development in the development plan while the remainder, essentially the western portion of the site, is allocated as open space in the adopted West Lothian Local Plan (CDX). The open space was originally the recreational ground associated with the former St Mary's Academy, now demolished. More than half of this 'orphaned' land has since been physically absorbed into the Guildiehaugh depot, legitimately and with the benefit of planning permission (CDX) leaving a residual area of approximately 0.8ha. This is however no longer accessible due to works associated with the relocation of Bathgate railway station and as a consequence serves no useful purpose, nor does it make a sufficiently important contribution to the amenity of the area as formal open space. It is now regarded as being more productively embraced by redevelopment proposals.

For these reasons, the council considers the site to be an appropriate allocation in the plan and does not agree to modify the plan in response to these representations.
WL/LDP/PP/0229 and 21868711-6776b21 (Sheena Sutherland)

Mixed Uses & Housing Land

The site lies within the established settlement boundary of Bathgate, east of the town centre and has not previously been allocated for development in the development plan. It is however brownfield and would benefit from re-use. It is well placed to be served by the town centre and other amenities including a supermarket. It is close to a bus route and also close to the Bathgate Railway Station. The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. Furthermore, allocating the site for mixed uses will assist in maximising the redevelopment opportunities.

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CDX - paras 85 – 92, 106 – 113 and policy 5, and CD 116 - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CDX – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the second plan period. Deletion of the housing element would reduce the availability of housing land supply within the second plan period and over the plan period as a whole (CDX) housing land phasing).

Physical Impact of development on respondents property

These are acknowledged as legitimate concerns but are capable of being satisfactorily addressed as part of the planning application process and specifically through appropriately tailored planning conditions. It should also be noted that Planning Guidelines for the redevelopment of the site were reported to the council's Development and Transport Policy Development and Scrutiny Panel in February 2012 and have particular regard to matters of this nature (CDX). The guidelines have subsequently been amended by planning officers in March 2015. The 2015 Guidelines were the subject of consultation with elected members but have yet to be approved by the council.

Amenity

These are acknowledged as legitimate concerns. However, any planning application for development on the site would require neighbours to be notified and further consultation would be carried out in accordance with standard procedures. That process would allow detailed aspects of the proposals for the site to be appraised and provide neighbouring residents an opportunity to comment at that time.

Access & Traffic

WLC Transportation has confirmed that suitable access can be provided to the site from Blackburn Road. It should also be noted that Planning Guidelines were prepared for the redevelopment of the site in March 2015 and have particular regard to matters of this nature (CDX). While they envisage that the existing point of vehicular access to the site would continue to be utilised it is noted that new development will require to be the subject of a Transport Assessment and is likely to be required to contribute to managing traffic on the surrounding road network in order to enable the network to function with the minimum congestion possible. It will also be necessary for junction radii to be configured in a manner which conforms to adoptable standards. In any event, the precise geometry and configuration of the access will be the subject of a future planning application and further consultation would be carried out in accordance with standard procedures. That process would allow detailed aspects of the proposals for the site to be appraised and provide neighbouring residents an opportunity to comment at that time.

For these reasons, the council considers the site to be an appropriate allocation in the plan and does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA)

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact is made with the flood prevention officer to discuss and investigate flooding issues in light of a review of the surface water 1 in 200 year flood map, the Council would not take issue with this.

Reporter's conclusions:

Reporter's recommendations:



West Lothian Council

Issue: 4E	Allocation of land for mixed use (including housing) at Mid Street, Bathgate	
Development plan reference:	H-BA 28 Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 150) Proposals Map 4, Bathgate	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0150 and 21835156-01ea98d (Lynn Garvey)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 150) Proposals Map 4, Bathgate	
Planning authority's summary of the representation(s):		

H-BA 28 – Mid Street, Bathgate

WL/LDP/PP/0150 and 21835156-01ea98d (Lynn Garvey)
Objection is raised to allocation of the site for mixed uses (including housing) for the following reasons:

- the indicative figure of 10 houses which has been assigned to this site is considered excessive and it is suggested that this should be reduced and identified as not more than 2;
- a development comprising more than two houses will exacerbate an already congested part of the town and increase demand on on-street parking.

Modifications sought by those submitting representations:

H-BA 28 – Mid Street, Bathgate

WL/LDP/PP/0150 and 21835156-01ea98d (Lynn Garvey)
Requests that the LDP imposes a capacity limit of not more than 2 houses or that the site is instead designated as green/open space.

Summary of responses (including reasons) by planning authority:

H-BA 28 – Mid Street, Bathgate

Background
The site lies within the established settlement boundary of Bathgate, east of the town centre and has not previously been allocated for development in the development plan. It is however brownfield and embraces land which was previously occupied by Bathgate Swimming Pool (now demolished). The general character of the area is one of mixed uses, albeit predominantly residential, and the site is well placed to be served by the town centre and other amenities. It is close to bus routes and also close to the Bathgate Railway Station. The site is therefore considered appropriate for a range of business and commercial which are complementary and compatible with the established character and amenity of the surrounding area and is also considered suitable for residential development. In either event, the opportunity exists to redevelop the site in a comprehensive manner, making best use of what is previously developed land.

WL/LDP/PP/0150 and 21835156-01ea98d (Lynn Garvey)

Housing Land

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CDX - paras 85 – 92, 106 – 113 and policy 5, and CDX - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CDX – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the second plan period. Deletion of the housing element would reduce the availability of housing land supply within the second plan period and over the plan period as a whole (CDX) housing land phasing).

The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. Furthermore, allocating the site for mixed uses will assist in maximising the redevelopment opportunities.

Site Capacity

The number of houses identified in Chapter 6 - Development Proposals by Settlement Statement, Bathgate (CDX) (page 81) and Appendix 2 - Schedule of Housing Sites, Bathgate (CDX) (page 150) is indicative. It is for prospective developers to show an acceptable development scheme, via the normal development management process that would accord with all of the planning authority's expectations and requirements. That scheme may enable the development of more homes or it may mean less. Either way, the position remains to be finalised once a precise form of development emerges. At this early stage, it is not for the LDP to predict or restrict the outcome of that design process but it is reasonable and necessary to provide some indication of what the quantum of development is likely to be. It is considered that the indicative capacity of 10 units (which anticipates a flatted development) is appropriate under the circumstances.

Access & Parking

WLC Transportation has confirmed that suitable access can be provided to the site from Mid Street and has not identified any significant impact on the road network or need for improvement arising from the development.

Concerns relative to parking are acknowledged as legitimate concerns but are capable of being satisfactorily addressed as part of the planning application process and specifically through appropriately tailored planning conditions. It should also be noted that a Planning Brief was prepared for the redevelopment of the site in March 2012 which specifically has regard to parking and identifies the council's standards (CDX). Additional guidance relative to small scale and infill residential development in urban areas has also been provided in Supplementary Guidance – Residential Development Guide (CDX).

For these reasons, the council considers the allocation of 10 residential units in the plan to be a reasonable indication at this time and does not agree to modify the plan in response to the representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4F	Allocation of land for housing at Easton Road/Balmuir Road, Bathgate	
Development plan reference:	H-BA 6	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0267 (Agnes Wilson) **2191064-b0e2cd8** (Dr Jana Anderson) **21909371-e30a455** (Mr Ross Morgan) **21716490** (John Orr) **WL/LDP/PP/0243** (SEPA) **21885347-Of80e5c** (River Forth Fisheries Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 138) Proposals Map 4, Bathgate	

Planning authority's summary of the representation(s):

H-BA 6 - Easton Road/Balmuir Road, Bathgate

WL/LDP/PP/0267 (Agnes Wilson)
2191064-b0e2cd8 (Dr Jana Anderson)
21909371-e30a455 (Mr Ross Morgan)
21716490 (John Orr)

Objection is raised to allocation of the site for housing for one or more of the following reasons:-

- dissatisfaction with aspects of the site layout including the physical relationship of new development to existing properties;
- the height of buildings and concerns relative to overlooking and loss of privacy;
- the potential impact of development on local wildlife and habitats;
- the site is too small for the proposed allocation of a large number of houses (298);
- references LDP Policy DES 1 and seeks assurance that this will be observed/adhered to in relation to the development of the site;
- the site is regarded as one of a number of non-effective housing allocations in the LDP;
- the site may be undevelopable due to flood risk from the neighbouring Bathgate Water, contamination and suspect ground conditions;
- the council is accused of being too wedded to sites carried forward from previous plans but which continue to show no sign of being developed;
- the lack of developable sites will discourage developers from building in West Lothian which will in turn reduce choice, the supply of affordable housing for local people and fuel house price inflation.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Bathgate (page 148) already identifies the requirement for a Flood Risk Assessment to assess the flood risk from the Bathgate Water which flows along the eastern and northern boundary of the site and for a Drainage Impact Assessment to assess the impact of development on the local

network, it suggests a revision to the text of the entry in Appendix 2 which expressly requires that the scope of the Flood Risk Assessment be extended to take account of another small watercourse.

21885347-Of80e5c (River Forth Fisheries Trust)
The River Forth Fisheries Trust is an environmental charity which undertakes work to improve the eco-systems on which freshwater fish species rely. The Trust is currently working in partnership with SEPA (to promote compliance with Water Framework Directive), West Lothian Council and other community groups on a SEPA Water Environment Fund/Heritage Lottery Fund project to improve the Bathgate Water and to reconnect the local communities to the watercourse.

It is intimated that the Bathgate Water is highly impacted by previous agricultural and industrial uses and is formally classified as 'bad' under the current River Basin Management Planning system. The current proposals for the Bathgate Water is to re-route the course of the Bathgate Water to improve the ecological status (to improve its WFD classifications) as well as providing natural and sustainable flood attenuation for both the immediate area and to protect areas further downstream as well as providing an attractive amenity for the population of Bathgate linking different communities via a new path network.

The proposed route would pass through the area proposed for development and there is concern that development could impact on the success of this work. Objection is therefore raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. It is also requested that any development should ensure that it complies with Policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

The respondents also consider that development at this location could prevent West Lothian Council from complying with clause 5.235 of the Plan, noting that the council is a responsible body under the Water Environment & Water Services (Scotland) Act 2003 and which confers various legal obligations.

Modifications sought by those submitting representations:

H-BA 6 - Easton Road/Balmuir Road, Bathgate

2191064-b0e2cd8 (Dr Jana Anderson)
Requests changes to the layout of the site and for part of it to be developed as a park or as a local nature reserve.

21909371-e30a455 (Mr Ross Morgan)
While not specifically seeking to modify the plan it is proposed that controls are put in place to ensure that development is designed sensitively and in accordance with LDP Policy DES 1.

21716490 (John Orr)
Objection is raised to development of site H-BA 6 for housing and it is requested that it should be removed from the LDP and alternative sites identified which are free of constraints and hence more effective.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

21885347-Of80e5c (River Forth Fisheries Trust)
No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

Summary of responses (including reasons) by planning authority:

H-BA 6 - Easton Road/Balmuir Road, Bathgate

Background
The site extends to 12.5 hectares and is situated on the north-west side of Bathgate, bounded by Easton Road to the south, Race Road to the west, Balmuir Road to the north and the Bathgate Water to the east. The southern part of the site contains operational office and industrial premises for the manufacture of portable accommodation units while the remainder comprises a former foundry site and agricultural land.

H-BA 6 is allocated as a housing site within the current West Lothian Local Plan (2009) (CDX, page xxix, site HBg29), and is therefore part of the current housing land supply. It is being carried over into the LDP. Planning permission in principle for residential development was originally granted in February 1992 (ref. 0216/P/1992) (CDX) and the site was allocated for residential development in the Bathgate Area Local Plan (1998) (CDX). Planning permission in principle was again approved in April 2002 (ref. 1051/P/01) (CDX) There have been two subsequent applications for the approval of reserved matters. The first was approved in December 2005 in respect of the erection of 76 flats and 229 houses (ref. 1335/04) (CDX) was later amended to 75 flats and 223 houses or 298 units in total and explains the indicative capacity of 98 in the LDP allocation. The second application related to landscaping, site levels, finishing materials and other sundries and was approved in November 2007 (CDX). Engineering works were subsequently implemented on site and were confirmed as sufficient to maintain the validity of the planning permission.

WL/LDP/PP/0267 (Agnes Wilson)
2191064-b0e2cd8 (Dr Jana Anderson)
21909371-e30a455 (Mr Ross Morgan)
21716490 (John Orr)

It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

21716490 (John Orr)
Delivery of development on the site has been delayed due to the economic downturn but the landowner has confirmed that he remains committed to its development and has intimated that the site is effective with regard to the criteria set out in para 55 of PAN 2/2010 (CDX). It is also the case that the council has identified a range of new sites in the LDP, see Appendix 2, which will collectively address the housing requirement identified in the Edinburgh and South East Scotland Strategic Development Plan 2013 (CDX).

For these reasons, the council considers the site to be an appropriate allocation in the plan and does not agree to modify the plan in response to this representation.

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires that the scope of the Flood Risk Assessment be extended to take account of another small watercourse. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

21885347-Of80e5c (River Forth Fisheries Trust)
It has already been acknowledged in Appendix 2 of the LDP that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required.

In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated *'The impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.'*

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4G	Allocation of Land for Housing at Eastoun Farm, Bathgate	
Development plan reference:	MIRQ-0172	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0235 (Taylor Wimpey)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 81) Proposals Map 4, Broxburn Area	

Planning authority's summary of the representation(s):

Representations to Non Allocated Sites

MIRQ-0172 – Eastoun Farm, Bathgate

WL/LDP/PP/0235 (Taylor Wimpey)
It is suggested that there is a significant shortfall in housing sites within the Proposed Plan to meet the required Housing Supply Target, as set by the Edinburgh and South East Scotland Strategic Development Plan 2013. It is stated that at no point between 2017 and 2024 will there be an adequate 5 year housing land supply and it is proposed that additional effective housing sites should be allocated to satisfy SESplan and Scottish Planning Policy. A Housing Land & Supply Assessment accompanies the representation and expands on this subject.

Specifically, it is proposed that a site at Eastoun Farm, Bathgate should be allocated for housing, suggesting it could accommodate up to 140 houses set within an attractive location and offering good landscape fit and potential to create robust and defensible boundaries. The site is described as being accessible by a range of transport modes and located within walking distance of local services. Overall, it is suggested that development of the site would represent a sustainable and natural extension to the existing settlement. A Development Framework detailing Eastoun Farm's suitability for housing development accompanies the representation.

Policy ENV 7 – Countryside Belts and settlement setting (page 44) is objected to in principle and is not considered to be in accordance with Scottish Planning Policy. With specific regard to the proposed allocation, it is argued that there is insufficient justification for embracing the site as part of the countryside belt. A detailed critique of the countryside belt designation accompanies the representation.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0172 – Eastoun Farm, Bathgate

WL/LDP/PP/0235 (Taylor Wimpey)
Requests allocation of the site for housing.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0172 – Eastoun Farm, Bathgate

WL/LDP/PP/0235 (Taylor Wimpey)

Housing Land Supply

The council's justification for its approach to housing land requirements and housing land supply is set out in Schedule 4 number 1A.

Background

The site is located on the north western edge of Bathgate, outwith the established settlement boundary of the town, and extends to approximately 6 hectares. It comprises agricultural land around Eastoun Farm and the southern portion of the site is identified as lying within the Bathgate Countryside Belt in the adopted West Lothian Local Plan. The entire site is embraced by the countryside belt in the LDP Proposed Plan.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites. (LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in Bathgate committed sites, particularly at Eastoun Road H-BA 6, Wester Inch (Various) and Standhill (H-BA 3 & H-BA 4), provide a long term framework for settlement growth in the area over the Local Development Plan period. Generally, therefore, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in Bathgate at this time.

The Council does not in any event consider Eastoun Farm to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive area of countryside, adjoining but situated outwith the north west settlement boundary of Bathgate, and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the surrounding countryside belt/proposed countryside belt. It would adversely change the established character and appearance of the site and its surroundings and the council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features. The council's justification for its approach to defining the countryside belt is set out in Schedule 4 number 1B and the council's position statement on countryside belts (CDX).

In this instance there is no justification to amend the settlement boundary to include the proposed site.A change to the settlement boundary at this location would result in a weaker boundary and a diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as good quality agricultural land (CDX paragraph 76).

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development in the countryside on the periphery of Bathgate would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The site was previously subject to site assessment (CDX) and was identified in the MIR as a non-preferred site with one of the reasons being allied to lack of education capacity. The site lies within the catchment of Windyknowes Primary School and Armadale Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement- on Education (CDX).

Previous attempts to promote residential development on the northern part of this site have been rejected by Reporters appointed by the Scottish Government when considering the West Lothian Local Plan at the PLI (CDX) WLLP PLI report chapter 3.9 Bathgate (Proposed Sites), paragraphs 5.28 – 5.23, pages 3.108 – 3.109). Since the PLI there has been no change in circumstance to support the identification of the site for residential development other than a review of landscape designations. The review of such designations was a requirement of the West Lothian Local Plan and in this instance has resulted in the countryside belt being drawn tight to the existing urban edge (recognising the re-development of the land to the north of the proposed site, the former Ballencrieff Works) and at the same time embracing all of the proposed site.

It should be noted that the council sought to resist the residential development of this site for reasons allied to the protection and maintenance of the countryside belt but that it was nevertheless consented to through a planning appeal decision (CDX) & (CDX). One consolation is that this was not a greenfield site but a former mine head which had a long history of development and industrial/commercial uses and the physical impact of re-development was perhaps not as significant a change as would be the case if the proposed site were now allocated for housing. This would have the undesired effect of extending the urban edge of Bathgate further westward and out into the countryside, eroding its rural character.

The Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:



West Lothian Council

Issue: 4I	Allocation of Land for Housing at Bughtknowes Farm, Torphichen Road/ Drumcross Road, Bathgate	
Development plan reference:	MIRQ-0134	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0376 and 21899281-ebec182 (Cala Homes East Ltd - Tony Thomas) **21904542-e9ac62b** (Kirsteen Sullivan)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 81) Proposals Map 4, Bathgate Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

MIRQ-0134 – Bughtknowes Farm, Torphichen Road/Drumcross Road, Bathgate

WL/LDP/PP/0376 and 21899281-ebec182 (Cala Homes East Ltd - Tony Thomas)
Objection is raised to Policy HOU 1 and Appendix 2 of the Proposed Plan in so far as the site referenced MIRQ-0134 has not been allocated for housing.

Concerns are raised about the over concentration of housing allocations to the south-west of Bathgate, suggesting that having so many large sites in such a relatively small area will negatively impact on house sales and ultimately delivery. It is suggested that the disposition of housing sites should be spread more widely to maximise choice in terms of location, house types and tenure options.

Specifically, this representation proposes that the site at Bughtknowes Farm – Torphichen Road & Drumcross Road, Bathgate should be allocated for housing, suggesting it could accommodate up to 200 houses together with the creation of a 10 ha formal/informal area of public open space.

In support of the proposal it is argued that:

- the coordinated allocation and development of the land will significantly enhance the natural and built form in this part of Bathgate;
- the residential development will help create an appropriate and defensible boundary whilst there will be considerable community benefit derived from the provision of more formalised and accessible open space;
- the creation of a 10 hectare public park would be a notable resource for Bathgate, opening up Petershill Nature Reserve and the countryside beyond to the residents of Bathgate;
- development would enable significant improvements to be made to the road and improve access to the Countryside as Bughtknowes Farm also controls land on the south side of Drumcross Road;
- the proposal represents an opportunity to provide much needed homes alongside improved and increased open space and countryside access in an area already adjacent to housing areas, the spread of which has caused conflict with the traditional land uses.

Reference is made to previous submissions made in response to a "call for sites" exercise in 2011 (EOI-0080 & EOI-0081) (CDX) and a submission made in response to the Main Issues Report in (MIRQ-0134) (CDX) has been submitted and which is intended to demonstrate the suitability of the site. The site is considered to be effective. There are no infrastructure constraints which would prevent its delivery.

The proposal has been appraised in relation to a number of other policies within the Proposed Plan and is deemed to be compliant. Specifically:

HOU 2 - the site is considered effective;
HOU 3 - it is acknowledged that the site lies outwith the settlement boundary but argued that it could otherwise be developed in accordance with the criteria laid out in HOU3;
HOU 5 - confirms a readiness to comply with the provision of an appropriate level of affordable housing;
ENV 1 - argues that the site sits comfortably in the landscape, constitutes less than 1% of the existing AGLV/emerging SLA and has other benefits for improving access;
ENV 15 - confirms a willingness to provide an appropriate site for the provision of allotments/community growing spaces within the site;
ENV 18 & ENV 19 - suggests the proposed allocation will physically improve and formalise access to Petershill SSSI

21904542-e9ac62b (Kirsteen Sullivan)
Supports the Proposed Plan position in that it does not allocate land at Bughtknowes Farm for housing. Advises that the respondent and local residents are opposed to the allocation of the site for the following reasons:

- destroy the character of the site and have a negative impact on visual and environmental amenity;
- result in the loss of natural habitat and damage existing flora and fauna;
- give rise to road safety issues through the generation of additional traffic and increase the occurrences of speeding;
- increase demands on already stretched education and health facilities; and
- contravenes previous assurances (from Miller Homes) that the land would not be developed in the medium term and that this influenced decision to purchase properties adjoining the site.

Modifications sought by those submitting representations:

MIRQ-0134 – Bughtknowes Farm, Torphichen Road/Drumcross Road, Bathgate

WL/LDP/PP/0376 and 21899281-ebec182 (Cala Homes East Ltd – Tony Thomas)
Seeks a modification of the Proposed Plan to (a) allocate the land referenced MIRQ-0134 for housing (including the creation of a 10 ha area of formal/informal public open space) and (b) amend the north-eastern settlement envelope of Bathgate to reflect this.

21904542-e9ac62b (Kirsteen Sullivan)
No modification sought. Supports the maintenance of the position in the Proposed Plan.

Summary of responses (including reasons) by planning authority:

MIRQ-0134 – Bughtknowes Farm, Torphichen Road/Drumcross Road, Bathgate

WL/LDP/PP/0376 and 21899281-ebec182 (Cala Homes East Ltd – Tony Thomas)

Background

The site is located on the north eastern edge of Bathgate, outwith the established settlement boundary of the town, and extends to approximately 24 hectares. It largely comprises agricultural grazing land around Bughtknowes Farm and it also lies within the Bathgate Hills AGLV (and the emerging Special Landscape Area). Other notable natural features in proximity of the site are a belt of woodland at Glen Mavis and the Petershill Nature Reserve, a site of Special Scientific Interest.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites (CDX)(LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in Bathgate committed sites, particularly at Wester Inch (Various) and Standhill (H-BA 3 & H-BA 4), provide a long term framework for settlement growth in the area over the Local Development Plan period. Generally, therefore, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in Bathgate at this time.

The Council does not in any event consider Bughtknowes Farm to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive area of countryside and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the surrounding AGLV/proposed SLA and this would be especially evident from the close sensitive receptor that is Petershill Nature Reserve and Site of Special Scientific Interest. It would adversely change the established character and appearance of the site and its surroundings and the council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features.

In this instance there is no justification to amend the settlement boundary to include the proposed site, and a change to the settlement boundary at this location would result in a weaker boundary and a diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes (CDX paragraph 76).

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development on the periphery of Bathgate would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

Constituent parts of the site were previously subject to site assessment (CDX) and were identified in the MIR as non-preferred sites with one of the reasons being allied to lack of education capacity. The site lies within the catchment of Balbardie Primary School and Bathgate Academy where there are known education capacity constraints which would prevent development of this site in the short and medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in

place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

Previous attempts to promote residential development at this location have been rejected by the council and also by Reporters appointed by the Scottish Government when considering the West Lothian Local Plan at the PLI (CDX WLLP PLI report chapter 3.9 Bathgate (Proposed Sites), paragraphs 5.22 – 5.25, pages 3.106 – 3.107). Since the PLI there has been no change in circumstance to support the identification of the site for residential development other than a review of landscape designations to replace Areas of Great Landscape Value with Special Protection Areas. The review of such designations was a requirement of the West Lothian Local Plan but in this instance has not initiated any substantive change. The sensitivity of the area in landscape terms therefore continues to be sustained and protected.

For these reasons, the council does not agree to modify the plan in response to these representations.

21904542-e9ac62b (Kirsteen Sullivan)
As explained above, the council does not propose to allocate this site for housing and welcomes the support given by the respondent to the Spatial Strategy identified in the Proposed Plan.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4J	Allocation of land for housing at Wester Inch (Land to east of Meikle Lane), Bathgate	
Development plan reference:	H-BA 2	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 136) Proposals Map 4, Bathgate	

Planning authority's summary of the representation(s):

H-BA 2 - Wester Inch (Land to east of Meikle Lane), Bathgate

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but indicates that the site may prove to be constrained due to flood risk and that the suggested capacity of 70 may not be achievable. It observes that Appendix 2 - Schedule of Housing Sites, Bathgate (page 136) has not identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed. It suggests a revision to the text of the entry in Appendix 2 which expressly requires the submission of a Flood Risk Assessment flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

H-BA 2 - Wester Inch (Land to east of Meikle Lane), Bathgate

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

Summary of responses (including reasons) by planning authority:

H-BA 2 - Wester Inch (Land to east of Meikle Lane), Bathgate

Representations
The site forms part of the Wester Inch development in Bathgate. It is allocated as a housing site within the current West Lothian Local Plan (2009) (CDX, page xxx, site HBg39), and is therefore part of the current housing land supply. It is being carried over into the LDP. Planning permission in principle for residential development was originally granted in 2003 (ref. 0972/P/01) (CDX) and the site was allocated for residential development in the Bathgate Area Local Plan (1998) (CDX). An application for the approval of reserved matters was approved in March 2015 in respect of the erection of 78 houses (ref. 0803/MSC/14) (CDX).

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 4K	Allocation of land for housing at Wester Inch Phase 3, Bathgate	
Development plan reference:	H-BA 11	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA) **21885347-Of80e5c** (River Forth Fisheries Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 141) Proposals Map 4, Bathgate	

Planning authority's summary of the representation(s):

H-BA 11- Wester Inch, Phase 3, Bathgate

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but observes that Appendix 2 - Schedule of Housing Sites, Bathgate (page 141) has not identified the requirement for a Flood Risk Assessment. It is however noted that SEPA commented on this site when consulted on an application for the approval of reserved matters and that a Flood Risk Assessment was submitted at that time. SEPA advises that should the development differ from what has previously been approved an updated FRA which assesses the risk from the Boghead Burn and a small watercourse should be required.

21885347-Of80e5c (River Forth Fisheries Trust)
The River Forth Fisheries Trust is an environmental charity working in partnership with SEPA, West Lothian Council and other community groups to improve the Bathgate Water quality and to reconnect the local communities to the watercourse. Proposals involve re-routing the course of the Bathgate Water and the proposed route would pass through the areas proposed for development. There is concern that development could impact on the success of this work and objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. It is also requested that any development should ensure that it complies with Policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework. The respondents also consider that development at this location could prevent West Lothian Council from complying with clause 5.235 of the Plan, noting that the council is a responsible body under the Water Environment & Water Services (Scotland) Act 2003 and which confers various legal obligations.

Modifications sought by those submitting representations:

H-BA 11- Wester Inch, Phase 3, Bathgate

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

21885347-Of80e5c (River Forth Fisheries Trust)
No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

Summary of responses (including reasons) by planning authority:

H-BA 11- Wester Inch, Phase 3, Bathgate

Background
The site comprises part of the Wester Inch development in Bathgate and also forms part of the council's 1000 new build houses programme. It is allocated as a housing site within the current West Lothian Local Plan (2009) (CD107, page xxx, site HBg39), and is therefore part of the current housing land supply. It is being carried over into the LDP. Planning permission in principle for residential development was originally granted in 2003 (ref. 0972/P/01) (CDX) and the site was allocated for residential development in the Bathgate Area Local Plan (1998) (CDX). An application for the approval of reserved matters in respect of the southern part of the allocation was approved in May 2015 for the erection of 26 houses and 12 flats (ref. 0211/MSC/15) (CDX).

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires the submission of a Flood Risk Assessment to assess the risk from the Boghead Burn and small watercourses and to consider any structures, e.g. culverts, which may exacerbate flooding. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

21885347-Of80e5c (River Forth Fisheries Trust)
It has already been acknowledged in Appendix 2 of the LDP that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required.

In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated *'The impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water*

Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework'
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 4L	Allocation of land for housing at 9 Hardhill Road (former creamery), Bathgate	
Development plan reference:	H-BA 18	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 144) Proposals Map 4, Bathgate	

Planning authority's summary of the representation(s):

H-BA 18 - 9 Hardhill Road, Bathgate

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but Indicates that the site may prove to be constrained due to flood risk and that the suggested capacity of 14 may not be achievable. It observes that Appendix 2 - Schedule of Housing Sites, Bathgate (page 136) has not identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed or a Drainage Impact Assessment to assess the impact of development on the local network. It suggests a revision to the text of the entry in Appendix 2 which expressly requires the submission of a Flood Risk Assessment and a Drainage Impact Assessment and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

H-BA 18 - 9 Hardhill Road, Bathgate

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

Proposes that the site entry in Appendix 2 should be modified to include a requirement for developers to provide a Drainage Impact Assessment. Text should also be added to advise that contact is made with the flood prevention officer to discuss and investigate flooding issues in light of a review of the surface water 1 in 200 year flood map.

Summary of responses (including reasons) by planning authority:

H-BA 18 - 9 Hardhill Road, Bathgate

Background
The site lies within the established settlement boundary of Bathgate, west of the town centre and north of the Creamery Park football ground. It is brownfield and embraces land which was previously occupied by a motor repair garage (now demolished). The general character of the area is predominantly residential and the site is well placed to be served by the town centre and other amenities and is close to bus routes.

It is allocated as a housing site within the current West Lothian Local Plan (2009) (CDX, page xxxi, site HBg54), and is therefore part of the current housing land supply. It is being carried over into the LDP.

Planning permission in principle for residential development was originally granted in 2007 (ref. 0147/P/07) (CDX). An application for full planning permission was approved in 2010 in respect of the erection of 14 flats (ref. 0198/FUL/08) (CDX). Demolition works were undertaken as a precursor to development and it has been acknowledged that the validity of the planning permission is maintained.

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires that the submission of a Flood Risk Assessment and a Drainage Impact Assessment and to advise that contact is made with the flood prevention officer to discuss and investigate flooding issues in light of a review of the surface water 1 in 200 year flood map. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: *4M*	Dykeside Farm, Bathgate	
Development plan reference:	EOI-0126/MIRQ0121	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0459 & 21768324-d9d4b34 (Gladman Developments)		
Provision of the development Plan to which the issue relates:	Housing Land & Natural and Historic Environment	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0459 & 21768324-d9d4b34 (Gladman Developments) Seek the allocation of land at Dykeside Farm for residential development.		
Modifications sought by those submitting representations:		
Allocation of the land as a housing site and amendment to the boundary of the Special Landscape Area to exclude Dykeside Farm.		
Summary of responses (including reasons) by planning authority:		
The site was the subject of submission to the council's "call for sites" to inform the MIR (EOI-0126) and at Proposed Plan stage (MIRQ0121). A Proposal of Application Notice was submitted to the Council on 28th October 2014 (CDX). Dykeside is situated on the north-facing slope of a hill overlooking the valley of the Couston Water, immediately north of the Belvedere neighbourhood on the northern edge of Bathgate. The site descends to meet the Couston Water and extends around the western side of the hill to meet the A800 next to the Bathgate Water. The site lies in the range 115 - 153m elevation. The Couston Water drains north-westwards to meet the Barbauchlaw Burn just upstream of Westfield. The site lies at the western edge of the distinctive Bathgate Hills, where the landscape character changes from the elevated, varied topography into the denuded valley basin, before rising again less dramatically, onto the undulating Burnhead/Blackridge plateau. The council's approach to landscape designations is set out in the council's Position Statement on Landscape Designations. The council's response to objections in relation to the designation of the site as Special Landscape Area is set out in Schedule 4 reference 1B. The council's approach to housing land supply is set out in Schedule 4 number 1A. The spatial strategy (see also Schedule 4 number 1C) focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites (LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land		

has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in Bathgate committed sites, particularly at Wester Inch (Various) and Standhill (H-BA 3 & H-BA 4), provide a long term framework for settlement growth in the area over the LDP plan period. Generally, therefore, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in Bathgate at this time.

The Dykeside Farm site would result in the loss of greenfield land against other sites in Bathgate in particular where the focus is on brownfield development.

The Council does not in any event consider Dykeside Farm to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive area of countryside and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the surrounding AGLV and proposed SLA. It would adversely change the established character and appearance of the site and its surroundings and the council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features.

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes (CDX paragraph 76). Further, SPP advises that development on prime agricultural land should not be permitted except where it is essential as a component of the settlement strategy or necessary to meet an established need (CDX paragraph 80). As prime quality agricultural land, the inclusion off the Dykeside Farm site for development would not accord with the terms of SPP.

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development on the periphery of Bathgate would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The site was previously subject to site assessment (CDX) and was identified in the MIR as non-preferred sites with one of the reasons being allied to lack of education capacity. The site lies within the catchment schools of Armadale Academy, Linlithgow Academy, Bathgate Academy and St. Mary's, Bathgate and Balbardie Primary and they would be unable to accommodate a residential development on this site at this time. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX). There is no guarantee that new primary school offered by the objectors will be delivered. Notwithstanding, constraint applies across the education estate at both primary and secondary level.

The spatial strategy set out in the LDP, and supported by the SDP remains committed to the delivery of the core development area allocations (CDAs). The council acknowledges that delivery of the CDAs has not progressed to original anticipated timeframes, however, all CDAs are now delivering housing, contributing towards meeting housing requirements of the LDP.

The council does not propose to modify the LDP to include the Dykeside Farm site as a housing allocation.

Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: *4N*	H-BA23 (Housing site, Bathgate)	
Development plan reference:	H-BA23 Wester Inch	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21885347-0f80e5c (The River Forth Fisheries Trust)
WL/LDP/PP/0243 (SEPA)

Provision of the development Plan to which the issue relates:	Housing Land, Map 4: Bathgate Area and flood risk

Planning authority's summary of the representation(s):

21885347-0f80e5c (The River Forth Fisheries Trust)

Current proposals for the Bathgate Water is to re-route the watercourse to improve the ecological status as well as providing natural and sustainable flood attenuation for both the immediate area and to protect areas further downstream as well as providing an attractive amenity for the population of Bathgate linking different communities via a new path network. The proposed route would pass through the proposed development site. It is unclear as to the exact size of any likely development, therefore it is not possible to comment on the impact in terms of units proposed. Proposed development in this area could impact on the success of this work which relies on natural use of the flood plain to provide adequate space for the scheme. Object to the inclusion of any of the area proposed for development where it is contrary to the following policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Any development should ensure that it complies with DES 1 (f). Consider that development on the site could prevent the council from complying with clause 5.235 of the Plan viz. The council is a responsible body under the Water Environment & Water Services (Scotland) Act 2003, which confers a legal duty to ensure that the aims of the Water Environment & Water Services (Scotland) Act 2003, which confers a legal duty to ensure that the aims of the European Water Framework Directive remain integral to the discharge of its statutory functions.

WL/LDP/PP/0243 (SEPA)
Do not object to the allocation of the site but advises that the required Flood Risk Assessment should consider any structures, e.g. culverts, which may exacerbate flooding and that contact is made with SEPA should the site be progressed.

Modifications sought by those submitting representations:

21885347-0f80e5c (The River Forth Fisheries Trust) No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it

complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

WL/LDP/PP/0243 (SEPA) – no modifications sought.

Summary of responses (including reasons) by planning authority:

It has already been acknowledged in Appendix 2 of the LDP that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required.

In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated 'The impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework'

To reflect the approved development framework for Wester Inch the site boundary of the site is proposed to be amended (CDX).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: *40*	Land to north of Bathgate Golf Club	
Development plan reference:		**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21806279-71b6908 (Bathgate Golf Club/Stewart Milne Homes)		
Provision of the development Plan to which the issue relates:	Housing land and Open Space	
Planning authority's summary of the representation(s):		
21806279-71b6908 (Bathgate Golf Club/Stewart Milne Homes) A site to the north and west of the Bathgate Golf Club clubhouse to be allocated for housing; development would comprise enabling development to fund the rebuilding or refurbishment of the clubhouse and to replace one hole of the course which would be lost to development on land to the south; site is close to the town centre and local amenities; is highly-accessible by a variety of means of transport; it has no significant physical, services or infrastructure constraints; site conforms to the policy framework of the Proposed LDP; developer contributions required for the site are supported in principle.		
Modifications sought by those submitting representations:		
21806279-71b6908 (Bathgate Golf Club/Stewart Milne Homes) – the site to be allocated for housing.		
Summary of responses (including reasons) by planning authority:		
21806279-71b6908 (Bathgate Golf Club/Stewart Milne Homes) <u>Housing Land</u> The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CDX - paras 85 – 92, 106 – 113 and policy 5, and CD 116 - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CDX – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the first plan period. Deletion of the site would reduce the availability of housing land supply within the first plan period and over the plan period as a whole (CDX housing land phasing). Further information is available in the Housing Land position statement (CDX). The council considers that there are better sites that are newly allocated in the LDP or carried		

forward from the adopted West Lothian Local Plan (CDX) e.g. sites at Wester Inch (H-BA 3, H-BA 4, H-BA23), H-BA 17 (Former foundry site), the Sibcas site (H-BA 6) which are all brownfield sites whereas this site is greenfield and contains part of the golf course.

Open Space

Policy COM 2 in the adopted local plan (CDX) indicates that the site is identified as an area of protected open space. It is also protected open space in the LDP with policy ENV21 applicable. This shows a consistency in approach from the existing plan to the new LDP. Open space allocations have been informed by the council's Open Space Strategy
Within settlement envelope urban sports facility

This site would represent a loss of amenity open space that is used by members of the golf club and others without it being replaced.

The council is also supporting other sites in the town that it is considered are better sites either in location and/or because they are brownfield, for example site H-BA27, H-BA2, H-BA24 and H-BA26.

Sportscotland does not object to the principle of this proposal but would seek:

- Details of the replacement hole(s) and timing of replacement;
- Further information around loss of the practice area; including compensation if required – and an appropriate delivery mechanism for both these issues ; and
  Appropriate mitigation to ensure the new housing would not conflict with the golf course use in terms of protection from golf balls.

Other matters

Education
The site proposed would lead to increase in school infrastructure constraints and the local catchment schools would not be able to accommodate this site as well as the other sites that have been allocated. In particular there are constraints at the local ND Primary Simpsons as well as Bathgate Academy.

It is clear that the site is well placed to be served by the town centre and other amenities including being close to a bus route and also close to the Bathgate Railway Station. The site could also be subject railway noise, given its proximity to the Bathgate/Airdrie Railway line that would require possible noise attenuation. However, other site have been identified to meet housing requirements

It is understood that the golf club would be enhanced with this development, but that does not on its own justify allocation of the site in the LDP.

Flood Risk
SEPA have confirmed that the developer requirements for this site should include the requirement for the assessment of flood risk. A watercourse (which may be partly culverted) lies immediately to the south west of the site on the SEPA Flood Map. This may in fact be culverted on the west boundary of site. Further information on this potential flood risk source should be provided. Topographical information and site layout may be sufficient in the first instance to address flood risk concerns.

Developer contribution requirements

Should the reporter seek to allocate this site, it is asked that developer contributions be required for schools RC Secondary, RC Primary and Bathgate Academy as well as affordable housing and cemetery contributions.
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: *4P*	Housing at Seafield Road, Blackburn	
Development plan reference:	EOI-0136	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21672936-5bdab13 (Hallam Land Management Ltd)		
Provision of the development Plan to which the issue relates:	Housing Land	
Planning authority's summary of the representation(s):		

21672936-5bdab13 (Hallam Land Management Ltd)

The respondents seek inclusion of a site in the LDP at Seafield Road, Blackburn for housing development. The respondent refers to a planning application from 2012 and subsequent appeal.

Modifications sought by those submitting representations:

21672936-5bdab13 (Hallam Land Management Ltd) - allocation of the site for housing (circa 120 units) and removal of the site from countryside belt designation.

Summary of responses (including reasons) by planning authority:

21672936-5bdab13 (Hallam Land Management Ltd)

The sites was the subject of a submission to the council's "Call for Sites" to inform the Main Issues Report for the West Lothian Local Development Plan EOI-0136 refers (CDX).

The proposal

The site focusses on 6.5 hectares of agricultural land which lies immediately adjacent to the existing settlement boundary of Blackburn and falls at present within countryside belt.

The Countryside Belts shown in the LDP Proposals Maps and the policy criteria set out in Policy ENV 7 *Countryside Belts and settlement settings* are upheld in this position statement. The council believes that these are the correct Countryside Belts and associated policy to support the wider spatial and policy framework of the LDP. The council's approach to countryside belts is set out in it's position statement (CDX).

The respondents claim the site has a number of benefits and advantages which make it ideally placed to accommodate new housing land in the Blackburn Area. It is immediately available for development, and is an appropriate location for new housing development. It is claimed it can also be favourably considered against relevant planning policies and advice and is effective and free from ownership, physical or infrastructure constraints and can contribute to the effective

housing land supply. The site is not prime quality agricultural land, can be accessed and has a capacity for around 120 houses, including the provision of affordable housing, and provides an opportunity to develop an attractive gateway into Blackburn which would enhance the settlement's existing urban edge.

2012 Planning application & 2013 Planning appeal

This smaller site was the subject of a planning application in 2012 (Application Ref: 0704/P/12) (CDX) and a subsequent planning appeal in 2013 (Appeal Ref: PPA-400-2036) (CDX).

During the application and appeal process, both West Lothian Council and the Scottish Government Reporter accepted that the proposed development on this smaller site would be in keeping with the scale and character of the settlement and the local area; would not undermine green belt objectives; would not constitute sporadic development or lead to coalescence; and could be accepted as an extension to the built-up area. (The council does not accept these statements in respect of the proposed plan however as the site is not allocated for development).

The Appeal Reporter also confirmed that the proposed development of this smaller site accords with the SESplan spatial strategy; and apart from a perceived lack of short term education capacity, meets the requirements of SESplan Policy 7.

The primary reason for the refusal of planning permission was a concern over prematurity in the context of uncertainties in the precise extent of the effective housing land supply within West Lothian, and the preparation of the new Local Development Plan.

These concerns over prematurity the appellant claims have since been resolved through the publication of the SESplan Supplementary Guidance on Housing Land and the publication of the WLLDP Proposed Plan which confirms the scale of new housing land that is required throughout West Lothian. Prematurity may no longer a valid reason to reject the proposed housing development on this site; however the council remain opposed to development of this site in the countryside belt with development beyond the existing settlement boundary.

Education Capacity

In terms of Education facilities, Blackburn appears well-placed in terms of existing school facilities and is home to three primary schools (Murrayfield, Blackburn and Our Lady of Lourdes) and a secondary school (St Kentigern's Academy). It is also well-located in relation to Bathgate Academy. Blackburn can therefore be considered to be strategically well-located in terms of existing education facilities. One of these, Blackburn Primary School, is significantly under-utilised with less than 30% of available places taken up. New housing development should therefore be directed to settlements in West Lothian where there are existing education facilities, and particularly areas where there are "spare" school places. Blackburn is such a settlement it is claimed.

Furthermore, the Council confirmed in the Main Issue Report that *"the availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development".* However this would be an expansion of the town rather than the more sustainable option of development in the town, that would not be able to be supported and in education terms has a problem with two catchment areas. There is no capacity at Murrayfield Primary School. It may be possible to extend Murrayfield and Our Lady of Lourdes. Bussing required to Bathgate Academy that would need to be extended if this site were developed and there is no capacity in this school at the present time. There is a solution at primary school level but not at secondary level therefore. Contributions would therefore be required for all 4 schools involved, should development of this site be supported. The council's position statement on education refers (CDX).

Community Regeneration Strategy

The council also acknowledges that Blackburn is a one of the key settlements in the west of West Lothian where new development should be directed to assist community regeneration initiatives. To that end there are sites allocated for development in Blackburn on brownfield sites that would continue the regeneration. The council is seeking private sector investment in this settlement which would help to provide a wider range and mix of housing in a sustainable and accessible location, which would in turn allow for further investment in local education facilities, creating new employment opportunities and enhanced open space and recreational facilities.

The allocation of the site at Seafield Road whilst according with the council's aims and objectives for the settlement at first glance, would be development of a greenfield site in the countryside, contrary to existing and emerging council policy on landscape that in this case outweighs community regeneration strategy objectives.

Development of the site would be at the cost of intruding into the countryside belt contrary to the proposed plan and there are enough sites within the settlement allocated for development which are in fact brownfield i.e. H-BB 3, H-BB 4, H-BB 8 and H-BB 11and meet the council's aspirations of regeneration, whereas this development would be on greenfield land.

Present site assessment

The present site would be developed into an area which is established countryside belt in both the adopted local plan (CDX) and emerging LDP proposed plan. Previous reasons for refusal were on the issues of education capacity, coalescence between Blackburn and Seafield and housing land supply. There has been a change to the designation to the south of the site to the proposed plan that replaces Areas of Special Control with the countryside belt designation.

The site remains contrary to the strategic development plan, (CDX) insofar as Policy 1B as it would not lead to a development that would conserve and enhance the natural environment as it would represent a significant intrusion into the landscape east of Blackburn, to the diminution of the countryside belt. In essence it would constitute unjustified development in the Countryside Belt around Blackburn and would erode the countryside belt and harm its aims of protecting land from development and protecting coalescence of settlements.

The site would be contrary to policy 5 of SESplan, Housing Land, as it is considered sufficient housing land has been allocated in the LDP. The council contend it complies with Policy 6 on Housing Land flexibility as there are enough units allocated throughout West Lothian. The council also contends that the site is contrary to Policy 7 Maintaining a Five Year Housing Land supply, as the site would not be in keeping with the character of the area or the settlement that has a well-defined eastern boundary that would be breached by this development and could pave the way for coalescence with Seafield and set an undesirable precedent for such developments if approved.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Blackburn beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

There is no education capacity to support development of the site and other infrastructure issues which impact on development.

Development of the site would result in visual intrusion into the countryside contrary to policy ENV31 in the adopted plan and contrary to policy ENV2 in the proposed plan and policy ENV7 in terms of countryside belts and their setting.

There are other more suitable developments within urban areas or which are brownfield. There are also infrastructure constraints in the local catchment schools.

A planning application for housing on part of the site was refused in 2013 and appeal against that refusal was dismissed in 2014 as already discussed, the latter being challenged on housing land supply at the court of session but the original appeal decision was upheld.

The fact that the site would be within the 30mph speed limit signs does not constitute a reason to allow residential on this site. The site is not considered infill, despite it being between houses in Blackburn and houses to east, it would appear as a clear extension to the settlement not in keeping with the development pattern of the area and clearly entering an area of at least semi-rural if not rural landscape character with only sporadic historic housing and recent lowland crofts interrupting this rural landscape feel.

SEPA require a Flood Risk Assessment which assesses the flood risk from the River Almond, and the small watercourses within the site allocation.

The settlement edge would not be enhanced by the development as described by the appellant, but would have a negative impact on the entrance to Blackburn as the natural obvious edge on the eastern site of Blackburn would be eroded.

Summary

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Blackburn beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

There is no education capacity to support development of the site and other infrastructure issues which impact on development.

Development of the site would result in visual intrusion into the countryside.

There are other more suitable developments within urban areas or which are brownfield. There are also infrastructure constraints in the local catchment schools.

A planning application for housing on part of the site was refused in 2013 and appeal against that refusal was dismissed in 2014.

Reporter's conclusions:

Insert text
Reporter's recommendations:

West Lothian Council

Issue: 4R	*Housing Land and flood risk*	
Development plan reference:	H-BA 3 Standhill (site A) Inchcross Garage	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21885347 - 0f80e5c (The River Forth Fisheries Trust)		
Provision of the development Plan to which the issue relates:	*Housing Land and flood risk*	
Planning authority's summary of the representation(s):		
Objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		
Modifications sought by those submitting representations:		
No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		
Summary of responses (including reasons) by planning authority:		
It has already been acknowledged in Appendix 2 of the LDP (CDX) that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required. In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.'
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: *4S*	Housing and flooding	
Development plan reference:	H-BA 4 Standhill (site B)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21885347-0f80e5c (The River Forth Fisheries Trust)		
Provision of the development Plan to which the issue relates:	Housing and flooding	
Planning authority's summary of the representation(s):		
Objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		
Modifications sought by those submitting representations:		
No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		
Summary of responses (including reasons) by planning authority:		
It has already been acknowledged in Appendix 2 of the LDP (CDX) that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required. In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework. The council would not take issue if the Reporter was minded to amend the entry referencing the site		

in Appendix 2 with the addition of text which stated 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.'
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: *4T*	H-BA 11 Wester Inch (Phase 3)	
Development plan reference:	H-BA 11	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21885347-0f80e5c (The River Forth Fisheries Trust)
WL/PP/0243 (SEPA)

Provision of the development Plan to which the issue relates:	Housing and Flood Risk

Planning authority's summary of the representation(s):

21885347-0f80e5c (The River Forth Fisheries Trust) - objection is raised to the inclusion of the site as it is contrary to the following policies in the LDP:: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f).

WL/PP/0243 SEPA – require a Flood Risk Assessment for the site which should assess the risk from the Boghead Burn and small watercourses. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding.

Modifications sought by those submitting representations:

21885347-0f80e5c (The River Forth Fisheries Trust) - no specific modifications proposed but it is suggested that the site is removed from the LDP unless the terms of policies EMG1, EMG2, EMG3, NRG1, ENV11, ENV21 and DES1 (f) can be met.

WL/PP/0243 SEPA – require a Flood Risk Assessment for the site which should assess the risk from the Boghead Burn and small watercourses.

Summary of responses (including reasons) by planning authority:

Itis acknowledged in Appendix 2 of the LDP that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required.

In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in

any significant adverse impact on the water environment as required by the Water Framework.

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.'

WL/PP/0243 SEPA
The council would not raise issue with the Reporter should they be minded to amend the LDP to reflect SEPA's requirements for a Flood Risk Assessment for the site which should assess the risk from the Boghead Burn and small watercourses consider any structures, e.g. culverts, which may exacerbate flooding.

Reporter's conclusions:

Insert text

Reporter's recommendations:

West Lothian Council

Issue: 4U	Promotion of site for housing on land at Sibbalds Brae, Bathgate	
Development plan reference:	EOI-0127	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21861632-2cf662c (Barton Willmore on behalf of Hallam Land Management Ltd)		
Provision of the development Plan to which the issue relates:	Non-allocation of land for residential development in Armadale Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Proposals Map 4, Bathgate Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI-0127

21861632-2cf662c (Barton Willmore on behalf of Hallam Land Management Ltd)

The respondents point to a significant shortfall in housing sites within the Proposed Plan to meet the required Housing Supply Target, as set by the Edinburgh and South East Scotland Strategic Development Plan 2013, and conclude that the council is failing to comply with Scottish Government Planning Policy 2014 (SPP).

The respondents object to the council's approach as it fails to comply with the SDP by not providing sufficient effective housing land in the first period of the plan. It is not appropriate to simply allocate 'sufficient' land up to year 10 rather than the SDP requirements for 2019 and 2024.

There are particular concerns about the council's reliance on sites from the previous Local Plan (2009) which have failed to deliver new housing thus far and the council is urged to revisit the proposed allocation of sites and to replace or augment these with further sites that will contribute effectively to the housing land supply and particularly those that have a realistic opportunity of coming forward within the early part of the plan period up to 2019.

Specifically, it is proposed that a site, which comprises an area of land (70 ha) on the western side of Bathgate at Sibbalds Brae, should be allocated for housing, suggesting it could accommodate up to 750 houses (in phases). It is described as being appropriate for a mixed use housing led development delivering a sustainable new neighbourhood including a range of house types and tenures, a new double stream primary school, local retail provision to service the new neighbourhood (with potential for medical centre / community building) as well as open space and green networks linking with the wider area.

The respondents own the land and consider that the site offers the opportunity to provide a logical

extension to the existing settlement, providing much needed new housing in the short term as part of a phased approach. It is argued that the proposed development also has potential to help deliver a new primary school which can service the needs of the existing and new community. Local retail provision (including potential for medical centre/community building) would also be provided as part of the proposed development, delivering a sustainable new neighbourhood. A strong landscape framework also forms part of the proposed development and would ensure appropriate separation (visual and physical) between the western edge of Bathgate and Armadale to the west.

It is stated that there are a number of urbanising influences in this area including the recent Manor Wood housing to the north, the development of new homes at Whiteside Farm in the southern part of the site and the residential and employment uses that occur along the southern edge of the site extending the settlement boundary further west. This string of developments/uses effectively incorporate development into an area of countryside. The respondents argue that there is an opportunity to integrate these developments with the wider proposals at Sibbalds Brae which will achieve a robust settlement edge whilst providing much needed new housing.

A masterplan has been prepared in support of the proposed allocation which includes a landscape framework as to protect the settlement edge and to secure a permanent separation/ green corridor to safeguard against coalescence with Armadale to the west.

The respondents advise that there is strong housebuilder interest in the site and are confident that the site can deliver new homes in the short term in order to meet housing land requirements pre 2019. It is argued that the site meets the tests of 'effectiveness'.

It is also argued that the site should at the same time be excluded from the Countryside Belt and included in the settlement boundary, suggesting that future masterplan proposals would ensure there would be no coalescence between Armadale and Bathgate and that a robust landscape corridor could be provided and maintained in perpetuity on the western side of the site, between Armadale and Bathgate.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0127

21861632-2cf662c (Barton Willmore on behalf of Hallam Land Management Ltd)

To accord with Scottish Government Policy, the second paragraph in Policy HOU 1 should be rephrased by inserting the words 'at all times' after 'supply of housing land'. The sentence should read as follows:

> '…to ensure that an effective 5 year supply of housing land at all times is maintained over the plan period, proposals for uses other than housing….'

Requests that the site is allocated for housing in the LDP. Also requests that the site is removed from the countryside belt and that the settlement boundary is revised to embrace it with appropriate adjustments being made to Proposals Map 4 and the Schedule of Housing Sites in Appendix Two of the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0127

21861632-2cf662c (Barton Willmore on behalf of Hallam Land Management Ltd)

Housing Land Supply

No change to approach or wording of policy HOU 1 is considered necessary. The council's justification for its approach to housing land requirements and housing land supply is set out in Schedule 4 number 1A.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites. (LDP Proposed Plan page 10, paragraph 5.4).

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply and in Bathgate committed sites, particularly at Eastoun Road H-BA 6, Wester Inch (various) and Standhill (H-BA 3 & H-BA 4), provide a long term framework for settlement growth in the area over the Local Development Plan period. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in Bathgate at this time.

The council does not in any event consider this site at Sibbalds Brae to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive rural landscape, adjoining but situated outwith the western settlement boundary of Bathgate, and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the countryside. It would adversely change the established character and appearance of the site and its surroundings and the council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features.

Significantly, the site is an integral part of the countryside belt intended to prevent the coalescence of Bathgate and Armadale, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. The council's justification for its approach to defining the countryside belt is set out in Schedule 4 number 1B and the council's position statement on countryside belts (CDX).

In this instance there is no justification to amend the settlement boundary to include the proposed site. A change to the settlement boundary at this location would result in a weaker boundary and a diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

There are current education capacity constraints affecting Bathgate and Armadale schools which would prevent development of this site in the short and medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

The site has been the subject of a recent appeal decision which comprehensively addressed all of the same pertinent issues relative to this representation and which it will be noted served to uphold the council's position (PPA-400-2044) (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 5 A	Blackburn Settlement	
Development plan reference:	H-BB 3 West Main Street (West) H-BB 4 West Main Street (East) H-BB 8 East Main Street (former adult training centre)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21874153-H-BB 4 (Mr Thomas Fleming) **21845270 – fc12dde** (Mrs J Johnson c/o Richard Heggie Urban Animation) **21089372 – 01f7746** (Robert Hutchinson) **WL/LDP/PP/0145** (Maureen Finlay) **WL/LDP/PP/0180** (Audrey Gordon) **WL/LDP/PP/0181** (Hazel McLachlan)		
Provision of the development Plan to which the issue relates:	Land for housing and the settlement statement for Blackburn, pages 82 and 151-155, Proposals Map 4.	
Planning authority's summary of the representation(s):		

Representations to allocated sites

H-BB 3 & H-BB 4

WL/LDP/PP/0145 (Maureen Finlay) **WL/LDP/PP/0180** (Audrey Gordon) **WL/LDP/PP/0181** (Hazel McLachlan) **21874153-H-BB 4** (Mr Thomas Fleming)**.**

Object to the proposed development H-BB 4 citing one or more of the following reasons: -

- Any houses built in this area would only add to the serious traffic problems that already exist on entering and leaving Quoiters Court. Increased traffic noise is inevitable. Parking provision is already a major concern to residents at the moment.
- Development would seriously affect the visual amenity of surrounding neighbours.
- Houses would affect privacy and deprive residents of sunlight.
- Loss of habitat for wildlife would be detrimental to the area. The site is home to various wild life species including bats and hedgehogs and many species of birds.
- This can be a pleasant area to sit and relax and children play safely it provides an attractive view for visitors arriving in Blackburn by bus and the loss of the mature trees would have detrimental impact for the community. Impact of loss of landscape including mature trees, shrubs and seating area would be detrimental to the area.
- The site is one of only two green open spaces left in Blackburn.
- There is an established right of way connecting West Main Street with Riddochhill Crescent and it's loss would be detrimental to the area. The route is part of our heritage and a vital link for those who do not drive. Valid planning permission does not constitute permission to

close or divert a public right of way.
- There have been serious drainage issues in the past and any new build would only add to this problem. Extra demands on a system already under stress could cause flooding.
- Concerned about the construction of buildings (size and height etc).

H-BB 8

21089372 – 01f7746 (Robert Hutchinson)

Concerned that the LDP lacks specific detail for sites. Stating just "residential" is too vague and offers no reassurances that local residents will be kept abreast of plans or notified of what is proposed. Map 4 is vague and not site specific.

With regard to site H-BB 8, respondent would not object to housing in-keeping with the neighbourhood provided respectful working hours are kept, though the prospect of high rise apartments is entirely different. Seeks reassurances that 'approval' will not be given before specific details of what is proposed can be offered.

Representations to non-allocated sites

Land west of Blackburn

21845270 – fc12dde (Mrs J Johnson c/o Richard Heggie Urban Animation)

Promote a 19.6ha site which could provide a mix of houses (in the region of 250-350) including affordable homes, mixed market housing and larger homes, meeting a range of needs. There is also scope for employment, leisure and community uses, as part of a new mixed use neighbourhood. The site can provide a source of housing land for Blackburn for a number of years, subject to clarification of ground conditions, noise attenuation, housing mix and the detailed consideration of design and layout.

Much of the site lies on gently south-facing land and its location next to Blackburn ensures that development will read clearly as part of the existing town. The site is currently located within designated Countryside Belt. However, the ambition of this policy to maintain separation of adjacent settlements and protect their setting would not be undermined by allocation of the site for housing use.

Adequate land would remain between Blackburn and East Whitburn to the west and the M8 and associated woodland provides clear separation to the north. It forms a natural extension to the west of Blackburn, following the recent construction of St Kentigern's Academy to the south. It is located approximately 500m from the Blackburn town centre.

Significant parts of the site would remain undeveloped to achieve satisfactory relationships with adjacent features. Vehicular and pedestrian access is available from two potential locations at the east of the site, at Riddochhill Road/Ladeside Gardens. Services and drainage are available locally but it is anticipated that upgrading will be required to serve significant housing development. It is known that there is limited waste water treatment capacity at Blackburn. The LDP does not indicate any education constraints at Blackburn but contributions towards education provision would be expected for new development at this site. The SEPA flood map indicates minimal risk of surface water flooding and there are no significant impacts from the River Almond. It is expected that a Coal Authority Report will be required to highlight any issues with previous workings on or under the site.

Modifications sought by those submitting representations:

Representations to allocated sites

H-BB 3 & H-BB 4

WL/LDP/PP/0145 (Maureen Finlay) Objects to development proposal H-BB 3 and H-BB 4 and urges the council to remove these proposals from its development plan.

WL/LDP/PP/0180 (Audrey Gordon) No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

WL/LDP/PP/0181 (Hazel McLachlan) No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21874153-H-BB 4 (Mr Thomas Fleming) No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

H-BB 8

21089372 – 01f7746 (Robert Hutchinson)
No specific modification has been sought. Respondent would not object to housing in-keeping with the neighbourhood and seeks reassurances that 'approval' will not be given before specific details of what is proposed can be offered.

Representations to non-allocated sites

Land west of Blackburn
21845270 – fc12dde (Mrs J Johnson c/o Richard Heggie Urban Animation) propose that the LDP is amended to allocate the site as a new mixed use neighbourhood, creating a housing supply for Blackburn and supporting its sustainable future.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-BB 3 & H-BB 4

The sites are subject to approved planning briefs (CDX and CDX). The sites were first allocated for housing use in the Bathgate Area Local Plan, which was adopted by the council on 17 March 1998 (CDX). The allocations were carried forward to the West Lothian Local Plan 2005, which was adopted by the council on 13 January 2009, sites HBb3 AND HBb5 (CDX). The allocations are retained in the LDP and contribute to meeting the housing requirements over the local plan period, and the longer term. The approved briefs propose that housing would be the preferred use for both sites. The sites are included in the council's capital programme for disposal.

The approved planning briefs were the subject of consultation with interested parties. Local members were consulted on the briefs prior to a wider consultation being carried out. The wider consultation encompassed neighbouring properties and Blackburn Community Council.

Both development sites include existing footpath links which are adopted. These footpath links are required to be provided within any proposed site layout. They do not necessarily have to follow the exact route of the existing footpaths but should provide a link from the north of both sites through to West Main Street as described in the Planning Briefs. It should be noted that vehicle access to H-

BB 4 would need to be near the western boundary of the site to avoid the bus layby this would lessen the impact on vehicles accessing Quoiters Court.

Concerns regarding drainage are noted. Planning briefs for both sites require a comprehensive drainage impact assessment to be undertaken addressing any issues of foul, surface and ground water, including land drainage both pre and post- development. SEPA has not objected to development but have requested submission of drainage impact and flood risk assessment. SEPA's requirements are reflected in the LDP.

It is noted that there are a number of trees on both sites which would be affected by the proposal. The Planning Briefs require arboriculturalist's reports to assess the position and condition of the existing trees on the site. Where it is not possible to retain a particular tree then a suitable replacement trees are required to be provided at a location to be agreed within the site.

Concerns over construction disturbance, overlooking, privacy, light and surface water run-off, is a matter for the planning application stage at which point neighbours would be notified and asked to comment.

The sites are considered to be appropriate infill sites in the urban area that are subject to approved planning briefs. With regards to the representations received in relation to sites H-BB 3 and H-BB 4, the council does not consider that the plan should be modified in respect of any of the issues raised in these representations.

H-BB 8

The site is subject to an approved planning brief (CDX) which sets out further site specific details including key design, environmental and infrastructural requirements of the council as well as identifying any additional community benefits that will be required as a result of the development of this site.

Representations to non-allocated sites

Land west of Blackburn

21845270 – fc12dde (Mrs J Johnson c/o Richard Heggie Urban Animation). The Council has carefully considered the reasons put forward in support of the modification to include the site within the LDP but is of the view that there is insufficient justification to allocate this land for development. In particular: -

- Allocation of the site is not consistent with the strategy for Blackburn which already allocates more appropriate sites within the settlement boundary.
- This location is part of the Countryside Belt, the reasons for which are discussed more fully in the Countryside Belt Position Statement (CDX). Although visual and physical separation exists between Bathgate and Blackburn, the existing Countryside Belt plays an important role in containing the western built edge of Blackburn preventing coalescence towards the Bathgate settlement boundary. The landscape here also adjoins a local biodiversity site which is a raised peat bog and is an important Green Corridor. Development in this location would extend the urban form of the settlement contributing to urban sprawl in the countryside.
- It should be noted that there are flooding issues associated with the River Almond on the southern boundary of the proposed site.
- There are likely to be access issue to the proposed site as the routes from Ladeside Avenue/Riddochhill Road are narrow tracks which offer little opportunity for them to be

widened due to surrounding properties. In light of the above the Council does not agree to modify the Plan in response to this representation.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 5B	Whiteside Industrial Estate Bathgate	
Development plan reference:	E-BB 2 Inchmuir Road 2 E-BB 5b Pottishaw E-BB 5d Pottishaw	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0374 + WL/LDP/0436+ 21733417-ca849d6 (Quarry Investments Ltd c/o APT Planning) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	E-BB 2, E-BB 5b and E-BB 5d are employment allocations within the plan. Appendix 1: Employment Land Allocations – Bathgate	
Planning authority's summary of the representation(s):		

Representations to allocated sites

E-BB 2

WL/LDP/PP/0374 + WL/LDP/0436+ 21733417-ca849d6 (Quarry Investments Ltd c/o APT Planning) This representation seeks the allocation of site E-BB 2 - Inchmuir Road (currently an allocated employment site) for residential purposes with a capacity of 70 homes within the plan period.

The allocation fro housing will have no detrimental impact on the overall (or local) supply of employment land; the site has never been developed despite previous employment use allocations – there is no demand to develop the site for business/employment use; residential use would be compatible with the neighbouring hotel use. To the west, sufficient existing landscaping/tree belt would be supplemented to ensure no detrimental impact on the residential use or neighbouring employment uses; the loss of this site would not fragment a larger area of employment land; there would be no unacceptable traffic/transportation impacts; and the proposals would complement the neighbouring Cairn Hotel whilst providing affordable, attractive homes at an accessible location close to local amenities and employment.

The deliverability of the site is considered to be a key advantage when compared to other housing allocations across West Lothian. The land is under the control of a willing landowner keen to help deliver the whole project. There are no obstacles to the delivery of development in the short term and the site could contribute to the initial 5-year land supply.

E-BB 5b

WL/LDP/PP/0243 (SEPA) requirement for a flood risk assessment should be included in the LDP for this site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

E-BB 5d

WL/LDP/PP/0243 (SEPA) requirement for a flood risk assessment should be included in the LDP for

this site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Modifications sought by those submitting representations:

Representations to allocated sites

E-BB 2

WL/LDP/PP/0374 + WL/LDP/0436+ 21733417-ca849d6 (Quarry Investments Ltd c/o APT Planning) Requests that the site be removed from the allocated employment land supply for Bathgate and allocated for residential development.

E-BB 5b

WL/LDP/PP/0243 (SEPA) – add reference to requirement for flood risk assessment in the LDP Appendix 2 Site Delivery Requirements.

E-BB 5d

WL/LDP/PP/0243 (SEPA) – add reference to requirement for flood risk assessment in the LDP Appendix 2 Site Delivery Requirements.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

E-BB 2

This representation seeks the allocation of site E-BB 2 - Inchmuir Road (currently an allocated employment site in the plan) for residential purposes.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development set out below.

The site lies within the established employment area boundary of Whiteside industrial Estate and is bounded by the A7066 to the north, Inchmuir Road (the main access road to the industrial estate to the south), Genius Gluten Free (industrial use) to the west and the Cairn hotel and a car showroom to the east. Residential development at this location would be considered an inappropriate use within an established industrial estate. It would also be immediately adjacent to a class 5 industrial use and bringing residential development closer to the industrial use could prejudice its future operations.

There are potentially education capacity constraints within the area which may prevent development of this site. The council's position in relation to education requirements is set out in the Education Position Statement (**CDX**).

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this site for residential use. The council's position in relation to housing land is set out in the housing position statement (**CDX**)

For these reasons, the council does not agree to modify the plan in response to this representation.

E-BB 5B

The council agrees to include the requirement for a Flood Risk Assessment in the Site Delivery Requirements for E-BB 5b to ensure consistency with updated advice from SEPA. The council considers this to be a non-notifiable modification.

E-BB 5d

The council agrees to include the requirement for a flood Risk Assessment in the Site Delivery Requirements for E-BB 5d to ensure consistency with updated advice from SEPA. The Council considers this to be a non-notifiable modification.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 6A	Allocation of land for employment uses and housing in Blackridge	
Development plan reference:	E-BL 1 (Sibbald Training Centre Site 1) E-BL 2 (Sibbald Training Centre Site 2) H-BL 1 (Allison Gardens, Site A) H-BL 2 (Allison Gardens, Site B) H-BL 3 (Westcraigs Road) H-BL 4 (Craiginn Terrace) H-BL 5 (Woodhill Road) H-BL 6 (South of Craiginn Terrace, part of H-BL 4)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21908005-dbc948c (Robert French) **21118219-28fa012** (SportScotland) **WL/LDP/PP/0023 and 21075331-Blackridge Development Plan** (Iain McLean) **WL/LDP/PP/0059** (Tom Hardie on behalf of Sibbald Ltd) **WL/LDP/PP/0243** (SEPA) **WL/LDP/PP/0457** (Dr Nigel Todhunter)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Blackridge (page 83) Appendix 1 – Schedule of Employment Sites, Blackridge (page 104) Appendix 2 - Schedule of Housing Sites, Blackridge (page 156-158) Proposals Map 5, Villages (Blackridge)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

E-BL 1 (Sibbald Training Centre Site 1)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
The respondents support the allocation of their site at Blackridge. They also support the wider employment objectives of the proposed plan for both flexibility of existing employment land and for a broader range of uses on traditional employment land. Sibbald Ltd also takes comfort that this flexibility has been accepted for a wider range of use classes through the MIR consultation process.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation however requires a Flood Risk Assessment (FRA) which assesses the risk from the small watercourse which historic maps indicate the presence of within the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

E-BL 2 (Sibbald Training Centre Site 2)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
The respondents support the allocation of their site at Blackridge. They also support the wider employment objectives of the proposed plan for both flexibility of existing employment land and for a broader range of uses on traditional employment land. Sibbald Ltd also takes comfort that this

flexibility has been accepted for a wider range of use classes through the MIR consultation process.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation however a review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The council may wish to consider including the surface water risk in the developer requirements.

H-BL 4 (Craiginn Terrace)

21908005-dbc948c (Robert French)
Argues that not enough effort has been afforded to creating job opportunities in Blackridge and this is in part the reason why housing allocations have never been realised. While recognising the need for commuter settlements efforts must also be made to attract inward investment.

WL/LDP/PP/0023 and 21075331-Blackridge Development Plan (Iain McLean)
The respondent has concerns about the proposed development as they live at Westcraigs Road which bounds the allocation. When planning was previously agreed for this site the houses planned did not complement the style or form of existing houses. . In the previous plan permission was granted for two and a half storey properties while the street is mainly made up of bungalows or at most one and a half storey homes. The respondent is also concerned about increased traffic on Westcraigs Road and pressures on the local facilities and school capacity.

H-BL 5 (Woodhill Road)

21118219-28fa012 (SportScotland)
SportScotland objects to Policy ENV 22 based on its current wording since it is not consistent with SPP 2014. This matter is addressed separately under Schedule 4 number (**26Ad**)

SportScotland do not object to this allocation given that the affected playing field has been declared surplus to requirements and does not constitute a loss of outdoor sports facilities.

H-BL 6 (South of Craiginn Terrace, part of H-BL 4)

WL/LDP/PP/0457 (Dr Nigel Todhunter)
The respondent objects to the proposed allocation as it relates to a green field site. It is noted that the respondents property (and those of his neighbours), are all bungalows and there would therefore be objection to the development of anything other than bungalows on this site for reasons allied to a loss of privacy.

Modifications sought by those submitting representations:

Representations to Allocated Sites

E-BL 1 (Sibbald Training Centre Site 1)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
No specific modification of allocation E-BL 1 has been sought.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. It does however suggest an addition to the text of the entry in Appendix 1 – Employment Land Allocations, Blackridge (page 104) requiring a Flood Risk

Assessment (FRA) which assesses the risk from the small watercourse which is understood to flow through the site. Historic maps indicate the presence of a watercourse within the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

E-BL 2 (Sibbald Training Centre Site 2)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
No specific modification of allocation E-BL 2 has been sought.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. It does however suggest an addition to the text of the entry in Appendix 1 – Employment Land Allocations, Blackridge (page 104) advising that flooding issues should be investigated further and it is recommended that contact is made with the flood prevention officer.

H-BL 4 (Craiginn Terrace)

21908005-dbc948c (Robert French)
No specific modification of allocation H-BL 4 has been sought.

WL/LDP/PP/0023 and 21075331-Blackridge Development Plan (Iain McLean)
No specific modification of allocation H-BL 4 has been sought.

H-BL 5 (Woodhill Road)

21118219-28fa012 (SportScotland)
No specific modification of allocation H-BL 5 has been sought.

H-BL 6 (South of Craiginn Terrace, part of H-BL 4)

WL/LDP/PP/0457 (Dr Nigel Todhunter)
No specific modification of allocation E-BL 2 has been sought.

Summary of responses (including reasons) by planning authority:

E-BL 1 (Sibbald Training Centre Site 1)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
As no modification of allocation E-BL 1 is sought, the council has no response to make.

WL/LDP/PP/0243 (SEPA)
SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 (CDX) (page 104) with the addition of text that requires a Flood Risk Assessment be submitted which assesses the risk from the small watercourse which is understood to flow through

the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

E-BL 2 (Sibbald Training Centre Site 2)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
As no modification of allocation E-BL 2 is sought, the council has no response to make.

WL/LDP/PP/0243 (SEPA)

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 (CDX) (page 104) with the addition of text that requires a Flood Risk Assessment be submitted which assesses the risk from the small watercourse which is understood to flow through the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

H-BL 4 (Craiginn Terrace)

21908005-dbc948c (Robert French)
Comments noted, however no modification is proposed.

WL/LDP/PP/0023 and 21075331-Blackridge Development Plan (Iain McLean)
Comments noted, however no modification is proposed.

H-BL 5 (Woodhill Road)

21118219-28fa012 (SportScotland)
As no modification of allocation H-BL 2 is proposed, the council has no response to make.

H-BL 6 (South of Craiginn Terrace, part of H-BL 4)

WL/LDP/PP/0457 (Dr Nigel Todhunter)
No modification proposed other than to clearly identify allocation H-BL 6 on Map 5 : Villages (Blackridge).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 7A	Allocation of land for housing in Breich	
Development plan reference:	H-BR 2 (Woodmuir Road (West)) H-BR 3 (Woodmuir Road (East)) H-BR 5 (Former Woodmuir Primary School) H-BR 6 (Blackhill Farm)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21860773-la2acc5 (Michael Howley) **21668796-8983a30** (Hazel Tod on behalf of Woodmuir Estates) **WL/LDP/PP/0006** (Jim Warnock) **WL/LDP/PP/0040** (James Mina) **WL/LDP/PP/0265** (James Clarkson)		
Provision of the development Plan to which the issue relates:	Chapter 5 - Development Proposals by Settlement Statement, Breich (page 83) Appendix 2 - Schedule of Housing Sites, Breich (page 159-161) Proposals Map 5, Villages (Breich)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-BR 2 (Woodmuir Road (West))

21860773-la2acc5 (Michael Howley)
The respondent feels that there are other more accessible and serviceable sites in Breich and therefore objects to the allocation of this site. It is considered dangerous in terms of inadequate infrastructure and an unsuitable road leading to Blinkbonny Gardens. Increased construction traffic and services contribute to an unsafe road. Notes that the site has yet to be completed some 10 years after it started and with insufficient infrastructure.

WL/LDP/PP/0040 (James Mina)
Objects to this allocation as there was no expectation of any further development taking place in Breich. Concerned about the privacy and intrusion any such development will have on the existing houses. Regards access to the development site to be completely unacceptable for any additional traffic. There are no facilities within the village and it is simply not a candidate for such a significant increase in housing. Respondent requests a meeting with local members and Council officials.

WL/LDP/PP/0006 (Jim Warnock)
Objection to this above allocation, and points out that a nearby development was a complete shambles in that it was undertaken by multiple individual builders. Suggests that development should be controlled by one builder with the necessary site staff. Respondent requests a meeting with local members and Council officials.

H-BR 3 (Woodmuir Road (East))

WL/LDP/PP/0040 (James Mina)
Objects to this allocation as access to the development site is completely unacceptable for any additional traffic. Notes the current planning application ref 0203/FUL/15.

WL/LDP/PP/0006 (Jim Warnock)
Objects to this allocation and requests that an infrastructure plan should be in place before any development commences. Concerned that there are no facilities within the village and believes the site to be a poor candidate for such a significant increase in housing. The entrance to the site on Woodmuir Road is unsuitable for large vehicles. The respondent points to the previous development on allocation H-BR 2 in supporting their argument.

WL/LDP/PP/0265 (James Clarkson)
Objects to this allocation and notes the planning application (ref 0203/FUL/15) is currently being processed. There are concerns on how any development would be managed so as not to endanger the safety of children using the park and commuting to school. Woodmuir Road has limited access for machinery and builders trucks and the narrowing of the road adds to the concerns of the safety to children. There are also visibility issues on the A71 junction which would be exacerbated by additional houses. Respondent requests a meeting with local members and Council officials.

<u>H-BR 5 (Former Woodmuir Primary School)</u>

WL/LDP/PP/0040 (James Mina)
Concerned about the privacy and intrusion any development will have on the existing houses.

<u>H-BR 6 (Blackhill Farm)</u>

WL/LDP/PP/0265 (James Clarkson)
Objects to this allocation and raises concerns on how any development would be managed so as not to endanger the safety of children using the park and commuting to school. Woodmuir Road has limited access for machinery and builders trucks and the narrowing of the road adds to the concerns of the safety to children. There are also visibility issues on the A71 junction which would be exacerbated by additional houses.

21668796-8983a30 (Hazel Tod on behalf of Woodmuir Estates)
Supports this allocation. The site is suitable for housing and will also support the nearby train station and suggests that an increase in demand from additional housing will attract better rail services. In terms of infrastructure, the village is suitable for expansion as there is capacity and services in place including the new primary school. The respondent considers that a sizeable development would bring jobs and investment to the area. This investment is considered key to attracting local services such as newsagents, shops and other amenities.

The respondent wishes to extend proposals for employment considerations including potential commercial units for shops and services in Breich, particularly to the east of the village or parallel to the A71 opposite the railway station.

The respondent also supports potential development to the east of Woodmuir Primary School as this area of Land supports good access to the A71 and fits in well with the surrounding area. These additional areas of land are in keeping with the key requirements of the housing policy and also limit the amount of disruption to current residents.

Modifications sought by those submitting representations:

<u>Representations to Allocated Sites</u>

H-BR 2 (Woodmuir Road (West)

21860773-la2acc5 (Michael Howley), **WL/LDP/PP/0040** (James Mina) and **WL/LDP/PP/0006** (Jim Warnock) - no specific deletion or modification of allocation H-BR 2 has been stated.

H-BR 3 (Woodmuir Road (East)

WL/LDP/PP/0040 (James Mina), **WL/LDP/PP/0006** (Jim Warnock) - no specific deletion or modification of allocation H-BR 3 has been stated.

WL/LDP/PP/0265 (James Clarkson)
Seeks the deletion of allocation H-BR 3 and H-BR 6 and seeks other land to the east and west of the village to be developed first and road systems that connect these two areas are put in place.

H-BR 5 (Former Woodmuir Primary School)

WL/LDP/PP/0040 (James Mina) - no specific deletion or modification of allocation H-BR 5 has been stated.

H-BR 6 (Blackhill Farm)
WL/LDP/PP/0265 (James Clarkson)
Seeks the deletion of allocation H-BR 3 and H-BR 6 and seeks other land to the east and west of the village to be developed first and road systems that connect these two areas are put in place.

21668796-8983a30 (Hazel Tod on behalf of Woodmuir Estates)
No specific deletion or modification of allocated site H-BR 6 has been stated, but wishes to extend the proposals in H-BR 6 - Appendix 2 (page 161) to include employment opportunities including potential commercial units for shops and services.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BR 2 (Woodmuir Road (West)

21860773-la2acc5 (Michael Howley), **WL/LDP/PP/0040** (James Mina) and **WL/LDP/PP/0006** (Jim Warnock) - comments noted, however no modification is necessary in response to this representation. It is noted that development is largely built out with 27 units built and only three remaining vacant plots. The site has a valid planning permission (**CDX**).

H-BR 3 (Woodmuir Road (East)

A planning application (ref 0203/FUL/15) for 58 self-build plots is currently under consideration by the council (CDX).

WL/LDP/PP/0040 (James Mina) and **WL/LDP/PP/0006** (Jim Warnock) - comments noted, however no modification is necessary in response to this representation.

WL/LDP/PP/0265 (James Clarkson)
The council has carefully considered the reasons put forward in support of the removing H-BR 3 as a housing allocation but remains of the view that there is insufficient justification to remove this land for development.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. This is a suitable site for development that can be brought forward to support development requirements and there is therefore the allocation should remain in terms of meeting housing requirements. The site would contribute to sustainable travel due to proximity to the rail network. With respect to the land to east and west of Breich, there is insufficient justification to promote further residential land elsewhere in Breich, either separately or in conjunction with this allocation. Proposed sites to the east and west of the village are situated on a highly prominent location and are not in keeping with the character of the village. The sites proposed by the council are secluded and more suitably located for development containing the village within a central core. The scale of development proposed in the village is considered to be in keeping with the character of the village.

H-BR 5 (Former Woodmuir Primary School)

WL/LDP/PP/0040 (James Mina) – site H-BR 5 is the subject of an approved planning brief (**CDX**). The site has been declared surplus to council requirements and presents a brownfield opportunity for a range of uses. The council does not propose to alter the LDP in relation to this site.

H-BR 6 (Blackhill Farm)
WL/LDP/PP/0265 (James Clarkson)
The Council has carefully considered the reasons put forward in support of the removing H-BR 6 as a housing allocation but remains of the view that there is insufficient justification to remove this land for development. The sites proposed by the council are secluded and more suitably located for development containing the village within a central core. The scale of development proposed in the village is considered to be in keeping with the character of the village. For these reasons, the Council does not agree to modify the plan in response to this representation.

21668796-8983a30 (Hazel Tod on behalf of Woodmuir Estates)
There are brownfield opportunities more centrally located within the village which could be used to provide for commercial uses in sites H-BR 4 and H-BR 5 (**CDX**) which are the subject of approved planning briefs which would allow for mixed use development, including commercial uses. No modification to the LDP is proposed in relation to this submission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 8A	Bridgend Settlement	
Development plan reference:	H-BD 1 Willowdean Site A H-BD 2 Willowdean Site B H-BD 3 Willowdean, Bridgend Golf Club H-BD 5 Bridgend Farm	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0056 (M Callaghan) **WL/LDP/PP/0241+21860430-7d2cbc7** (Lochay Homes c/o Philip Neaves Felsham Planning) **WL/LDP/PP/0243** (SEPA) **WL/LDP/PP/0085** (T&B Wilson c/o John Handley Associates) **21861519-cd9240c** (Rosebery Estates c/o Mr John Wright, Strutt and Parker) **21029703-772d24a** (Mrs Muriel Stuart)		
Provision of the development Plan to which the issue relates:	Land for housing in Bridgend. Pages 83 and 162, Proposals map 2	
Planning authority's summary of representation(s):		

Representations to allocated sites

H-BD 1

WL/LDP/PP/0056 (M Callaghan) Objects to housing in Willowdean due to the road being unable to take more traffic; school capacity concerns; capacity issues in the waste water works; concern over ground conditions related to old shale workings preventing the building of houses.

21029703-772d24a (Mrs Muriel Stuart) Objects to new housing due to loss of privacy and light; volume of traffic both construction and residential; school capacity concerns; capacity issues in the sewage works; concern about subsidence due to old mine workings.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) seek amendments to be made to the table on page 162 to accurately reflect the characteristics of site H-BD 1:-

- The table on page 162 indicates a requirement for a Flood Risk Assessment (FRA). A robust Surface Water Drainage Strategy taking into account over land flows and incorporating SUDs would be sufficient without needing an FRA;
- Surprised to see reference to the fact that this site falls within the Edinburgh Airport Safeguarding area (which is shown on the Edinburgh LDP Proposals Map as stopping at Newbridge). This is not mapped on the Proposed LDP maps and the reference should be deleted or if it is appropriate qualified;
- Challenge the requirement for archaeological Investigations. The Historic Scotland mapping (PastMap) database identifies nothing of any importance/interest on site. Council needs to produce evidence to justify this requirement;
- The same amendments should be made to H-BD2 (with the exception of FRA).

21861519-cd9240c (Rosebery Estates c/o Mr John Wright, Strutt and Parker) Support the identification of sites H-BD 1 & H-BD 2 for housing development, subject to the changes sought by

Lochay Homes Ltd.

H-BD 2

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) seek amendments to be made to the table on page 163 to accurately reflect the characteristics of site H-BD 2:-

- Surprised to see reference to the fact that this site falls within the Edinburgh Airport Safeguarding area (which is shown on the Edinburgh LDP Proposals Map as stopping at Newbridge). This is not mapped on the Proposed LDP maps and the reference should be deleted or if it is appropriate qualified;
- Challenge the requirement for archaeological Investigations. The Historic Scotland mapping (PastMap) database identifies nothing of any importance/interest on site. Council needs to produce evidence to justify this requirement;
- Capacity testing has been undertaken on H-BD2 and confirms that additional numbers can be comfortably accommodated on the site. It is in closer proximity to the school, shop and bus services, on an effective and deliverable site, which has commitment from a housebuilder. The site, including the extended allocation (an increase to 130 units from 90) can be developed in the first five years of the plan.

21861519-cd9240c (Rosebery Estates c/o Mr John Wright, Strutt and Parker) Support the identification of H-BD 1 & H-BD 2 for housing development, subject to the changes sought by Lochay Homes Ltd.

H-BD 3

WL/LDP/PP/0056 (M Callaghan) - Objects to housing in Willowdean due to the road being unable to take more traffic; school capacity concerns; concerns over capacity in the waste water works; concern over ground conditions related to old shale working houses preventing the building of houses.

H-BD 5

WL/LDP/PP/0085 (T&B Wilson c/o John Handley Associates) - Fully supports the council's allocation of site H-BD5, as shown on the proposals map and in housing proposals page83. Suggests that the drafting errors be corrected in the plan. There is a small typing error on page 83 of the Proposed Plan where the site is referenced as “E-BD 5”. This should be changed to “H-BD 5”.

The site has also been omitted from the list of housing sites set out in Appendix Two: Schedule of Housing Sites/Site Delivery Requirements.

WL/LDP/PP/0243 (SEPA) SEPA require a flood risk assessment (FRA) which assesses the risk from the small watercourse which flows on the boundary of the site. Consideration should also be given to the pond on-site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The site does not appear in Appendix Two: Schedule of Housing Sites/Site Delivery Requirements if it is updated to include the site then SEPA’s requirement for an FRA should be reflected.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) There is no entry for H-BD 5 in the tables for Bridgend (page 162-164). Objection is raised to the site. The previous West Lothian Local Plan Examination considered it to be detrimental to the setting of the settlement and nothing has changed which would result in a different conclusion now. There was no developer at the previous Local Plan Examination and there is no developer now, therefore the site is unlikely to be effective.

Modifications sought by those submitting representations:

Representations to allocated sites

H-BD 1

WL/LDP/PP/0056 (M Callaghan), **21029703-772d24a (Mrs Muriel Stuart)** No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning)

- Amendments to be made to the table on page 162 to accurately reflect the characteristics of site H-BD 1;
- Delete reference to Flood Risk Assessment;
- Reference to Edinburgh Airport Safeguarding area should either be deleted or if it is appropriate qualified;
- Evidence is sought to justify the requirement for archaeological investigations.

WL/LDP/PP/0243 (SEPA) Appendix Two: Schedule of Housing Sites/Site Delivery Requirements mentions "Flood Risk Assessment Required". SEPA is not aware of any flood risk issues at this site and as such does not require a FRA. Deletion of reference is sought.

H-BD 2

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning)

- Amendments to be made to the table on page 162 to accurately reflect the characteristics of site H-BD 2;
- Reference to Edinburgh Airport Safeguarding area should either be deleted or if it is appropriate qualified;
- Evidence is sought to justify the requirement for archaeological investigations;
- Suggest an increase in site capacity (not land) for allocation H-BD 2. Seek a revision to the table on page 83 to increase the capacity to 130 units (this would be linked to the deletion of H-BD 5 allowing those numbers to be redirected to this site).

H-BD 3

WL/LDP/PP/0056 (M Callaghan) No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

H-BD 5

WL/LDP/PP/0085 (T&B Wilson c/o John Handley Associates) Request that the site reference typing error on page 83 of the Proposed Plan is rectified and the site is included within Appendix Two: Schedule of Housing Sites/Site Delivery Requirements, page 164 .

WL/LDP/PP/0243 (SEPA) If the site is included in Appendix Two: Schedule of Housing Sites/Site Delivery Requirements comments should include SEPA's requirement for an FRA.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) Consider the site to be non-effective therefore it should be removed from the LDP and the housing numbers redirected to site H-BD 2.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-BD 1, H-BD 2 and H-BD 3

Waste Water

WL/LDP/PP/0056 (M Callaghan) and 21029703-772d24a (Mrs Muriel Stuart)

Concern has been raised over waste water works being unable to cope with any additional housing development in the area. Scottish Water has provided a response in relation to the proposal (CDX) confirming that in terms of waste water treatment the site is served by the BRIDGEND waste water treatment works (WWTW) where there is sufficient capacity.

Scottish Water's response also indicates that in terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

Former Mining Area

WL/LDP/PP/0056 (M Callaghan) and 21029703-772d24a (Mrs Muriel Stuart)

Representations have identified that the area was formerly mined and that this may raise issues of subsidence. The Coal Authority has stated that the site is within a 'Coal Resource Area' and may have been subject to past coal working. Any proposal for developing the site would require an assessment and or investigation in consultation with the Coal Authority.

School Capacity

WL/LDP/PP/0056 (M Callaghan) and 21029703-772d24a (Mrs Muriel Stuart)

See education position statement (CDX).

Increased traffic on Willowdean

WL/LDP/PP/0056 (M Callaghan) and 21029703-772d24a (Mrs Muriel Stuart)

The LDP has been subject to transport appraisal for all sites in the proposed plan (CDX) and no concerns have been raised by the council's Transportation Service. It should be noted however, that detailed construction and residential traffic arrangements will be addressed through any eventual planning application.

Privacy and Light

21029703-772d24a (Mrs Muriel Stuart) The LDP is not the place for the matters raised and these will be addressed through any eventual planning application.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) Response to issues raised in relation to sites H-BD1 and H-BD2**: -**

- Developer requirements identified in Appendix Two: Schedule of Housing sites/site delivery requirements for H-BD1 wrongly include the need for a Flood Risk Assessment (FRA) on this site as confirmed by SEPA. For this reason, the council agrees to modify the Plan to remove reference to the need for a FRA and considers this to be a non-notifiable modification.

- West of Scotland Archaeology Service (WOSAS) has provided a response (CDX) to both sites stating that comparison with available historical maps indicates that much of the plot was formerly part of the Bridgend Shale-Oil Works and has concluded that the site is considered to have potential and an assessment and or investigation may be required.

- British Airports Authority (BAA) has confirmed that the sites fall within the safeguarding consultation zone (CDX) (which is 13km from an aerodrome, in this case Edinburgh Airport)

under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding who may impose restrictions which require to be observed.

- Increase site capacity on H-BD 2 Willowdean (Site B) - It is noted that the proposed increase in capacity being put forward would be a replacement for H-BD 5 rather than an addition to the overall housing allocations in the village however H-BD 5 is considered to be an effective infill site at the entrance to village which assists in identifying a variety of options for the expansion of Bridgend (i.e. as set out in the 2013 Site Assessments (CDX)).

The Council does not therefore agree to any modifications to the LDP resulting from these submissions.

H-BD 5

Housing site H-BD 5 Bridgend Farm is shown on proposal map 2 of the LDP and in section 6 (page 83) proposals by settlement but has been omitted in error from Appendix Two: Schedule of Housing Sites/Site Delivery Requirements. The council suggests the LDP is amended to include the site in appendix 2 and agrees to the suggestions made in representation **WL/LDP/PP/0243** from SEPA in relation to flood risk as it reflects their most current advice. For this reason, the council agrees to modify the Plan and considers this to be a non-notifiable modification.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning)

Site allocations in Bridgend were reassessed as part of the proposed plan with 5 sites being proposed for housing development. The council do not want to see a reduction in the overall number of units which can be supported in Bridgend as it is recognised that the housing allocations will assist in regeneration of the village and addressing the tenure balance within the settlement.

It is noted that the proposed increase in capacity being put forward would be a replacement for H-BD 5 rather than an addition to the overall housing allocations in the village however H-BD 5 is considered to be an effective infill site at the entrance to village which assists in identifying a variety of options for the expansion of Bridgend. The council does not therefore agree to any modifications resulting from this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 9A	Allocation of land for housing at 9A Church Street Depot, Broxburn	
Development plan reference:	H-BU 11 - Church Street Depot, Broxburn	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0007(Mr & Mrs Sword)
WL/LDP/PP/0043 (Mr & Mrs B J Moore)
WL/LDP/PP/0044 (Mr Duffy)
WL/LDP/PP/0051 (Mr and Mrs B J Moore)
WL/LDP/PP/0061 (Alan Cunningham on behalf of Broxburn United Sports Club Trust)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0412 (Mr & Mrs B J Moore)
21496118 / 29dda79 (Miss Michelle Bintcliffe)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Bathgate (page 174) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 11 - Church Street Depot, Broxburn

WL/LDP/PP/0007(Mr & Mrs Sword)
WL/LDP/PP/0043 (Mr & Mrs B J Moore)
WL/LDP/PP/0051 (Mr and Mrs B J Moore)
WL/LDP/PP/0412 (Mr & Mrs B J Moore)
WL/LDP/PP/0044 (Mr Duffy)
WL/LDP/PP/0076 (Mr & Mrs Waters)
Objection is raised to allocation of the site for housing for one or more of the following reasons:-

- car parking problems on Church Street,
- the density of development,
- impact on the mature boundary trees.

A suggestion was also raised to turn the site into a car park as it is claimed parking in Church Street / Stewartfield Road is congested at times and causes concern for the Emergency Services. This car park would serve both the sports centre and the playing field.

21496118 / 29dda79 (Miss Michelle Bintcliffe)
Objects to allocation of the site for the following reasons and states it should be removed from the plan for a number of reasons:

- The area borders the main playing fields and contributes to the valued green space;
- building homes on the site degrades the open space and this houses will look directly onto the playing field and increase the chance of anti-social behaviour;

- such a development would be out of keeping with the existing surrounding housing;
- access to the site will increase traffic on Church street to the detriment of children; and
- any removal of the trees between the site and Stewartfield Road would affect privacy of existing Stewartfield Road residents.

WL/LDP/PP/0061 (Alan Cunningham on behalf of Broxburn United Sports Club Trust)
Broxburn United Sports Club Trust (BUSC) lodge an objection to the LDP proposal regarding H-BU 11 (and H-BU 12). They object to the reduction in essential car parking for their members and visitors at both these locations, but in particular H-BU 11.

Albyn Park facility has over 700 members consisting of 32 teams and equivalent visiting teams. BUSC have a weekly through flow of around 3,000 people to Albyn Park over a 7 day operation.

Residents in Church St have complained for many years to WLC about parking issues caused by Xcite and BUSC. BUSC only have 25 parking spaces at Albyn Park with another additional 18 provided at Buchan Park.

BUSC wish to retain these H-BU 11 Stewartfield parking spaces where they manage 5 playing fields in addition to their artificial pitch at Albyn Park. Parents also use the road parking at H-BU 12 to access Stewartfield parks from the east end.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 11 - Church Street Depot, Broxburn

21496118 / 29dda79 (Miss Michelle Bintcliffe)
Objects to the site and states it should be removed from the Plan.

WL/LDP/PP/0061 Alan Cunningham for Broxburn United Sports Club Trust
Seeks to retain these Stewartfield parking spaces within the H-BU 11 allocation.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 11 - Church Street Depot, Broxburn

WL/LDP/PP/0007(Mr & Mrs Sword)
WL/LDP/PP/0043 (Mr & Mrs B J Moore)
WL/LDP/PP/0044 (Mr Duffy)
WL/LDP/PP/0051 (Mr and Mrs B J Moore)
WL/LDP/PP/0061 (Alan Cunningham on behalf of Broxburn United Sports Club Trust)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0412 (Mr & Mrs B J Moore)
21496118 / 29dda79 (Miss Michelle Bintcliffe)

The site was occupied by a former Housing Services Depot until the early 2000's. It then fell out of use and was subsequently vandalised and declared surplus by the council. Consequently, in the earlier Broxburn Area Local Plan (1989), there were no proposals or polices specific to the site.

Similarly, the adopted West Lothian Local Plan (2009) (CDX) shows the site as "white land", within the settlement boundary and while there are no proposals or polices specific to the site, there is a presumption in favour of development within these urban boundaries, although it abuts the southern boundary of Stewartfield Park which is protected as open space.

The West Lothian Local Development Plan Main Issues Report (2014) (CDX) identified the site as a "Preferred New site" for housing use, ref. BRO 6. There were no representations on this site at this stage.

A planning brief has not been prepared, but would address such planning issues as survey and retention of the mature boundary trees and density of development. The site is currently fenced off and forms disused buildings and hardstanding. It does not contribute in any way to the District Park, nor its setting. The existing pitches are formed in an east – west orientation and sit some considerable distance from the site boundary that should reduce any perceived conflict between park users and new houses re-developed on the brownfield site.

Only a relatively low number of 10 dwellings are proposed for the site and this should not significantly exacerbate traffic or pedestrian conditions on Church Street.

The council has however been persuaded that the loss of the car parking spaces on the west side of the site, adjacent to the new entrance to Stewartfield District Park, would be an unfortunate consequence of development and would for that reason be prepared to re-define the extent of the allocation to exclude the parking spaces it in order that they can continue to be used by park users and BUSC. The council would therefore not take issue to the Reporter recommending that the boundary of site H-BU 11 is appropriately amended on Proposals Map 3 to accommodate this.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 9B	Allocation of land for housing at Hillview Avenue, Broxburn	
Development plan reference:	H-BU 12 – Hillview Avenue, Broxburn	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0008 (Mr & Mrs Dunbar)
WL/LDP/PP/0009 (Mr W Cowan)
WL/LDP/PP/0010 (Mrs H Paterson)
WL/LDP/PP/0011 (Mr Tom Brechney)
WL/LDP/PP/0012 (Mr & Mrs Coutts)
WL/LDP/PP/0013 (Mr J and Mrs A Gardner)
WL/LDP/PP/0014 (M L Donaldson)
WL/LDP/PP/0018 (Margaret Howard)
WL/LDP/PP/0019 (Mr & Mrs Sword)
WL/LDP/PP/0020 (David and Frances Cowe)
WL/LDP/PP/0026 (Nyree)
WL/LDP/PP/0027 and 21115861-ecccb34 (Yvonne Shaw)
WL/LDP/PP/0035(Kathleen Halliday)
WL/LDP/PP/0036 (Jim Leslie)
WL/LDP/PP/0037 (Gerry Doherty)
WL/LDP/PP/0038 (Bridie Doherty)
WL/LDP/PP/0042 and 21591345-83a9281 (Councillor Janet Campbell)
WL/LDP/PP/0049 (Janette Little)
WL/LDP/PP/0061 (Alan Cunningham)
WL/LDP/PP/0069 (Alan McIntyre)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0081 (M Kelly)
WL/LDP/PP/0082 (Lee Grieve)
WL/LDP/PP/0089 (Lorraine Peters)
WL/LDP/PP/0092 (James Chapman)
WL/LDP/PP/0093 (Margaret Caroline Dawson)
WL/LDP/PP/0146 (Jim Little)
WL/LDP/PP/0224 (Victoria Wilson)
WL/LDP/PP/0302 (John Gavin)
WL/LDP/PP/0303 (Isabel Gavin)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Bathgate (page 174) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 12 – Hillview Avenue, Broxburn

WL/LDP/PP/0008 (Mr & Mrs Dunbar)
WL/LDP/PP/0009 (Mr W Cowan)
WL/LDP/PP/0010 (Mrs H Paterson)
WL/LDP/PP/0011 (Mr Tom Brechney)
WL/LDP/PP/0012 (Mr & Mrs Coutts)
WL/LDP/PP/0013 (Mr J and Mrs A Gardner)
WL/LDP/PP/0014 (M L Donaldson)
WL/LDP/PP/0018 (Margaret Howard)
WL/LDP/PP/0019 (Mr & Mrs Sword)
WL/LDP/PP/0020 (David and Frances Cowe)
WL/LDP/PP/0026 (Nyree)
WL/LDP/PP/0027 and 21115861-ecccb34 (Yvonne Shaw)
WL/LDP/PP/0035(Kathleen Halliday)
WL/LDP/PP/0036 (Jim Leslie)
WL/LDP/PP/0037 (Gerry Doherty)
WL/LDP/PP/0038 (Bridie Doherty)
WL/LDP/PP/0042 and 21591345-83a9281 (Councillor Janet Campbell)
WL/LDP/PP/0049 (Janette Little)
WL/LDP/PP/0061 (Alan Cunningham)
WL/LDP/PP/0069 (Alan McIntyre)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0081 (M Kelly)
WL/LDP/PP/0082 (Lee Grieve)
WL/LDP/PP/0089 (Lorraine Peters)
WL/LDP/PP/0092 (James Chapman)
WL/LDP/PP/0093 (Margaret Caroline Dawson)
WL/LDP/PP/0146 (Jim Little)
WL/LDP/PP/0224 (Victoria Wilson)
WL/LDP/PP/0302 (John Gavin)
WL/LDP/PP/0303 (Isabel Gavin)

It is explained that a public meeting was hosted by a local resident and approximately 70 people attended. The 30 respondents, listed above, all objected to the allocation of the site H-BU 12 and make the same general points:

- When they moved in 45 years ago, residents were told no houses would be built on site due to under mining issues;
- There is only one road into Hillview Avenue / Place and no room for parking and it is on a bus route;
- There are drainage problems on the site and while drainage was installed several years ago the gala shows had to be relocated;
- Trees (c 30-35) have been planted;
- The footpath across the site is used by people to access the adjacent industrial estate;
- Children use the area to play and it is popular with dog walkers and other recreational uses;
- This is an open space site and there is a presumption against building on these types of site;
- There are a number of brownfield site in and around Broxburn that should be developed before this site;
- There is wildlife on the site;
- Construction noise and loss of privacy would affect many residents who are elderly;
- Loss of views to Arthurs Seat; and
- While understand there is need for social housing in Broxburn, there are more appropriate sites than to lose this open space with trees and wildlife.

Additional issues raised are as follows:

WL/LDP/PP/0061 (Alan Cunningham on behalf of Broxburn United Sports Club Trust)
Broxburn United Sports Club Trust (BUSC) lodge an objection to the LDP proposal regarding H-BU 11 (and H-BU 12). They object to the reduction in essential car parking for their members and visitors at both these locations, but in particular H-BU 11.

Albyn Park facility has over 700 members consisting of 32 teams and equivalent visiting teams. BUSC have a weekly through flow of around 3,000 people to Albyn Park over a 7 day operation.

Residents in Church St have complained for many years to WLC about parking issues caused by Xcite and BUSC. BUSC only have 25 parking spaces at Albyn Park with another additional 18 provided at Buchan Park.

BUSC wish to retain these H-BU 11 Stewartfield parking spaces where they manage 5 playing fields in addition to their artificial pitch at Albyn Park. Parents also use the road parking at H-BU 12 to access Stewartfield parks from the east end.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 12 – Hillview Avenue, Broxburn

WL/LDP/PP/0008 (Mr & Mrs Dunbar)
WL/LDP/PP/0009 (Mr W Cowan)
WL/LDP/PP/0010 (Mrs H Paterson)
WL/LDP/PP/0011 (Mr Tom Brechney)
WL/LDP/PP/0012 (Mr & Mrs Coutts)
WL/LDP/PP/0013 (Mr J and Mrs A Gardner)
WL/LDP/PP/0014 (M L Donaldson)
WL/LDP/PP/0018 (Margaret Howard)
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WL/LDP/PP/0036 (Jim Leslie)
WL/LDP/PP/0037 (Gerry Doherty)
WL/LDP/PP/0038 (Bridie Doherty)
WL/LDP/PP/0042 and 21591345-83a9281 (Councillor Janet Campbell)
WL/LDP/PP/0049 (Janette Little)
WL/LDP/PP/0061 (Alan Cunningham)
WL/LDP/PP/0069 (Alan McIntyre)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0081 (M Kelly)
WL/LDP/PP/0082 (Lee Grieve)
WL/LDP/PP/0089 (Lorraine Peters)
WL/LDP/PP/0092 (James Chapman)
WL/LDP/PP/0093 (Margaret Caroline Dawson)
WL/LDP/PP/0146 (Jim Little)

WL/LDP/PP/0224 (Victoria Wilson)
WL/LDP/PP/0302 (John Gavin)
WL/LDP/PP/0303 (Isabel Gavin)

While no specific modification has been sought, those parties above raising objection to the proposed development of the site H-BU 12, are of a joint view that the site should not be allocated for housing and should be removed from the Plan

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 12 – Hillview Avenue, Broxburn

WL/LDP/PP/0008 (Mr & Mrs Dunbar)
WL/LDP/PP/0009 (Mr W Cowan)
WL/LDP/PP/0010 (Mrs H Paterson)
WL/LDP/PP/0011 (Mr Tom Brechney)
WL/LDP/PP/0012 (Mr & Mrs Coutts)
WL/LDP/PP/0013 (Mr J and Mrs A Gardner)
WL/LDP/PP/0014 (M L Donaldson)
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WL/LDP/PP/0036 (Jim Leslie)
WL/LDP/PP/0037 (Gerry Doherty)
WL/LDP/PP/0038 (Bridie Doherty)
WL/LDP/PP/0042 and 21591345-83a9281 (Councillor Janet Campbell)
WL/LDP/PP/0049 (Janette Little)
WL/LDP/PP/0061 (Alan Cunningham)
WL/LDP/PP/0069 (Alan McIntyre)
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WL/LDP/PP/0092 (James Chapman)
WL/LDP/PP/0093 (Margaret Caroline Dawson)
WL/LDP/PP/0146 (Jim Little)
WL/LDP/PP/0224 (Victoria Wilson)
WL/LDP/PP/0302 (John Gavin)
WL/LDP/PP/0303 (Isabel Gavin)

The Broxburn Area Local Plan (1989) (CDX) had no proposals or allocations for this north eastern part of Broxburn. The adjacent East Mains Industrial Estate, to the north of the site, was not extended till the 1990's when 2 large open storage compounds where created.

During preparation of the initial West Lothian Open Space Strategy in 2005 (CDX) the site was identified as being detached from the main Stewartfield Park area and was not fully utilised or required as part of the wider neighbourhood park. However, since then, improvements to the park

in 2012/13 (including drainage of the pitches) have included provision of a new BMX cycle track in the north area of the park which has reduced to some degree the overall amount of open space available.

The mature trees at the west and east ends of the site are more substantial and in better condition than thought when the site was originally identified at the start of the original open space strategy preparation over 10 years ago. It would therefore perhaps be appropriate to remove from the H-BU 12 housing allocation, the west side strip (i.e.; at the west side westwards from the connecting north / south footpath towards 13 Hillview Avenue terrace) and the east side area (i.e.; south east from either side of the diagonal connecting footpath towards East Mains Estate), that contains mature trees (and culvert on the east side). This would have the effect of reducing the size of the site to c0.63ha and consequently the capacity to nearer to 20 units than the 45 proposed.

The West Lothian Local Plan (2009) (CDX) identified Stewartfield Park as area of protected open space (via Policy COM 2), and it excluded the strip along Hillview Avenue that was shown as "white land" with no specific proposal or policy protection within the settlement boundary. The East Mains Employment Area boundary runs along the north of the proposed Hillview Avenue site.

The 2010 Interim Review of the Open Space strategy (Appendix 1; section: 1.5.4) states:
"The proposed housing developments at Winchburgh and East Broxburn are relatively extensive in size and will more than double the settlement envelopes in part. Therefore, the quantity of open space provided for within these sites should be self-sustainable, providing facilities for future residents.

The current supply of open space in the existing settlements is not of a sufficient size and types to cater for the potential demand from new housing. Furthermore, a loss of open space to the new development would be detrimental to existing residents."

At page 18, it considers; *"Broxburn is a small town with a deficiency in the number of quality public parks…….. Stewartfield Park on the northeast corner of Broxburn is a large area of reclaimed bing, with some mature and semi-natural woodland and playing fields and bounded to the north by the Union Canal. This has been designated as a district park, but does not meet several of the district park criteria……. Stewartfield Park needs more investment in lit core access paths and seating / bins, additional structure planting and diversity of habitat to meet the District Park access standard.*

The Council's NETs Land & Countryside Services view is that the site provides a recreational/amenity area at the south-eastern entrance to Stewartfield Park. Currently Broxburn does meet the target for open space per 1,000 population, but if houses are built on existing open space this may result in a deficiency of open space within Broxburn.

However, the East Broxburn CDA draft concept masterplan submitted as part of the Planning Permission in principle (0897/P/14) (CDX) for the "formation of a local distributor road, erection of a primary school with associated landscaping and open space", for land nearby north of the canal, indicates that due to large areas of contaminated land being present at Albyn these areas will be landscaped and open space and parkland created to form both local and neighbourhood parks. With the new road bridge with pedestrian access over the canal to link the CDA areas of Albyn and Westwood his would be accessible to residents from the Stewartfield area.

In terms of the local green network, the mature trees in this area do help to provide habitat cover between the woodland to the east of the houses on Hillview Avenue (within Liggat Syke Local Park to the south west strip alongside east mains estate and containing the burn) – and the woodland areas to the east and north of Stewartfield Park – although planting here could be enhanced.

The area also acts as a key link for active travel/physical activity – marked as a key off road pedestrian/cycle path in Broxburn, with the potential to join up with central Broxburn through Liggat Syke Park.

The Main Issues Report (2014) raised the prospect of development on the site as EOI-0085, but there were no objections to this potential allocation. This may have been due to no neighbour notification having had to be issued at this stage of the process.

The redevelopment of the nearby Vion major brownfield site (H-BU 14) south of East Main Street has not required major open space facilities as it relied on Station Road Park, to the south west across the A89, to provide a wider neighbourhood park facility.

Transportation have further reviewed the overall Stewartfield Estate and while the number of properties access from the junction of Aitken Orr Drive with Hillview Avenue, just exceeds 200 dwellings, the addition of another potential 45 houses would not create an issue and in their view the site could be accommodated within the existing road network. Additional options exist in relation to the existing link footpath to the industrial estate and potentially placing bollards and widening the footpath to create an emergency access.

Further research has been carried out on the ground conditions and potential undermining of the area. Stewartfield Park was formed from the rehabilitation of Stewartfield Bing that formed a large part of north east Broxburn between the Union Canal and East Mains Farm. The latter was bought be the former County Council and cleared to become the industrial estate in the 1950's while the former Regional Council undertook the rehabilitation of the bing in the late 1970's.

However, the north east side of East Mains was never laid out for development due to concerns about shallow underground working. Hence, the 2 large compounds that were created at the west end of Drovers Road and Young Road in the 1990's were for open storage uses only. They have subsequently been used as long term storage car park for Edinburgh Airport and general car storage.

The British Geological Survey publicly available database of boreholes indicates that there may be some shallow workings in the vicinity: http://mapapps.bgs.ac.uk/geologyofbritain/home.html

The council's contaminated land records shows part of the site was associated with the historic Stewartfield Shale Mines. The area, now bounded by H-BU 12 to the south, appears to have been utilised to store spoil from the mine.

Due to the issues raised in relation to ground conditions and the Liggat Syke culvert the Council's Housing Services, who own the H-BU 12 site, will now commission a desk top study on ground conditions. This can be made available to the reporter.

Following further analysis of Site H-BU 12, Hillview Avenue, and having regard to the representations, the council has been persuaded that there is merit in perhaps reducing the site area, specifically to remove the west side strip (i.e.; at the west side westwards from the connecting north / south footpath towards 13 Hillview Avenue terrace) and the east side area (i.e.; south east from either side of the diagonal connecting footpath towards East Mains Estate), that contains mature trees (and culvert on the east side). The council would therefore not take issue to the Reporter recommending that the boundary of site H-BU 12 is appropriately amended on Proposals Map 3 to reflect this.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 9C	Allocation of land for mixed use development (including housing) at Greendykes Road, Broxburn	
Development plan reference:	H-BU 1 – Greendykes Road, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0429 (Mr & Mrs J Russell) **21870361-9eb24ed** (Scottish Canals - Christopher Breslin)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 165) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-BU 1 – Greendykes Road

Background

Site H-BU 1, Greendykes Road, is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the adopted West Lothian Local Plan (CDX). The overall residential allocation for the East Broxburn element of the CDA is 2,050 units.

The site is derelict industrial land and fronts onto Greendykes Road. It is immediately west of a larger site which is the subject of an application (ref: 0897/P/14) (CDX) for Planning Permission in Principle for the formation of a local distributor road and erection of a primary school with associated landscaping and open space. The Concept Master Plan submitted with that application shows the H-BU 1 site as primarily open space and landscaping associated with the school and a small area of housing on the north part of the site. This application is undetermined awaiting the outcome of site investigation work.

Mixed Use Allocation

WL/LDP/PP/0429 (Mr & Mrs J Russell)
The respondents request that the development of this site is handled with sensitivity as it is an important part of the heritage of the area.

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
SC query why Appendix 2 - Schedule of Housing Sites, Broxburn (page 165) identifies a requirement for a 12m buffer zone between the canal and the site. Suggests that this would effectively limit any prospect of integrating new development with the canal. Such a blanket

approach is considered unhelpful and should instead be reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would be willing to participate in.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 1 – Greendykes Road

WL/LDP/PP/0429 (Mr & Mrs J Russell)
No specific modification of allocation H-BU 1 has been sought.

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
Request that the requirement for a 12m buffer zone is withdrawn and reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would participate in.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 1 – Greendykes Road

WL/LDP/PP/0429 (Mr & Mrs J Russell)
The council notes these comments and acknowledges the industrial heritage of the area will be taken into account at the detailed planning application stage. Retention of some of the fused oil shale which is on the site and its use as public art is being considered through the planning application process.

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
It is confirmed that the requirement for a 12m buffer strip was introduced at the suggestion of SEPA, who in a consultation response identified the need for some mechanism to address potential flood risk. In that context, the council is not agreeable to withdrawing the requirement, regarding it as sensible and precautionary, and it therefore does not propose to modify the plan in response to these representations.

The council is not, however, unsympathetic to the aspirations expressed by SC regarding the integration of new development with the Canal and it is prepared to make it a matter of record that if it can be satisfactorily demonstrated through the submission of detailed proposals and/or a fuller site investigation that a lesser stand-off would suffice, there may be scope for negotiating a reduction in the width of the buffer. Scottish Canals is consulted as a matter of course on proposals which lie in proximity to the canal through the Development Management process and this should enable the final detailing and relationship between the site and the canal to be better considered and determined at that time and when more details are available.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9D	Allocation of land for mixed use development (including employment) at Greendykes House, Broxburn	
Development plan reference:	E-BU 6 – Greendykes House, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0429 (Mr & Mrs J Russell)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 1 – Employment Land Allocations, Broxburn (page 105) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

E-BU 6 – Greendykes House, Broxburn

Background

Site E-BU 6 Greendykes House is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the West Lothian Local Plan (CDX). Given the recent industrial use of the site and the nature of the surrounding industrial uses, the site is now proposed as a specific employment allocation.

The site is low grade industrial land and fronts onto Greendykes Road. It is across Greendykes Road and to the west of a larger site which is the subject of an application (ref: 0897/P/14) (CDX) for Planning Permission in Principle for the formation of a local distributor road and erection of a primary school with associated landscaping and open space. The Concept Master Plan submitted with that application shows the E-BU 6 site as part of a mixed use area. This application is undetermined awaiting the outcome of site investigation work. There are currently no applications which specifically cover the E-BU 6 site.

Employment Allocation

WL/LDP/PP/0429 (Mr & Mrs J Russell)
The respondents request that the development of this site is handled with sensitivity as it is an important part of the heritage of the area.

Modifications sought by those submitting representations:

Representations to Allocated Sites

E-BU 6 – Greendykes House, Broxburn

WL/LDP/PP/0429 (Mr & Mrs J Russell)
No specific modification of allocation E-BU 6 has been sought.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

E-BU 6 – Greendykes House, Broxburn

WL/LDP/PP/0429 (Mr & Mrs J Russell)
The council notes these comments and acknowledges the industrial heritage of the area which will be taken into account at the detailed planning application stage. There are currently no applications which specifically cover this site.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9E	Non-allocation of land for housing in Broxburn	
Development plan reference:	MIRQ-0049 (EOI-0138)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0415 (Andrew Bennie on behalf of Ashdale Land and Property Company Limited)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 165-175) Proposals Map 2, Broxburn	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

MIRQ-0049 (EOI-0138)

WL/LDP/PP/0415 (Andrew Bennie on behalf of Ashdale Land and Property Company Limited)

The respondent queries the ability of sections of the allocated West Wood site (H-BU 10) and that section of the Ashdale land holding which sits to the south of the canal to accommodate residential development.

Concerns are raised about the impact of potential noise nuisance from a scrap metal processing plant operating at the north east corner of the East Mains Industrial Estate and the occurrence of "black mould" affecting properties in close proximity to the adjacent distillery. It is explained that these issues will result in a significant reduction in the residential capacity of the West Wood site and doubts are raised about the commercial viability of the overall West Wood site for residential development. At the very least, the respondent anticipates significant revisions having to be made to the currently tabled composite master plan in order to reflect the implications of these two constraints and suggests this will require a redistribution of the housing numbers as set out in the Proposed Plan (page 84).

It is also intimated that the Plan should be revised to reflect the significant nature of the contamination/geotechnical constraints which affect the allocated Albyn site (H-BU 4) as it is not considered commercially viable to bring forward residential development on this part of the wider site. A different solution requires to be found to deal with this part of the site (likely to be based on a landscape led remediation strategy). It is suggested that the residential units that are "lost" from this site should be reallocated elsewhere, to the west and within the wider East Broxburn site.

The respondent is of the view that if it subsequently proves impossible to bring forward these allocations in full, it would be in order for the LDP to anticipate this and build into the Plan sufficient flexibility within the East Broxburn allocation to allow it to accommodate the intended scale of development on land, within the Ashdale ownership, but which is not presently identified/allocated for development.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0049 (EOI-0138)

WL/LDP/PP/0415 (Andrew Bennie on behalf of Ashdale Land and Property Company Limited)

It is suggested that the Plan is amended to make provision for the identification of a longer term reserve of land to the west side of the current boundary of site H-BU 8 and north of site H-BU 9, to be brought forward for development if further land were to be required to accommodate the housing numbers which are set out in the Proposed Plan.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0049 (EOI-0138)

WL/LDP/PP/0415 (Andrew Bennie on behalf of Ashdale Land and Property Company Limited)

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to make provision for the longer term reserve land to the west side of the current boundary of site H-BU 8 and north of site H-BU 9 as a response to any reduction in the number of houses that may occur on allocated sites H-BU 4 and H-BU 10.

Firstly, the respondent has not identified the precise areas of the two allocates sites which are said to be undevelopable due to the impact of the neighboring uses. Secondly, there are inadequate details of the proposed alternative site suggested by the respondent in place of the undevelopable areas within H-BU 4 and H-BU 10.

It is the council's position that there is in any event sufficient flexibility within East Broxburn/Winchburgh CDA to offset any reduction in the capacity of sites H-BU 4 and H-BU 10 without the need to relocate or extend the CDA.

With regard to the proposed reserve allocation west of H-BU 8 and north of site H-BU 9, these areas are currently part of the countryside belt, intentionally designed to prevent settlement coalescence. Development at this location would constitute a significantly physical and intrusive expansion of the existing Broxburn settlement, the visual impact of which would be all the more prominent given that the land slopes from south to north.

The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why this designation has been rolled forward to the LDP. The council's approach to countryside belt is set out in the Countryside Belt Position Statement (CDX).

For these reasons, the council does not propose to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 9F	Allocation of land for mixed use (including housing) within the Broxburn Core Development Area (CDA)	
Development plan reference:	H-BU 8 - Greendykes Road (West) H-BU 9 - Greendykes Road (East) H-BU 10 - Westwood	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0243 (SEPA)
WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
21716490-c057327 (John Orr)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 – Schedule of housing sites, Broxburn (pages 165 to 175) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocation of land for mixed use within the CDA (including housing)

Background
These sites lie within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the West Lothian Local Plan. The overall residential allocation for the East Broxburn element of the CDA is 2050 units.

The three sites comprise agricultural fields and woodland. Part of H-BU 8 and the majority of H-BU 10 are the subject of current planning applications (refs. 0558/P/09, 0485/P/10 and 0897/P/14) (CDX) The former two are for Planning Permission in Principle for mixed use developments comprising housing, community facilities and recreational uses with associated landscaping and open space. The latter is for Planning Permission in Principle for the formation of a local distributor road and erection of a primary school. An overall Concept Master Plan for the wider CDA has been submitted with each application. These applications remain undetermined.

Mixed Use Allocation within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
Requires Flood Risk Assessments to be undertaken for development sites within the CDA

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
Challenges the effectiveness of a number of the CDA allocations in East Broxburn and specifically supports the deletion of the north part of site allocation H-BU 10 in the East Broxburn CDA in order to allow for further land allocations to be made at/within the Winchburgh CDA.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)

Questions the effectiveness of the housing allocations in East Broxburn and their ability to contribute to the 5 year housing land supply. Requests that the boundaries of the CDA are re-examined and notes in particular that the Concept Masterplan submitted with the CDA planning applications has substantial areas of open space due to the undermining and contaminated land issues in the area. Also seeks certainty over the funding mechanism for a new non-denominational secondary school at Winchburgh which is required to be funded jointly with the East Broxburn developers.

21716490-c057327 (John Orr)
Objects to the LDP continuing to support the principle of further housing in the Core Development Areas (CDAs) and regards it as a pointless and misguided strategy. Observes that only some of the CDAs have seen development activity and that there has been none in Broxburn after nearly 7 years. It is suggested that a combination of factors including contamination, fragmented landholdings, lack of servicing and environmental factors such as black mould render this CDA virtually undevelopable. Allocated sites H-BU 8, H-BU 9 and H-BU 10 are identified as being non effective and it is suggested that they be abandoned and replaced with more easily developed sites.

Modifications sought by those submitting representations:

Representations to Allocation of land for mixed use within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
Requires the LDP to include the need for Flood Risk Assessments to be undertaken for development sites within the CDA.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
Requests the deletion of constrained sites referred to in Broxburn and in particular deletion of the northern portion of site H-BU 10 as proposed.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Requires the East Broxburn CDA boundaries to be reduced, particularly in the north. Requests that a co-ordinated approach to infrastructure delivery, with a parallel financial framework plan or plans, is drawn up to accompany the LDP; in particular certainty is required over the funding mechanism for a new non-denominational secondary school at Winchburgh, which is to be jointly funded by the Winchburgh and East Broxburn CDA developers.

21716490-c057327 (John Orr)
Requests that allocated sites H-BU 8, H-BU 9 and H-BU 10 be deleted and replaced with more easily developed sites.

Summary of responses (including reasons) by planning authority:

The general issues relating to land supply and the effectiveness of the site are addressed in a separate Schedule 4 ((1A) (Housing Land Supply and Policies HOU1 and HOU2).

Representations to Allocation of land for mixed use within the CDA(including housing)

WL/LDP/PP/0243 (SEPA)
The LDP Appendix Two: *Schedule of Housing Sites* already identifies the need for an FRA as part of the delivery requirements for development of sites within the CDA (CDX) (pages 165 to 173). No modifications are therefore required in terms of this representation.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
As set out in the response to the Winchburgh CDA representations (**24F**) the capacity in that CDA is increased to 3,950 residential units in the LDP. It is acknowledged that the individual numbers of units may alter between the sites and the council has carefully considered the reasons put forward in support of the modifications to the East Broxburn CDA, particularly in respect of the effectiveness of sites. There are, however, three current planning applications in the CDA and whilst there have been a number of technical issues, including those relative to potential contamination, the developers are currently undertaking further site investigations to address such issues.

The council remains of the view that there is insufficient justification to modify these allocations as there is enough flexibility in the boundaries of both CDAs to accommodate any changes in capacity of individual sites. For these reasons, the council does not propose to modify the plan in response to this representation.

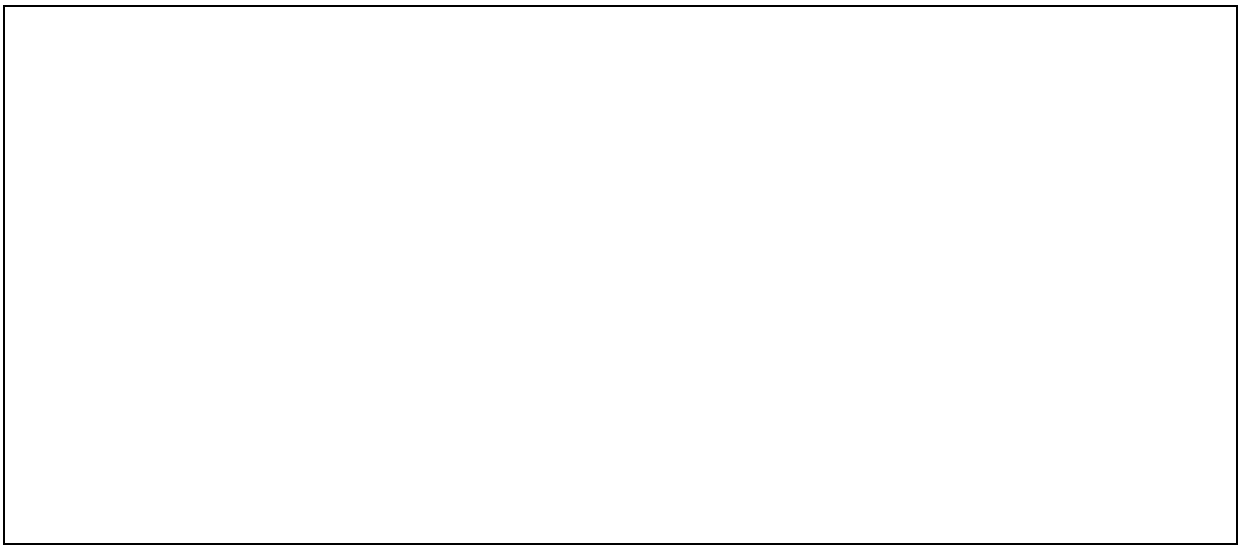
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
As above, the council is satisfied that there is an adequate overall housing total for the full Winchburgh CDA of 3,950 and there is no need to reduce the boundaries of the allocations in East Broxburn to accommodate this.

In terms of the delivery of the infrastructure associated with the CDA, the council has set out in the WLLP and in the LDP (CDX)(Appendix 2 – pages 119 to 124) that the requirements are to be fully developer funded. This is also established in the planning obligation that covers the Winchburgh CDA permission in principle and would also be contained within any obligation relating to permissions in the East Broxburn CDA. The council is able to work with the developers to introduce phasing for the delivery of key infrastructure and introduce flexibility, where possible, in terms of the triggers for the delivery of that infrastructure. Nevertheless, the overall funding proposal requirements need to rest with the developers and the council does not propose to modify the plan in response to this representation.

21716490- c057327 (John Orr)
The CDA allocations are not housing allocations but rather mixed use allocations which incorporate both derelict brownfield sites and greenfield sites. The CDA allocation strategy is aimed specifically at addressing the contamination and servicing issues that Mr Orr refers to whilst permitting the development of greenfield sites which, in combination, should ensure the overall development is viable. The council remains of the view that there is insufficient justification to modify these allocations particularly as there are current undetermined planning applications. The council does not therefore propose to modify the plan in response to this representation.

Reporter's Conclusions:

Reporter's Recommendations:



West Lothian Council

Issue: 9G	Allocation of land for housing at Kirkhill North, Broxburn	
Development plan reference:	H-BU 13 – Kirkhill North, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
20937853-5e127a5 (Elizabeth Love) **21716490- c057327** (John Orr)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 175) Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 13 – Kirkhill North, Broxburn

Background

SiteH-BU 13 Kirkhill North has the benefit of Planning Permissions ref: 0758/P/14 (CDX) and 0259/MSC/15 (CDX) for 185 houses and Planning Permission ref: 0757/FUL/14 (CDX) for 45 houses. Development commenced on the site in mid-2015.

20937853-5e127a5 (Elizabeth Love)
Objection is raised to the allocation of the site for housing for the following reasons:-

- concern that development will likely be detrimental to the value of the respondents property;
- concern that development will diminish current views and outlook and reduce light to the respondents property; and
- an understanding that ground conditions rendered the site unsuitable for development and that this had influenced the respondents purchase of property, as did its unbuilt and open aspect (referred to as 'green belt').

The respondent has also complained that development has commenced on site and alleges that the works do not accord with the plans which had been observed.

21716490-c057327 (John Orr)
Objection is raised to allocation of the site for housing specifically citing a belief that the site is non effective and cannot be relied upon to contribute to meeting the LDP Housing Land Target.

The respondent also expresses surprise that this greenfield site on the edge of an existing settlement, and which had never previously been identified for development in the adopted WLLP, or featured in the 'call for sites' exercise or the Main Issues Report, has been allocated.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 13 – Kirkhill North, Broxburn

20937853-5e127a5 (Elizabeth Love)
21716490-c057327 (John Orr)
No specific modifications have been sought. However, objections are raised to allocation of the site suggesting that the site is removed from the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 13 – Kirkhill North, Broxburn

20937853-5e127a5 (Elizabeth Love)
It is unclear whether the respondent was aware that the site had secured planning permission. The application had been given the necessary publicity and notification had been carried out. As related above, housing is legitimately in the process of being constructed.

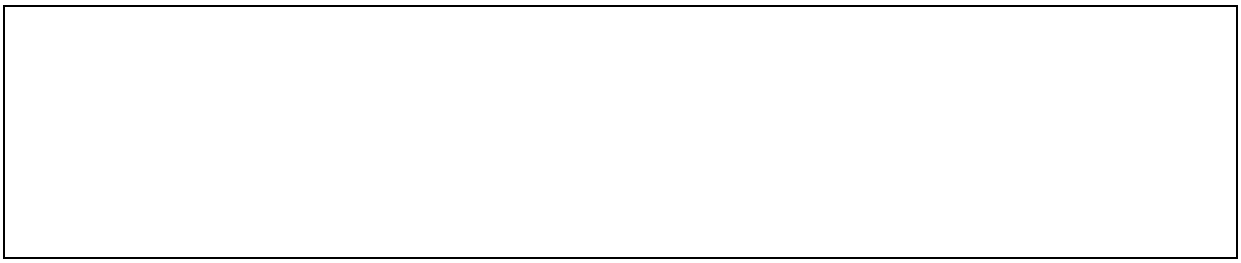
Notwithstanding this, the issues of property values and interruption to outlooks and views are not material planning considerations. The issues of loss of light and outlook for neighbouring properties and the suitability of the ground conditions have already been considered as part of the formal process of assessing the planning applications. The impacts on existing residential amenity have been shown to be acceptable through that process. Appropriate remediation measures are in place to address the ground conditions. While there have been instances of non-compliance with the approved plans these have been addressed through the appropriate development management channels.

21716490- c057327 (John Orr)
The general issues relating to land supply and the effectiveness of sites are addressed more extensively in a separate Schedule 4 (**1A**) (Housing Land Supply and Policies HOU1 and HOU2) and also in the Housing Land Position Statement (**CDX**). As development has commenced on this site, concerns about non effectiveness have been superseded.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's Conclusions:

Reporter's Recommendations:



West Lothian Council

Issue: 9H	Allocation of land for housing at West Wood, Broxburn	
Development plan reference:	H-BU 10 – West Wood, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870361-9eb24ed (Scottish Canals - Christopher Breslin) **21716490-c057327** (John Orr) **21772260-be38d90** (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 173) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-BU 10 – West Wood, Broxburn

Background

Site H-BU 10 West Wood is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the adopted West Lothian Local Plan (CDX). The overall residential allocation for the East Broxburn element of the CDA is 2,050 units.

The site comprises agricultural fields and woodland and is the subject of an application (ref: 0485/P/10) (CDX) for Planning Permission in Principle for a 38.5 Ha mixed use development comprising housing, community facilities with associated landscaping and open space. An overall Concept Master Plan for the wider CDA and an Illustrative Master Plan (as amended) for the site have been submitted with that application. This application is undetermined.

Mixed Use Allocation

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
SC query why Appendix 2 - Schedule of Housing Sites, Broxburn (page 173) identifies a requirement for a 12m buffer zone between the canal and the site. Suggests that this would effectively limit any prospect of integrating new development with the canal. Such a blanket approach is considered unhelpful and should instead be reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would be willing to participate in.

SC would welcome further discussions about the site being well integrated into the Union Canal in terms of access, connectivity, and drainage and infrastructure. Moorings, towpath improvements and lighting (where appropriate) should be considered as part of any brief preparation.

21716490-c057327 (John Orr)

Mr Orr considers that the H-BU 10 site is not an effective housing allocation because of the combination of contamination, fragmented landholdings, lack of servicing and environmental factors such as 'black mould' and should no longer be pursued as a housing allocation.

21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust
The Trust has made an objection relating to the overall East Broxburn CDA which relates to the calculation of the land supply and the effectiveness of a number of the sites in the East Broxburn CDA. With specific regard to site H-BU 10, it seeks the deletion of the northern portion of this site and the transfer of the resultant reduction in capacity to land south of Winchburgh.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 10 – West Wood, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
Request that the requirement for a 12m buffer zone is withdrawn and reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would participate in and that the requirement for the site to be well integrated into the Union Canal in terms of access, connectivity, drainage and infrastructure is included.

21716490- c057327 (John Orr)
Requests that the site be removed as a housing allocation in the LDP.

21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust
Seeks the deletion of the northern portion of site H-BU 10 and the transfer of the resultant reduction in capacity to land south of Winchburgh.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 10 – West Wood, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
It is confirmed that the requirement for a 12m buffer strip was introduced at the suggestion of SEPA, who in a consultation response identified the need for some mechanism to address potential flood risk. In that context, the council is not agreeable to withdrawing the requirement, regarding it as sensible and precautionary, and it therefore does not propose to modify the plan in response to these representations.

The council is not, however, unsympathetic to the aspirations expressed by SC regarding the integration of new development with the Canal and it is prepared to make it a matter of record that if it can be satisfactorily demonstrated through the submission of detailed proposals and/or a fuller site investigation that a lesser stand-off would suffice, there may be scope for negotiating a reduction in the width of the buffer. Scottish Canals is consulted as a matter of course on proposals which lie in proximity to the canal through the Development Management process and this should enable the final detailing and relationship between the site and the canal to be better considered and determined at that time and when more details are available.

The SC comments that the canal is considered as an option for mitigating flooding or taking surface

water and that the site is fully accessible / integrated with the canal are already covered by the text relative to this site, under the headings Flood Risk and Other respectively.

21716490- c057327 (John Orr)
The general issues relating to land supply and the effectiveness of the site are addressed in a separate Schedule 4 (**1A**) (Housing Land Supply and Policies HOU1 and HOU2).

The H-BU 10 allocation is not a purely housing allocation but rather a mixed use allocation. It is also part of the wider CDA allocation which incorporates both derelict brownfield sites and greenfield sites such as the H-BU 10 site itself. The CDA allocation is aimed specifically at addressing the contamination and servicing issues that Mr Orr refers to whilst permitting the development of greenfield sites which, in combination, should ensure the overall development is viable.

21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust
The CDAs are very much a key element of the spatial strategy of the LDP and the council continues to pledge its support and encourage their development. It seeks to sustain the integrity of all of the CDAs including Broxburn and aspires to see them developed as originally intended.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9I	Allocation of land for mixed use development (including housing at Albyn, Broxburn	
Development plan reference:	H-BU 4 – Albyn, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870361-9eb24ed (Scottish Canals - Christopher Breslin)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 168) Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 4 – Albyn, Broxburn

Background

Site H-BU 4 Albyn is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the adopted West Lothian Local Plan (CDX). The overall residential allocation for the East Broxburn element of the CDA is 2,050 units.

There is a current application (ref: 0897/P/14) (CDX) for Planning Permission in Principle for the formation of a local distributor road and erection of a primary school with associated landscaping and open space. This site includes some of the land which is within H-BU 4.

Mixed Use Allocation

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
SC query why Appendix 2 - Schedule of Housing Sites, Broxburn (page 168) identifies a requirement for a 12m buffer zone between the canal and the site. Suggests that this would effectively limit any prospect of integrating new development with the canal. Such a blanket approach is considered unhelpful and should instead be reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would be willing to participate in.

SC would also welcome discussions about flooding and suggest the canal is considered as an option for mitigating flooding or taking surface water discharge from the site.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 4 – Albyn, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
Request that the requirement for a 12m buffer zone is withdrawn and reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would participate in.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 4 – Albyn, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
It is confirmed that the requirement for a 12m buffer strip was introduced at the suggestion of SEPA, who in a consultation response identified the need for some mechanism to address potential flood risk. In that context, the council is not agreeable to withdrawing the requirement, regarding it as sensible and precautionary, and it therefore does not propose to modify the plan in response to these representations.

The council is not, however, unsympathetic to the aspirations expressed by SC regarding the integration of new development with the Canal and it is prepared to make it a matter of record that if it can be satisfactorily demonstrated through the submission of detailed proposals and/or a fuller site investigation that a lesser stand-off would suffice, there may be scope for negotiating a reduction in the width of the buffer. Scottish Canals is consulted as a matter of course on proposals which lie in proximity to the canal through the Development Management process and this should enable the final detailing and relationship between the site and the canal to be better considered and determined at that time and when more details are available.

The SC comment that the canal is considered as an option for mitigating flooding or taking surface water is already covered by the text relative to this site, under the heading Flood Risk and the council therefore does not propose to modify the plan in response to these representations.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9J	Allocation of land for mixed used development (including housing) at Candleworks, Broxburn	
Development plan reference:	H-BU 5 – Candleworks, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870361-9eb24ed (Scottish Canals - Christopher Breslin)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 169) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-BU 5 – Candleworks, Broxburn

Background

Site H-BU 5 Candleworks is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the adopted West Lothian Local Plan (CDX). The overall residential allocation for the East Broxburn element of the CDA is 2,050 units.

The site was the subject of an application (ref : 0115/P/11) (CDX) for Planning Permission in Principle for a 4.4 Ha residential development for which there was a Minded to Grant decision in April 2012. The application was, however, subsequently withdrawn in 2015.

Mixed Use Allocation

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
SC query why Appendix 2 - Schedule of Housing Sites, Broxburn (page 169) identifies a requirement for a 12m buffer zone between the canal and the site. Suggests that this would effectively limit any prospect of integrating new development with the canal. Such a blanket approach is considered unhelpful and should instead be reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would be willing to participate in.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 5 – Candleworks, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
Request that the requirement for a 12m buffer zone is withdrawn and reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would participate in.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 5 – Candleworks, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
It is confirmed that the requirement for a 12m buffer strip was introduced at the suggestion of SEPA, who in a consultation response identified the need for some mechanism to address potential flood risk. In that context, the council is not agreeable to withdrawing the requirement, regarding it as sensible and precautionary, and it therefore does not propose to modify the plan in response to these representations.

The council is not, however, unsympathetic to the aspirations expressed by SC regarding the integration of new development with the Canal and it is prepared to make it a matter of record that if it can be satisfactorily demonstrated through the submission of detailed proposals and/or a fuller site investigation that a lesser stand-off would suffice, there may be scope for negotiating a reduction in the width of the buffer. Scottish Canals is consulted as a matter of course on proposals which lie in proximity to the canal through the Development Management process and this should enable the final detailing and relationship between the site and the canal to be better considered and determined at that time and when more details are available.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9K	Allocation of Land for mixed use development at Kilpunt, By Broxburn	
Development plan reference:	EOI-0115 – Kilpunt, By Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 165-175) Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

Representations to Non Allocated Sites

EOI-0115 – Kilpunt, By Broxburn

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)
The respondent maintains that development of the land at Kilpunt has an important role to play in the future delivery of policy objectives of the council and the delivery of mixed use development and that this should be reflected in the designation of the land on the Proposals Map. Cadzow Estate also suggests that the Proposals Map should be clearer about the extent of the proposed Kilpunt Park and Ride facility (P-33 on page 276).

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0115 – Kilpunt, By Broxburn

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)
Seeks the allocation of land at Kilpunt for mixed use development (including housing) and that the extent of the proposed Kilpunt Park and Ride facility should be more clearly defined on the Proposals Map.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0115 – Kilpunt, By Broxburn

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)
The council's key aims in respect of housing and mixed use allocations are to provide a generous supply of housing land in sustainable locations and to continue to promote and support major development within the previously identified CDA's.

The site is separated from the settlement of Broxburn by the busy A89 road corridor and is remote from the allocated East Broxburn CDA. It is therefore in an unsustainable location which does not accord with the housing objectives of the emerging LDP strategy. It is not needed in terms of housing

land supply requirements for the plan and instead is an important site within the proposed extension to the Livingston Countryside Belt. It is necessary that it is retained in the Countryside Belt to maintain the separate identity and visual separation of settlements and in particular to protect the landscaped setting of Broxburn. Allocation of this site for development would lead to significant visual intrusion. It is therefore not proposed to modify the plan.

As there are no specific proposals for the Park and Ride facility at this time the identification P-33 on the Proposals Map is indicative only.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 10A	Allocation of land for housing in Dechmont	
Development plan reference:	H-DE 1 - Bangour Village Hospital H-DE 2 - Main Street, Dechmont H-DE 3 - Bangour Village Hospital Reserve Site (Burnhouse Road)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0141 (Alastair Lyon)
WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
21797504-db5cda2 (Rhona Watt)
21704333-cb6ac13 (Elaine Pringle)
21125984-fec1d9f (John Johnston)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0423 (Walker Group Scotland Ltd)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Dechmont (pages 85 & 88) Appendix 2 - Schedule of Housing Sites, Dechmont (page 176-178) Proposals Map 5, Villages (Dechmont)

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-DE 1 - Bangour Village Hospital

WL/LDP/PP/0141 (Alastair Lyon)
Advises that the allocated site embraces land which is owned by the respondent and his neighbours who reside at No's 9, 11, 13 and 15 Goodall Place, Dechmont.

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Objects in general to the allocation of site H-DE 1 for reasons allied to the impact of development on infrastructure; traffic issues and the loss of green land.

Requests that the 'Transportation' entry in Appendix 2 and relating to site H-DE 1 is amended to remove the reference about opportunities to link into Goodall Place and Burnside. The respondents are concerned that if this entrance to the site is opened up to vehicular access it would result in a rat-run through the village hospital site and Dechmont generally. During a recent public consultation organised by NHS Lothian to explain their proposals for the development of this site, it had been stated that this entrance would not be used for vehicles. The respondents are seeking assurance of this.

Expresses concerns that the total number of 550 units would result in significant traffic issues for the

surrounding area. This is supported by a recent traffic survey produced by NHS Lothian. Proposes that a statement should therefore be added to Appendix 2 requiring that additional road infrastructure improvements are required to facilitate the development of this site. In particular, it is proposed that traffic lights should be installed on the Dechmont Roundabout.

Advises that Bangour Village is situated within half a mile of two existing flight paths to Edinburgh Airport (GOSAM and GRICE), In 2015 Edinburgh Airport trialled a new flight path (TUTUR) which saw planes take off towards the Forth and passing over West Lothian and raised a substantial number of noise complaints. There are concerns that if permanently approved this will see an additional flight path directly over Bangour Village, with aircraft at 3,000 - 4,000 feet above the development. Coupled with planned increased flight departures this will negatively impact on future residents and hence the reason why new homes on the Bangour Village site should be re-considered. At the very least, all new homes should be specifically insulated against aircraft noise, the cost for which should be met by Edinburgh Airport.

Refers to Appendix 2 and proposes that the submission of a noise survey should be made mandatory rather than just advisory. Also indicates that the list of catchment area schools has omitted Kirkhill Primary School and that this should be remedied.

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
The respondent has made a number of comments and observations relative to the Proposed Plan which are addressed in separate Schedule 4s, but principally (1A) which deals with generic housing land issues. The representations summarised below are however specific to site H-DE 1, Bangour Village Hospital.

While supportive of the allocation in principle, the respondent indicates that the appropriate boundary for the Bangour Village allocation in the LDP should be the same as that shown in the current planning application ref. 0607/P/15 (CDX) and extends over the full extent of the NHS Lothian land ownership. It includes land which is not currently shown as part of the allocated H-DE 1 site but which is instead shown as falling within a 'Special Landscape Area'. In the current adopted West Lothian Local Plan (WLLP), (CDX) the equivalent area is identified as an area of Great Landscape Value (AGLV). The respondent argues that their planning application submission has demonstrated that development within this northern sector is possible without compromising the integrity of the AGLV. It is noted that Policy ENV 1 makes provision for development to be considered within such areas and that it should be a matter for the development management process to determine whether the detailed proposals that will be brought forward are sufficiently sensitive to this area. The respondents contend that that it is appropriate and logical that the housing allocation for Bangour is extended across the entirety of the (planning application site) and not restricted to the boundary shown in the Proposed Plan.

On the basis that there is a shortfall of housing land in West Lothian, an increase in the allocation of housing capacity at Bangour Village is considered to be appropriate. The number of houses being sought by NHS Lothian is in the region of 800, substantially more than the 550 identified in the Proposed Plan, but includes the area identified as a Special Landscape Area described above. From the whole site of approximately 220 acres, there are approximately 70 net acres of developable land which could accommodate residential development. It is considered that a density of between 12-15 homes per acre is appropriate as this would meet with the requirements of the development industry. It is requested that the LDP allocation for housing is increased from 550 units to 800 units; plus a further potential increment for converted buildings i.e. approximately 150-200, subject to final viability testing. It is argued that this would be consistent with a presumption in Scottish Planning Policy 2014 in favour of sustainable development and particularly on an allocated, effective site which is capable of delivering more units than currently provided for in the LDP. Furthermore,

given the potential build out rate of c 100 units annum, it is the case that development would not be fully developed until well into the proposed plan period and this will have the benefit of helping to maintain the housing land supply position throughout the plan period.

The respondents advise that the masterplan and current planning application for the development of site H-DE 1 have been informed by a number of studies looking at landscape, biodiversity, and environmental elements and satisfactorily demonstrate the suitability of the site to support an increased housing allocation i.e. in excess of the 550 the Proposed Plan allocates. They are also not aware of any technical objections from statutory/non-statutory consultees for circa 800+ new build houses.

Advises that a number of uses other than housing have also been proposed within what is a residential led application. An illustrative masterplan shows an ancillary mixed use development which could potentially include:

- Class 1 (Retail)
- Class 2 (Financial, professional and other services)
- Class 3 (Food and Drink)
- Class 4 (Business)
- Class 5 (General Industrial)
- Class 6 (Storage or Distribution)
- Class 7 (Hotel)
- Class 8 (Residential Institutions)
- Class 10 (Non-residential institutions) to include a new primary school
- Class 11 (Assembly and Leisure)

WL/LDP/PP/0423 (Walker Group Scotland Ltd)
Notes the linkage between site H-DE 1 and H-DE 3 (with H-DE 3 being necessary to support the delivery of a new Primary School to serve H-DE 1). Also notes support for Proposal P-23 (which is specifically for the development of this new Primary School at the former Bangour Village Hospital).

21125984-fec1d9f (John Johnston)
Seeks a change to the proposals map and specifically the boundary of the Bangour Village Hospital allocation (H-DE 1). Advises that the plan shows Goodall Place being part of the allocation but that this is privately owned land/property. It is also noted that there is no through access for vehicles to Goodall Place which is not clear from the map.

Finally, the respondent expresses concern at the random nature of communications with residents regarding proposals in the Proposed Plan.

Representations to Allocated Sites

H-DE 2 - Main Street, Dechmont

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
The respondent has made a number of comments and observations relative to the Proposed Plan which are addressed in separate Schedule 4s, but principally (**1A**) which deals with generic housing land issues. The representations summarised below are however specific to site H-DE 2, Main Street, Dechmont.

The respondents' principal objection is that the notional capacity allocated to the site in the Proposed Plan is 60 units. It is requested that this should be increased to 120 and it is argued that a

higher density would be compatible with both policy and prevailing densities in the locality, Furthermore, a more dense development is considered to be justified in the context of there being a shortfall in housing land supply.

It is also stated that the allocation has been graphically misrepresented on Proposals Map 5. While the site area is stated as 6.2ha in Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and in Appendix 2 - Schedule of Housing Sites, Dechmont (page 177), and reflects the size of the current planning application site (ref. 0586/P/14) (CDX), the area of the outline of the allocated site is approximately half of this size and clearly do not match. Requests that the Proposals Map is amended to show an enlarged site with the eastern boundary being the A899.

Other matters raised by the respondent are summarised as follows:-

- argues that a development comprising 120 units can still achieve a satisfactory provision of open space and a strong eastern woodland edge between the development site and the neighbouring countryside belt;
- argues that a development comprising 120 units can still be accommodated in terms of impact on transport and drainage infrastructure;
- queries the justification for a 70m wide landscape/no build zone and argues that the proposed density would leave excessive undeveloped land. Suggests that the proposed buffer should instead be in the order of 30m;
- notes that the area required for woodland lies outwith the planning application site boundary;
- references a number of supplementary assessments and reports as part of this representation;
- includes a site effectiveness exercise and concludes that development could be implemented before 2019;
- suggests that Supplementary Guidance on Developer Contributions and Education Strategy are required and that the LDP strategy is at risk without the availability of this detail.

21797504-db5cda2 (Rhona Watt)
Objects to site as being detrimental to the appearance of the village and believes that it obstructs views of Binny Craig and the Bathgate Hills. Concludes that there would be too many houses allocated in Dechmont given the proposed Bangour development. Concerned at the loss of trees and habitat for bird population and pipistrelle bats. Considers development to be unnecessary but if it goes ahead would like to see a larger buffer zone to incorporate the existing trees.

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Seeks change to site capacity, suggesting that it should be 30 units (as in the previous Local Plan) and not increased to the 60. Increasing the numbers of units will adversely change the character of the site to a high density development which would be totally out of keeping with the surrounding housing in the village.

Refers to Appendix 2 and proposes that the submission of a noise survey should be made mandatory rather than just advisory. Also indicates that the list of catchment area schools has omitted Kirkhill Primary School and that this should be remedied.

21704333-cb6ac13 (Elaine Pringle)
Concerned that the development of site H-DE 2 may have adverse impacts for privacy and overlooking of respondents property and that the proposed building heights would be an important consideration in this regard. Suggests that proposals should be assessed against policy HOU 9. Notes that the OS map base does not show the respondents property which was built in 2013 and anxious to ensure that it is taken account of when proposals are being considered.

Representations to Allocated Sites

H-DE 3 - Bangour Village Hospital Reserve Site (Burnhouse)

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Objects to the allocation of this site for the following reasons:-

- the site lies within the Bathgate Hills which has been designated as a Special Landscape Area;
- the Brox Burn should define the natural physical boundary between the village and the Bathgate Hills to stop 'development creep'.
- Burnhouse Road and the single track bridge over the Brox Burn is totally unsuitable for a residential development of the scale proposed;
- a traffic survey for the Bangour Village Hospital site highlighted an issue with the development of 500 houses causing issues on the main roads around the site. The additional traffic from 120 additional units in this location would give rise to even greater traffic issues;
- it is disputed that additional housing is required to facilitate the development on Bangour Village Hospital (H-DE 1) and that this would only add to the problem of oversubscribed de-nominational schools in the area; and
- Queries how a greenfield site in the Bathgate Hills could be considered as a suitable candidate for development when proposals for the development on a brownfield site at Bangour (General) Hospital was rejected as being unsuitable for the area and this decision supported on appeal. (Planning Application 0026/P/00 (CDX) / Appeal ref P/PPA/400/67) (CDX)

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
Confirm support for the allocation of site H-DE 3 for residential development in order to assist the delivery of a new primary school at site H-DE 1.

WL/LDP/PP/0423) (Walker Group Scotland Ltd)
Supports the allocation of site H-DE 3. However, advises that the site area is 9.95ha and not 7.7ha as stated in Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and in Appendix 2 - Schedule of Housing Sites, Dechmont (page 178). Also suggests that the capacity of the site at reasonable densities and having regard to the need for open space and SUDS requirements is significantly greater than the 120 units allocated in the Proposed Plan. Whilst yet to prepare a detailed layout, and without the benefit of discussions with the council, the respondents consider that the capacity of the site has been under stated and is closer to 180 units based upon development densities achieved elsewhere in West Lothian.

Disagrees with the site being held back and described as a 'reserve' site and argues that its requirement to support site H-DE 1 has now been recognised by NHS Lothian. Seeks corresponding revisions to Appendix 2 (page 178).

References Appendix 2, page 178, and disputes the suggestion that a significant part of the site is at serious risk of flooding. SEPA flood map is produced to evidence this. Proposes that Appendix 2 should also be augmented to include an additional entry under the column headed 'planning' to the effect that the proposed development will contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1).

21125984-fec1d9f (John Johnston)
Observes that there is no evidence that the proposed Burnhouse development (H-DE 3) naturally links into the Bangour site and it is not clear why this site is being considered in tandem. In addition, the respondent challenges the development of prime agricultural land to accommodate new development, arguing that this is contrary to the council's own guidelines (Policies ENV 2, 3, 4).

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-DE 1 - Bangour Village Hospital

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Seeks revision of the 'Transportation' entry in Appendix 2 relating to site H-DE 1 to remove the reference about opportunities to link into Goodall Place and Burnside.

Proposes that additional road infrastructure improvements should be added to Appendix 2.

Proposes that Kirkhill Primary School is added to Appendix 2 as one of the catchment area schools.

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
Seeks to increase the allocation from 550 units to 800 units (for new build properties) and a recognition that there is potential for an additional allowance of up to 200 units to take account of listed building conversions.

Proposes that controls over the physical distribution of new housing across the site are removed to allow for development to extend into the northern part of the site and at the same time redraw the SLA boundary to exclude this part of the site.

21125984-fec1d9f (John Johnston)
Seeks a change to the proposals map and specifically the boundary of the Bangour Village Hospital allocation (H-DE 1) to exclude land at Goodall Place which is not owned by the NHS.

Representations to Allocated Sites

H-DE 2 - Main Street, Dechmont

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
Seeks to increase the allocation from 60 units to 120 units.

Seeks to change Proposals Map 5 to redefine the boundary of the allocation to match that of planning application 0586/P/14 (bringing it into line with the site area of 6.2ha referenced in Appendix 2).

21797504-db5cda2 (Rhona Watt)
Seeks to ensure that if the allocation is maintained a large buffer zone (to incorporate the trees already in situ) is made a specific requirement of Appendix 2.

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Seeks to reduce the site capacity to 30 units.

Proposes that Appendix 2 is amended to make the submission of a noise survey mandatory rather than just advisory. Also proposes adding Kirkhill Primary School to the list of catchment area schools.

21704333-cb6ac13 (Elaine Pringle)
Seeks restriction in relation to the height of buildings and a specific requirement for new tree planting to be provided between existing and new housing.

Representations to Allocated Sites

H-DE 3 - Bangour Village Hospital Reserve Site (Burnhouse)

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Seek to have the allocation removed from the LDP and for the land to once again be shown as part of the Bathgate Hills Special Landscape Area.

WL/LDP/PP/0423) (Walker Group Scotland Ltd)
Seeks removal of "reserve site" from the site description given that it is acknowledged by the owner of H-DE 1 that Burnhouse is required to support the delivery of H-DE 1. Seeks change to Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and Appendix 2 (page 178) to recognise that the area of site H-DE 3 is 9.95ha and not 7.7ha as stated.
Seeks change to Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and Appendix 2 (page 178) to recognise that the area of site H-DE 3 is 9.95ha and not 7.7ha as stated.

Seeks change to Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and Appendix 2 (page 178) to recognise that the area of site H-DE 3 is 9.95ha and not 7.7ha as stated.

Seeks change to Appendix 2 (page 178) to remove the text which advises that the site is at serious risk of flooding.

Proposes that Appendix 2 should also be augmented to include an additional entry under the column headed 'planning' to the effect that the proposed development will contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1).

21125984-fec1d9f (John Johnston)
Seeks to have the allocation removed from the LDP as there are no natural links with the Bangour Village Hospital site and because it constitutes the development of prime agricultural land.

Summary of responses (including reasons) by planning authority:

The issues raised in relation to housing land are addressed in a separate Schedule 4, "Housing Land & Policies HOU 1 & HOU 2" (1A). There is also a related Position Statement on housing land supply. This is mirrored by a Schedule 4 statement on education infrastructure (J) and a Position Statement on education capacity in West Lothian.

Representations to Allocated Sites

H-DE 1 - Bangour Village Hospital

Background
This large site was originally the subject of Policy E15 of the Broxburn Area Local Plan (1989) - Alternative uses of Buildings at Bangour Village Hospital. It was also shown as being located in an Area of Great Landscape Value (AGLV) and Policy E15 noted that alternative uses would be acceptable provided they were compatible with the AGLV designation and retained the woodland and reservoir. (CDX)

The adopted West Lothian Local Plan (2009) went further and allocated it as housing site (HBn1) with a total allocation of 500 homes. The site was also embraced by a Conservation Area designation (Policies HER 17 - 20) and was subject to a Tree Preservation Order (Policy ENV 14), with a safeguard

for an education facility (Policy COM 8). (CDX)

The Main Issues Report (MIR) of the West Lothian Local Development Plan (2014) identified the site as a "committed" site" for housing, reflecting its earlier status in the adopted local plan. (CDX) At this time, representations were received from the site owners seeking an increase in the number of houses. The council was not unsympathetic to the fact that the site was not without its challenges: the cost of refurbishing listed buildings would undoubtedly be expensive; and infrastructure costs, especially for education, high. The need to protect and enhance the conservation area, protect the character and appearance of listed buildings and their settings and protect areas of woodland and open space within the site all imposed limitations on the development potential of the site and posed challenges to its viability. Having reviewed the circumstances the council agreed the capacity could be increased to accommodate at least 550 houses without compromising environmental quality. The figure of 550 units was subsequently confirmed in the Proposed Plan as the allocation for site H-DE 1.

The site is the subject of a current planning application for Planning Permission in Principle (0607/P/15). (CDX) Concurrent applications for Conservation Area Consent (CAC) and Listed Building Consent (LBC) have also been submitted. The council did not determine this application within the required period and this prompted the lodging of an appeal with the DPEA in March 2016. Scottish Ministers have since decided that they will determine this case and have prepared a direction to that effect. This means that the appointed reporter will produce a report and make recommendations in order for the final decision to be taken by Scottish Ministers.

WL/LDP/PP/0141 (Alastair Lyon)
21125984-fec1d9f (John Johnston)
Concerns about the definition of allocated site H-DE -1 are noted. It is not uncommon for allocated sites in development plans to embrace land in different ownerships and for the various owners of the land to not always be in agreement with that allocation. At the end of the day implementation of a proposal can only take place on land that is in the control of the developer and the land owner therefore has the ultimate say. Notwithstanding this, the council recognises that the matter raised is in this instance a cartographic error caused by the council's digital geographic information system. The council would therefore not take issue if the Reporter was minded to direct that an adjustment should be made to the southern boundary of the allocated site to exclude the strip of land owned by the respondent and his neighbours residing at Nos 9, 11, 13 and 15 Goodall Place, Dechmont. This would adopt the same southern boundary as shown on the most recent planning application (0607/P/15).

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Regarding the Community Council's concerns about vehicular access, the council would not take issue if the Reporter was minded to direct that an adjustment should be made to Appendix 2 (page 176) under the 'Transportation' column stating that "*appropriate road infrastructure improvements arising from the transportation assessment process that will include Dechmont Roundabout will be required to be provided by the developer to allow Bangour Village Hospital site to be developed."*

The respondents other comments relating to Appendix 2 and suggesting that the reference about opportunities to link into Goodall Place and Burnside should be removed have also been considered. It is concluded that the intention of the statement may have been misinterpreted and the council does not propose to remove it. The statement reads "access is from the A89 but with opportunities (for paths) to link into Goodall Place and Burnside". This is intended to relate to linking the re-development of the hospital site with the village and for existing links to be used to create new paths to integrate with the existing village path network. No vehicular access is proposed via Burnside or Goodall Place. However, it is recognised that the wording could be made clearer,

perhaps by adopting this form of words, and the council would therefore not take issue if the Reporter was minded to direct that an adjustment should be made to Appendix 2 (page 176) under the 'Transportation' column to this effect.

In relation to aircraft noise in the vicinity of Bangour, it is understood that while Edinburgh airport are seeking to accommodate more flights, not all will be on the same flight path. Various flight paths will be used with the split dependant on wind directions and wind speed and that approximately 25% of all flight over the course of the year will actually be from the opposite direction. The trial flight path TUTUR was undertaken from June to October 2015 and has been reported as successful. If Edinburgh Airport wish to pursue it there will need to be further statutory consultation. There would also not "*be flights every minute through the day and night*", as the airport generally operates from 5.30am to 11.30pm, and while there are cargo flights through the night, they are at a much reduced scale. The council does not propose to make any modification to the plan in response to this representation.

The councils' Environmental Health service has advised that until more details of the dwellings that are proposed on sites in the Dechmont area, reference to a noise survey should remain as "may be required", rather than needless insisting on a full noise survey at this time. The council does not propose to make any modification to the plan in response to this representation.

The council accepts that reference should be included in Appendix 2 to Kirkhill Primary School as it does form part of the catchment area. This is a typographical omission which the council will be pleased to remedy when the Plan is finalised. (Such a revision would be applied to all three allocated sites in Dechmont).

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)

The council maintain that the large former village hospital site with an extensive woodland component, especially in its north half as well as a former quarry, is not appropriate for development. It is not prepared to undertake an amendment to allocate the <u>whole</u> boundary of the NHS ownership to match the planning application boundary i.e. that includes a Special Landscape Area.

Similarly, with regard to an increase in numbers from 550 to 800, it has been the council's position for some time that the site cannot accommodate such a high number of units without a major detrimental impact on the landscape framework and conservation area around the former buildings.

It has already increased the number of units from 500 to 550 after review. To add a further 250 units or more units as the consultant suggests as the feasibility work on the existing buildings progresses, is to overdevelop the site and negate the woodland framework which the original hospital was developed around. It would also not respect the conservation area nor the conversion of a large number of the listed buildings.

WL/LDP/PP/0423 (Walker Group Scotland Ltd)
The council notes the support of the respondents for the allocation of site H-DE 1 and how their site, H-DE 3 links with it. A new primary school is required to support the development of the former Bangour Village Hospital (H-DE 1) and in order to help reduce the per unit cost of the new school, and improve the viability of the development, it is proposed to bring forward an additional housing site at Dechmont on land that is not part of the Bangour Village Hospital site (H-DE 3). This site will however only be supported if it opens up the Bangour Village Hospital site for development.

The respondents support for Proposal P-23 is also noted.

21125984-fec1d9f (John Johnston)
The council issued over 7,000 letters in respect of properties that abutted allocated sites in the Proposed Plan and it recognises that there was always the potential for mishaps of one kind or another to occur. Where these were known about and brought to its attention the council has sought to address such matters and of course apologises unreservedly. In this particular instance it is thought the reason why neighbours at different ends of a street received letters relating to just one of two allocations relates to the fact that each property abuts different, albeit adjacent sites. The notification rules appear to have been applied correctly, but it is a case of different properties only requiring to be notified of the site that is closest to it.

Representations to Allocated Sites

H-DE 2 - Main Street, Dechmont

Background
The Broxburn Area Local Plan (1989) showed this site lying outwith the settlement boundary of Dechmont and forming part of the Livingston Countryside Belt (Policies E5, E6, E9, & E10 being relevant). (CDX) The adopted West Lothian Local Plan (2009) (CDX) replicated this with the majority of the site still being outwith the settlement boundary and part of the Livingston Countryside Belt (Policy ENV 22), albeit that a narrow strip on the west side formed part of a small holding which was within the village boundary, but with no zoning as there was an allocated housing site adjacent to the west (HDm1). The Main Issues Report of the West Lothian Local Development Plan (2014) identified the site, in part, as a "Preferred New Site" (EOI – 0166) and assigned it a notional capacity of 30 units.
(CDX)

In January 2014, a Proposal of application notice was submitted for residential development on this site, ref. 0042/PAC/14 (CDX). This was followed in July 2014 with the submission of an application for planning permission in principle, ref. 0586/P/14, which proposed a development of 120 units, double the capacity of what the Proposed Plan provides for. (CDX) The council did not determine this application within the required period and this prompted the lodging of an appeal with the DPEA in October 2015. It was initially the subject of a hearing in April 2016 (PPA-400-2059). Scottish Ministers have since decided that they will determine this case and have prepared a direction to that effect. This means that the appointed reporter will produce a report and make recommendations in order for the final decision to be taken by Scottish Ministers.

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
Raised a number of detailed matters. However, these are all addressed in the council's statement (CDX) on their appeal which has now been called in by Scottish Ministers.

21797504-db5cda2 (Rhona Watt)
The council is satisfied with the principle of allocating this site for residential development and does not believe that it will have any significantly detrimental impact on views towards Binny Craig or the Bathgate Hills in general. The site was allocated in an attempt to bring forward new housing sites in and around smaller communities, as a counter balance to the larger and more strategic site, and to spread the benefits of growth and complement the wider West Lothian spatial strategy. The Proposed Plan identifies a capacity of 60 units, which the council believes can be satisfactorily accommodated while still retaining substantial areas of green space and established planting to the southern and eastern boundaries. The council does not propose to make any modification to the plan in response to this representation.

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
The council has sought to strike a balance between pressures for development and local needs, tailoring allocations to local circumstances and the characteristics of the site, and seeking to take account of the overarching objectives and other elements of the plan. It is therefore satisfied that a site of this nature is capable of accommodating a development of 60 houses and does not propose to make any modification to the plan in response to this representation.

The council notes that reference should be included in Appendix 2 to Kirkhill Primary School as it does form part of the catchment area. This is a typographical omission which the council will be pleased to remedy when the Plan is finalised.

21704333-cb6ac13 (Elaine Pringle)
Concerns about the physical nature of any future development and amenity issues are noted. However these are matters which the Development Management process takes precedence in addressing and the respondent is therefore encouraged to take the opportunity to engage in the consultation exercise allied to the planning application/appeal. The council does not propose to make any modification to the plan in response to this representation.

Representations to Allocated Sites

H-DE 3 - Bangour Village Hospital Reserve Site (Burnhouse)

Background
The Broxburn Area Local Plan (1989) showed this site lying outwith the settlement boundary of Dechmont and forming part of the Bathgate Hills Area of Great Landscape Value (AGLV) (CDX). The adopted West Lothian Local Plan (2009) continued to show the site as part of the AGLV. The site was identified as a "preferred new site" (PJ066: "Burnhouse") in the Main Issues Report of the West Lothian Local Development Plan (2014) with a notional capacity of 120 units, but with a caveat stating that it is a "Reserve site (only required if needed to support the delivery of Bangour Village Hospital site (H-DE1)."

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
While the adopted West Lothian Local Plan 2009 shows this site being within the Bathgate Hills Area of Great Landscape, the Proposed Plan has been informed by a review of landscape designations and site H-DE 3 is no longer embraced by such a designation. A separate Schedule 4 has been prepared which addresses the subject of Countryside Belts & Other Landscape Designations (1B) and is supported by the Local Landscape Designation Position Statement. (CDX)

The Community Council stress that the Brox Burn should define the natural physical boundary between the village and the Bathgate Hills to stop "development creep". The north boundary of H-DE 3 site is along a definable track that follows a major contour in the landscape east - west. There are many instances where burns flow through development areas rather than act as the boundary. The release of this greenfield site to support the delivery of a new primary school has necessitated a review of the previous AGLV boundary in this location as outline above

The Community Council point out that Burnhouse Road and the single track bridge over the Brox Burn is totally unsuitable for a residential development of the scale proposed. Within the Proposed Plan Appendix 2 from the Schedule of Housing Sites / Delivery Requirements; page 178 under "Transportation" it is pointed out that there will be a "new access from Burnhouse Road". It is more than likely arising from the Transport Assessment that would accompany any future planning application that the capacity of this bridge, along with provision for footways to connect south into the existing village network at Burnhouse Road, would be assessed and bridge widening and / or

replacement would be considered and undertaken by the developer.

The Community Council raise a traffic survey for the Bangour Village Hospital site highlighted an issue with the development of 500 houses causing issues on the main roads around the site. The additional traffic from 120 additional units in this location (i.e. at Burnhouse Road) would give rise to even greater traffic issues.

However, the council's Transportation Unit consider that while appropriate road infrastructure improvements required from the Transportation Assessment process will be required and this can address increased traffic issues, the site remains on a bus route, has the strategic A89 cycle route between Newbridge – Bathgate along the south verge (that also intersects with the Livingston Greenway network just to the south west with the M8 overbridge at Wester Dechmont and also M8 underpass at Deer Park / Loan Path) and is within walkable distance for Up[hall Station rail station.

The West Lothian Local Plan (2009) recognised that scale of development proposed at the Bangour Village Hospital site (500 houses at that time) would require extensive changes to educational arrangements, particularly given that the local school is an Infant School with 2 classes on a limited site. (CDX) This has meant that for some time that the education requirements allied to development at Bangour Hospital has always been known to be challenging and that it would require major investment and a bespoke solution.

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
Support for the allocation of site H-DE 3 for residential development in order to support the delivery of a new primary school at site H-DE 1 is noted.

WL/LDP/PP/0423 (Walker Group Scotland Ltd)
The council notes conditional support for the allocation of site H-DE 3 for housing but does not agree that the development capacity of the site has been understated and the proposition that it is increased from 120 to 180 units. Housing numbers have been predicated on, amongst other things, environmental capacity and available education infrastructure, and the currently specified capacity is deemed appropriate in these regards. Furthermore, the council does not propose to remove the 'reserve' status which attaches to this site. Its allocation and justification remains very much allied to supporting the delivery of a redeveloped former Bangour Village Hospital (H-DE 1) and the role it might play in this project has still to be concluded. For these reasons, the council does not agree to modify the plan in response to these representations.

The council notes the respondents comments regarding the recording of the site area and accepts that it extends to 9.95ha and not 7.7ha as stated in Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and in Appendix 2 - Schedule of Housing Sites, Dechmont (page 178). The council would therefore not take issue if the Reporter was minded to direct that a correction should be made to this figure in the Plan.

The respondents suggestion that the entry relating to this site in Appendix 2 (page 178) should be amended to reflect site investigation works relative to flood risk are noted. However, the council considers it would be prudent to retain this advisory and it does not therefore propose to modify the plan in response to these representations.

The respondents have also suggested revising Appendix 2 to the effect that it should acknowledge the requirement to contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1) by inserting under the "Planning" column "The proposal will contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1)". The council recognises

that it would be helpful to make it clear that there are expectations on developers to contribute proportionately to funding education provision and would therefore not object to the Reporter requiring this amendment should it be considered helpful in improving the legibility and understanding of the Plan.

1125984-fec1d9f (John Johnston)
The council recognises that site H-DE 3 site is a greenfield site and embraces prime agricultural land. Greenfield land, much of which is prime agricultural land, is an important resource and the council is alert to the needs to use it sparingly, hence the reason why the strategy for identifying additional housing land necessary to meet the identified build rate has been to give priority to the reuse of brownfield land within the existing urban area and to focus the limited greenfield land releases. The council has only allocated this site to support the delivery of a new primary school in Dechmont, circumstances which are held to be exceptional.

The adopted West Lothian Local Plan (2009) educational position for Dechmont was that the scale of development proposed at the Bangour Village Hospital site of 500 houses would require extensive changes to educational arrangements, particularly given that the local school is an Infant School with 2 classes on a limited site. (CDX) This has meant for some time that the education solution would require major investment and school consultation to put in place revised arrangements.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 11B	Allocation of housing land at Almondell (remainder), East Calder	
Development plan reference:	H-EC 9	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, East Calder (page 85) Appendix 2 - Schedule of Housing Sites, East Calder (page 182) Proposals Map 5, Villages (East Calder)	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (SEPA) Identifies a requirement for a flood risk assessment to be included in the LDP.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (SEPA) It is suggested that additional text is incorporated into the entry referencing the site in Appendix 2 of the plan requiring a Flood Risk Assessment (FRA).		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (SEPA) The site has a valid planning approval (ref. 0524/P/09) (CDX). SEPA was consulted on the planning application and on the inclusion of the sites in the LDP (CDX) (letter from SEPA on planning application). SEPA's response to the LDP consultation is recorded in (CDX) (page X). Both responses indicated that SEPA were content with the approach proposed by the developer and this is reflected in the LDP. It is not proposed to change the content of the LDP in relation to this site. However, it is acknowledged that SEPA's position has been updated since the granting of planning approval and allocation of the site in the LDP for development. If the Reporter sees merit in altering the LDP the council would not object to this.		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

Issue: 11C	Calderwood and Raw Holdings Core Development Areas (CDAs), East Calder	
Development plan reference:	H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9 P-26 P-28	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA) **WL/LDP/PP/0361** (Michelle Heron on behalf of East Calder Community Council) **21504628-f325bbb** (Ray Kirk on behalf of Stirling Developments) **21800734-34593fb** (Persimmon Homes)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, East Calder (page 85) Appendix 2 - Schedule of Housing Sites, East Calder (page 181-182) Appendix 6 – List of Proposals (other developments) – East Calder (page 276) Proposals Map 5, Villages (East Calder)Development Proposals by P-26 Mansefield Park P-28 St Paul's Primary School	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the CDA allocations but suggests that the references to flood risk in Appendix 2 are insufficient for some sites.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
Identifies a discrepancy between the housing numbers stated for Raw Holdings West. Suggests that the capacity figures on page 85 are correct, albeit, out of date and therefore somewhat misleading, but these are different from the figures shown on page 181.

Comments that the absence of a masterplan for the Raw Holdings area of East Calder makes it very difficult to respond to potential changes at East Calder Park and the immediate surrounding area. However, it is suggested that the area known locally as 'The Muddies' together with the areas within Raw Holdings West which are used recreationally, should be subject to the provisions of Policy ENV 21.

21800734-34593fb (Persimmon Homes)

Objects to the site capacity assigned in the Proposed Plan to Raw Holdings. Suggests that the

capacity of H-EC 5 should be 560 units to reflect the current planning applications being considered by West Lothian Council (ref. 0609/FUL/15 (CDX) and 0198/FUL/15) (CDX).

In addition, suggests that a further text entry should be added under H-EC 5 (Appendix 2, page 85) entitled 'H-EC 5a Raw Holdings (Remainder II)' with a site area of 12 ha and a capacity of 300 units. This is to reflect additional land located within the CDA but outwith the application sites which could come forward in the longer term.

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Supports the LDP and the CDA allocations and seeks continued support from the council for CDAs.

Representations to Non Allocated Sites

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Proposes allocation of additional housing site at Coxydene to support the Calderwood CDA, contribute to affordable housing and reduce current infrastructure requirements at the Calderwood CDA.

Policy HOU 3

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
With respect to the current demand for development sites from the housebuilding sector, to ensure development progress is made the respondent seeks an amendment to the current windfall site criteria. The windfall site criteria require that sites lie within the settlement boundary. The respondent suggests that areas within CDA planning approved boundaries be included.

P-26: Mansefield Park (pages 86/276)

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
Identifies a spelling error in the table titled 'Other Developments' (page 86). Refers to 'the Muddles' whereas the correct term for this area of ground is 'the Muddies'.

21800734-34593fb (Persimmon Homes)
Seeks clarification as to what is meant by "Park improvements at 'The Muddies' in association with Calderwood CDA". Proposes the text is amended to read "Park improvements at 'The Muddies' in association with Calderwood CDA. The developer providing the land for the Park extension to be reimbursed for the gifting of land by way of developer contributions from others".

P-28 St Paul's Primary School (page 276)

21800734-34593fb (Persimmon Homes)
Seeks clarification as to what is meant by "School extension and new access (including land)". Proposes the text is amended to read "School extension and new access (including land). Developer to be reimbursed for the gifting of land and works in kind by way of developer contributions from others".

Proposals Map 5: Villages

21800734-34593fb (Persimmon Homes)
Objects to Proposals Map with regards to the extent of Site Ref H-EC 5 and seeks amendment to take account of the extent of the current planning application Ref: 0609/FUL/15. (CDX) A plan corresponding with the planning application boundary has been submitted which it is proposed

should be substituted directly for the East Calder, Kirknewton and Wilkieston inset.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9

WL/LDP/PP/0243 (SEPA)

It is suggested that additional text is incorporated into the entries referencing the CDA (page 85) and allocated sites H-EC 5 and H-EC 9 in Appendix 2 of the plan to take account of SEPAs requirements in relation to flood risk.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
No specific modification proposed but it is assumed that a reconciliation of the capacity figures is sought.

21800734-34593fb (Persimmon Homes)
Seeks a revision of the capacity shown in Chapter 6 – Development Proposals by Settlement (page 85) for site H-EC 5 from 410 units to 560 units.

Seeks a corresponding revision of the capacity shown in Appendix 2: Schedule of Housing Sites/Site Delivery Requirements (page 181) for site H-EC 5 from 383 units to 560 units.

Seeks insertion of an additional entry in both Chapter 6 and Appendix 2 entitled "H-EC 5a Raw Holdings (Remainder II)" with a site area of 12 ha and a capacity of 300 units.

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
No specific modification proposed with respect to the CDA.

Representations to Non Allocated Sites

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Seeks allocation of additional housing site at Coxydene.

Policy HOU 3

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Seeks amendment to policy HOU 3.

The following amendment to the text is requested where highlighted text reflects additions to the policy.

In addition to sites already identified in Policy HOU 1 of the LDP, new housing development will also be supported on sites within settlement boundaries and within approved planning boundaries *provided:*

P-26: Mansefield Park (pages 86/276)

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
Seeks the correction of the spelling of a place name 'The Muddies' (page 86).

21800734-34593fb (Persimmon Homes)

Seeks to amend the entry for P-26 on page 276. The following amendment to the text is requested where highlighted text reflects additions.

Park improvements at 'The Muddies' in association with Calderwood CDA. The developer providing the land for the Park extension to be reimbursed for the gifting of land by way of developer contributions from others.

P-28 St Paul's Primary School (page 276)

21800734-34593fb (Persimmon Homes)
Seeks to amend the entry for P-28 on page 276. The following amendment to the text is requested where highlighted text reflects additions to the policy.

School extension and new access (including land). Developer to be reimbursed for the gifting of land and works in kind by way of developer contributions from others.

Proposals Map 5: Villages

21800734-34593fb (Persimmon Homes)
Seeks to amend the boundary of housing allocation H-EC 5.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9

WL/LDP/PP/0243 (SEPA)
SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the sites in Appendix 2 with the addition of text that requires a Flood Risk Assessment to be submitted.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
21800734-34593fb (Persimmon Homes)
The Raw Holdings (West) forms part of the wider Livingston and Almond Valley Core Development Area (CDA) with land at Almondell and Raw Holdings West forming the Calderwood section of this CDA. The approach to the Calderwood area is set out in the West Lothian Local Plan (CDX) paragraphs 7.88 – 7.97, with specific reference to Raw Holdings addressed in paragraph 7.89). The Local Plan sets a combined site capacity across the Calderwood area of approximately 2,800 houses.

Following adoption of the WLLP, landowners in the Raw Holdings area prepared a draft development framework to guide future development in the area as required by paragraph 7.89 of the WLLP. The Framework, and the background to Raw Holdings, is set out in a report to the Council Executive of 14 June 2011 (CDX) (committee report and supporting documents and Minute). The Development Framework was not approved by the council. The decision of the Council Executive on 14 June 2011 was to invite the landowners to submit proposals for Raw Holdings at a maximum of 12 dwellings per hectare, therefore limiting site capacity. No submissions have been received by the council to meet with this request. In addition, there is no agreed master plan in place for the whole of the Raw Holdings area. The lack of an agreed master plan has resulted in the piecemeal development of the area.

Planning consent has been granted on the Almondell allocation for 2,300 houses (CDX) (ref. 0524/P/09). This has been followed up with a number of detailed planning consents which are now being implemented. This would leave a balance of 500 units to be built on the Raw Holdings allocation. Of this 500, planning consent has been granted for 90 private sector units at Seven Wells, East Calder which also forms part of the Raw Holdings allocation CDA allocation (CDX) (ref. 0081/FUL/12), with a further proposal for 27 new council houses. This leaves a balance of 383 units remaining for the Raw Holdings.

The council has received planning applications for further development at Raw Holdings.

The Cala Homes planning application for 300 units was reported to the Development Management Committee on 16 December 2015 (ref. 0198/FUL/15). Officer recommendation was to refuse the application, however, the committee determined to continue the application to facilitate discussion between all the developers expressing an interest in the area with a view to the formation of a master plan. (CDX)

The application by Persimmon Homes for 258 homes has yet to be determined. The applicant has submitted a development framework (in conjunction with Cala Homes) as part of this proposal which identifies a site capacity across the Raw Holdings area of 830 units (CDX) (ref.0609/FUL/15 and draft development framework). The council has yet to determine the planning application.

The council's response to policy ENV 21 is specifically addressed in a separate Schedule 4 (**26F**).

21800734-34593fb (Persimmon Homes)
The Council notes the proposed entry "H-EC 5a Raw Holdings (Remainder II)" with a site area of 12 ha and a capacity of 300 units".

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to modify the current allocation.

The current allocation is adequate to accommodate the substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply.

The site lies within the catchment of East Calder Primary School, St Paul' RC Primary School, West Calder High School and St Margaret's RC Academy and there are known education capacity constraints which would prevent expansion of the CDA in the short and medium term.

For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the Education Position Statement. (CDX)

For these reasons, the Council does not agree to modify the plan in response to this representation.

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
The council welcomes the respondents support for the LDP generally and the CDA allocations in particular. The CDAs are very much a key element of the spatial strategy of the LDP and the council continues to support and encourage their development.

Representations to Non Allocated Sites

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Development at Coxydene would constitute a physical and intrusive expansion of the existing settlement.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

Significantly, the site is an integral part of the countryside belt to the east of East Calder, intended to prevent settlement coalescence, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP.

The site lies within the catchment of East Calder Primary School, St Paul' RC Primary School, West Calder High School and St Margaret's RC Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term.

For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the Education Position Statement (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate further land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

POLICY HOU 3

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
The council's response to policy HOU 3 is specifically addressed in a separate Schedule 4 (**26G**).

P-26: Mansefield Park (pages 86/276)

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
The council recognises that there is a spelling error and is happy to correct this.

21800734-34593fb (Persimmon Homes)
The Council has noted the suggested changes however it does not propose to modify the proposed plan. The suggested change to Appendix 6 – List of Proposals expands on the delivery mechanism which is to be agreed amongst the developers and as such it is not necessary to modify the plan as suggested.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that any detail of the delivery or land equalisation should not be included in Appendix 6.

P-28 St Paul's Primary School (page 276)

21800734-34593fb (Persimmon Homes)
The Council has noted the suggested changes however it does not propose to modify the proposed plan. The suggested change to Appendix 6 – List of Proposals expands on the delivery mechanism which is to be agreed amongst the developers and as such it is not necessary to modify the plan as suggested.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that any detail of the delivery or land equalisation should not be included in Appendix 6.

Proposals Map 5: Villages

The Council notes that suggested boundary change of H-EC 5, however does not propose any modification with respect to this representation.

The extent of housing and land for East Calder park should be delivered through a Masterplan for this part of the CDA. No change to the boundary or extension of the allocation on Map 5 is necessary to inform development on the site.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 11D	Allocation of land for housing at Langton Road, East Calder	
Development plan reference:	EOI-0113	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson and Robertson Rural)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, East Calder (page 85) Proposals Map 5, Villages (East Calder) Allocation of land for housing at Langton Road, East Calder	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI-0113

21870299-6e33c55 (RFA on behalf of Davidson and Robertson Rural)

Housing Land

In justifying the release of this site for housing, the respondent states that despite an increasing rate of house building in recent years infrastructure and educational capacity continues to pose a serious constraint to house building, particularly within marketable CDAs such as Calderwood. In summary, all of the CDAs are underperforming in terms of output and this is having serious repercussions in attaining SDP targets.

The site benefits from a sustainable location for housing development, is effective and is able to take advantage of available infrastructure. An opportunity exists for new housing to be integrated into the settlement pattern and allows additional flexibility in housing land supply to meet sustainable development objectives. New housing will raise the socio-economic profile support existing services, sustain facilities and contribute to the growth and increased vibrancy of the town. Allocation of the site would widen the choice range and mix of housing available as well as enhancing local community facilities.

Countryside Belt

The LDP has not undertaken a serious review of the countryside belt boundary at this location. The site would not adversely impact on the landscape but would integrate development on the urban fringe. Any adverse environmental impact is capable of being mitigated.

Transport and Accessibility

The site is ideally placed in transportation terms for housing development and is on a strategic transport node within the A71 corridor.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0113

21870299-6e33c55 (RFA on behalf of Davidson and Robertson Rural)
Requests amendment to the countryside belt boundary and allocation of the site for housing.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0113

21870299-6e33c55 (RFA on behalf of Davidson and Robertson Rural)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

Significantly, the site is an integral part of the countryside belt around East Calder, intended to prevent settlement coalescence, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP.

Development at this location would constitute a physical and intrusive expansion of the existing settlement with the danger of leading to coalescence and the site is also considered to be visually intrusive when viewed from the A71.

The site lies within the catchment of East Calder Primary School, St Paul' RC Primary School, West Calder High School and St Margaret's RC Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term. (CDX).
For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in Position Statement: *Education* (CDX)

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 11E	Non-allocation of sites for development at Oakbank, by East Calder	
Development plan reference:	MIRQ0078/EOI-0104 Various	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) Appendix 2 - Schedule of Housing Sites, Landward (pages 191-192) Proposals Map 3, Livingston Area	

Planning authority's summary of the representation(s):

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

Background (page 6)
The council should be more mindful of West Lothian's shale industry past when making decisions as it has shaped so much the culture and environment today. The Oakbank Regeneration Project, which the respondent is promoting, makes a number of connections with this past and can at the same time make a positive contribution to the existing environment. In particular:

- Rebuilding the Oakbank Village, with homes, businesses, a village hall and wider community schemes yet to be realized.
- Making use of brownfield land (previously used by the Oakbank Oil Company)
- Rebuilding the community of Oakbank and facilitating access to surrounding parkland.
- Addressing antisocial behaviour and repairing environmental damage.

Context (page 7)
Notes that the emerging LDP will promote development and growth in the right areas. However, the respondent states that West Lothian should not become too reliant on short term economic growth which so often fails. Past experiences suggest that where high-tech manufacturing has been encouraged to settle in West Lothian it has, as a result of global pressures, often failed. West Lothian should not be wholly reliant on the need to grow the local economy simply to generate tax income. The council should not expect to attract so much short term economic development which in the longer term are often at a cost. It should be mindful of the need to develop communities that are not reliant on new investment, and should concentrate on developing West Lothian in a sustainable manner for the long term.

Role and Purpose of Plan (page 7)
Social considerations should be taken more into account when determining planning applications. Considerations should extend to anti-social behaviour, poor heath, environmental concerns, brown field sites, contamination risks etc.

Vision Statement and Aims (page 8)
Reference should be made to safeguarding income generating farmland

Community Regeneration - aims are agreed; Oakbank Regeneration Project would be at the heart of this vision.

Sustainable Housing Locations)
Sustainable housing is required all over West Lothian not just in the CDA, we should be mindful sustainable homes are required in the countryside.

Infrastructure Requirements and Delivery
There is a need for the Council to publish a systematic approach to the evaluation of infrastructure, e.g. the requirements of development in the countryside is very much different from the CDA. One model does not fit all.

Town Centres and Retailing
Agrees with aims.

The Natural and Historic Environment
Need to protect natural spaces not just open spaces so which are so often manmade and awaiting the next developer to arrive.

Climate Change and Renewable Energy
Statement makes no sense, what does this mean in practical terms, our vision towards the Climate and Renewable Energy are fundamental in encouraging future investment, this LDP is missing an opportunity if this is low on the vision agenda. West Lothian should be making a statement here and targeting the best Scottish region in developing performing low carbon developments or risk being left behind.

Waste and Minerals (page 9)
Regards mineral extraction as a lucrative business and suggests that the council should seek to ensure that approved schemes are required to not only minimise impact but to also contribute towards improving the area affected, and not just remediation at the end of the extraction period. Suggests that more should be done to compensate for social, economic and physical damage caused.

Spatial Strategy

Economic Development and Growth (page 12)
The LDP also should make reference to safeguarding income generating farmland.

Local business opportunities, small business start-ups and working from home (page 17)
Suggests that paragraph 5.26 is supportive of the type of businesses which the respondent is seeking to develop within the Oakbank Regeneration Project.

Community Regeneration (page 19)
The respondents cannot understand why the Council is not supportive of proposals for the re-development of this particular area.

Sustainable Housing Locations (page 20)
Sustainable housing is required in all parts of West Lothian including rural areas and not just in the CDAs.

Housing land requirements for the LDP (page 20)
Suggests that paragraph 5.36 is supportive of the proposed housing element the respondent is

seeking to develop within the Oakbank Regeneration Project.

Effective Housing Land and Generous Supply (page 23)
Suggests that the sites at Oakbank are immediately deliverable save for education constraints. Also references support for the project from at least 40 parties.

New Housing Sites and Design (page 24)
Suggests that the Oakbank Regeneration Project will embrace a higher standard of design than typically seen within West Lothian.

Affordable Housing (page 27)
It is proposed to provide different models of home purchase including shared equity.

The council's response to Affordable Housing is set out in a separate Schedule 4 number (1H)

Infrastructure Requirements and Delivery (page 30)
Calls for the Council to publish a systematic approach to the evaluation of infrastructure which differentiates between the countryside and urban areas including CDAs. Makes the point that one model does not fit all.

Providing for Community Needs (page 32)
Proposes that developer contributions are levied to finance not just education but other social needs.

Green Infrastructure and Green Networks (page 34)
Indicates that the Oakbank Regeneration Project will aim to improve access to the adjacent Almondvale Country Park and identifies potential to link into and rebuild a disability accessible path/cycle network on the North and South on the Linhouse Water

Walking and Cycling (page 37)
Proposes that the Oakbank Regeneration Project linkd the core paths and cycle ways to encourage the people to take healthier travel options.

Town Centres and Retailing (page 39) - Agrees with the council's strategy.

The Natural and Historic Environment (page 41)
Identifies a need to protect natural spaces and not just open spaces.

Development in the Countryside (page 42)
Observes that the policies relating to development in the country side appear to be aligned with single homes and not with small scale developments where community benefit could result. Suggests that there should be an opportunity to allow for small scale development in the countryside which are not necessarily associated with lowland crofting or agriculture. Considers the current policy too restrictive,

Country Parks (page 50)
Proposes improvements to the west end of Almondale Country Park on the back of the proposed development.

Allotments/Community Growing (page 51)
Indicates that provision would be made for allotments within the proposed scheme to encourage community produce being sold in a community shop.

Climate Change and Renewable Energy (page 62)
Finds it difficult to understand what this means in practical terms and concludes that the LDP is missing an opportunity. Suggests that the council should be making a statement here and aiming higher to be the best Scottish region in developing performing low carbon developments or run the risk of being left behind.

Low Carbon Development and Renewable Energy (Page 63)
Aligns the proposed allocation with the councils support for low and zero carbon homes.

Energy and Heat Networks (page 66)
Proposes to deliver a low / zero or potentially carbon plus development, through district heating and networked solar technologies.

Vacant and Derelict Land (page 72)
Notes that Oakbank is currently an area of vacant and derelict land but was in the past the location of a small mining community including 70 to 80 homes, a school, playing fields and industrial works. Suggests that Oakbank has no realistic chance other than the proposed allocation to correct the environmental decay.

Appendices (page 99)

Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements (page 119)

Proposes that Oakbank should be allocated within the schedule as a deliverable site for up to 50 homes.

Identifies an error in the Proposed Plan which mistakenly identifies H-PU 2 as H-PU 3 and vice versa.

Glossary (page 280)

Suggests the format of this LDP is too similar to earlier documents and that it would be useful to highlight the main differences from earlier documents.

The supplementary guidance documents do not appear to give any more details despite there appear to be some positive moves with e.g. renewables

Notes a distinct lack of policies for agriculture and diversification with the result that rural living is side lined.

Proposals Maps
Encourages the council to avoid development on greenfield land and prioritise development to derelict/brownfield sites.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0104/MIRQ0078

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

Correct errors/site referencing in relation to H-PU2 and H-PU3 allocations.

The Oakbank site should be allocated within the schedule as a deliverable site for up to 50 homes in Appendix 2.

Summary of responses (including reasons) by planning authority:

The site was the subject of a submission to the council's "call for sites" to inform the preparation of the West Lothian LDP and was identified as "not preferred" in the Main Issues Report (EOI-0104 refers (CDX). A subsequent submission was made to the LDP Proposed Plan seeking inclusion of the site in the LDP for development (MIRQ0078, CDX).

Spatial Strategy, Vision and Aims

The LDP sets out a development strategy which to seeks to deliver a balance between development requirements and the need to protect the area's valuable natural environment; the LDP reflects that planning permission has been granted for development on land which is currently undeveloped and also includes brownfield sites. All sites suggested for inclusion in the LDP have been the subject of site clearance and regard to infrastructure availability. The council notes the comments made, but does intend to make any further changes to the LDP.

The council's response to the Spatial Strategy, Vision and Aims are set out in a separate Schedule 4 number 1C.

Appendices (page 99)

The council acknowledges that the error which has been identified is in fact with the labelling of sites H-PU 2 and H-PU 3 on Map 3 in so far as they do not correspond with the sites listed in the Settlement Statement (page 93) and Appendix 2 (page 224). The Reporter may wish to recommend that Map 3 is amended to correct this error, in which case the Council would be happy to comply.

The council's response to the changes to HPU 2 and H-PU 3 are set out in a separate Schedule 4 number 18B.

Glossary (page 280)

The council notes the comments made, but does intend to make any further changes to the plan.

The council's responses to supplementary guidance are set out in a separate Schedule 4 number 1E.

Proposals Maps

The council supports the re-use of brownfield land in appropriate locations and circumstances but it is considered that in order to meet housing needs and demands in the right locations that it is inevitable that greenfield land be released for development.

The council's response to the Proposals Maps is set out in a separate Schedule 4 number 1Q.

Representations to Non Allocated Sites

EOI-0104

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

The site lies within the catchment of East Calder Primary School, St Paul' RC Primary School, West Calder High School and St Margaret's RC Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term
For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX, para. Xx).

The focus of development in East Calder lies in the Calderwood Core Development Area (CDA) to the east of the town. This site benefits from planning consent (CDX) for the construction of 2300 houses and construction has commenced. The site at Oakbank is regenerating to nature and is removed from the CDA.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations other than to correct typing errors/site referencing in Appendix 2 in relation to H-PU2 and H-PU3 allocations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 12A	**Allocation of land for housing in Fauldhouse**	
Development plan reference:	H-FA 1 - Eastwood Park (East) H-FA 2 - Meadow Crescent H-FA 3 - Park West H-FA 4 - Shotts Road H-FA 5 - Breich Water Place H-FA 6 - Sheephousehill North H-FA 7 - Lanrigg Road (3) H-FA 8 - Eldrick Avenue H-FA 9 - Main Street (former cinema and garage) H-FA 10 - Eastfield Recreation Ground H-FA 11 - Former Victoria Park Colliery	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0333 (Helen Close) **21903583-08d20d6** (James Ford) **WL/LDP/PP/0143** (John Donald) **WL/LDP/PP/0144** (John Donald) **WL/LDP/PP/0228** (Walter Crawford Property)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Fauldhouse (page 86) Appendix 2 - Schedule of Housing Sites, Longridge (pages 183-188) Proposals Map 5, Villages (Fauldhouse)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-FA 9 - Main Street

WL/LDP/PP/0333 (Helen Close)
Concerned about proposed residential development on grounds that it would:

- increase volume of traffic and parking where there is already limited vision and safety;
- increase public transport passengers with the effect of generating more litter in the burn which is adjacent to the bus stop; and
- increase flood risk

General complaints regarding planning in Fauldhouse

21903583-08d20d6 (James Ford)
The respondent objects to all of the proposed housing allocations in Fauldhouse. There is particular criticism of development being mainly located on the eastern side of the village and contributing to traffic congestion.

The respondent suggests that many of the council owned sites in Fauldhouse were obtained through Compulsory Purchase Order and casts doubt on the legitimacy of proposals to develop housing on

them.

Finally, the respondent claims to have received unfair treatment in his dealings with the council regarding planning related matters in the past and suggest that he has been 'black listed'.

Representations to Non Allocated Sites

EOI-0027 - Crofthead Farm

21903583-08d20d6 (James Ford)
This representation proposes the allocation of land at Crofthead Farm, Fauldhouse for housing and reference is made to a previous submission made in response to a "call for sites" exercise in 2011, EOI-0027, which was considered but dismissed at the Main Issues stage of the process. (CD094)

The respondent seeks to justify the allocation of site EOI-0027 by noting that it lies is within the 30 mph speed limit sign on Longridge Road, whereas an allocated site, previously EOI-0124 and now referenced H-FA 11, is only partially located within the speed limit market sign. It is also suggested that the allocation of site EOI-0027 could help to boost the supply of affordable housing in the village.

PJ-0007: Land by Croftfoot Farm

WL/LDP/PP/0143 (John Donald)
The respondent unsuccessfully applied for planning permission in 2010, ref. 0330/FUL/10 for a rural crofting scheme covering four fields to the east of Willow Avenue. (CDX) Proposals for a smaller but similar development were submitted at the MIR stage of the local development plan but were rejected on the grounds that the development was below the minimum threshold of five houses for allocating in the LDP.

WL/LDP/PP/0144 (John Donald)
The respondent seeks to have allocated a 0.92 hectare site on fields between Willow Avenue, the local sewage treatment works and the main house and buildings associated with Croftfoot Farm. The proposed site is immediately south of that in representation WL/LDP/PP/0143 above.

Extension to site H-FA 11 - Lanrigg 2

WL/LDP/PP/0228 (Walter Crawford Property)
It is proposed that site H-FA 11 - Lanrigg 2, should be extended to north-east / east / south-east for a total area of 7.5ha and that the settlement boundary should be re-drawn to embrace it. The respondent has subsequently intimated a willingness to reduce the size of extended area, effectively removing the area of land closest to Lanrigg Road.

Reasons given in support of this extension include:

- use of brownfield land instead of greenfield in accordance with national policy;
- no visual impact on settlement or character of town;
- would be accessible to town centre and by public transport;
- would add additional social housing and seek partner approach to achieve; and
- desire to extend their part-accepted site H-FA 11: Lanrigg 2 on basis of a comprehensive masterplan approach for company's entire land-holding.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-FA 9 - Main Street

WL/LDP/PP/0333 (Helen Close)
Intimates that the site should not be allocated for housing.

General complaints regarding planning in Fauldhouse

21903583-08d20d6 (James Ford)
Intimates that none of the proposed sites should be allocated for housing.

Representations to Non-Allocated Sites

21903583-08d20d6 (James Ford)
Promotes the allocation of site EOI-0027 (Crofthead Farm) for housing.

WL/LDP/PP/0143 (John Donald)
Promotes the allocation of site PJ-0007 (Land at Croftfoot Farm) for housing.

WL/LDP/PP/0144 (John Donald)
Promotes the allocation of a 0.92 hectare site between Willow Avenue, local sewage works and Croftfoot Farm main house and buildings for housing.

WL/LDP/PP/0228 (Walter Crawford Property)
Seeks the extension of allocated site H-FA 11 (Croftfoot Farm) to north-east / east / south-east to join with other land owned by the respondent and to relocate the settlement boundary to accommodate this.

Summary of responses (including reasons) by planning authority:

Background
The Proposed Plan identifies eleven housing sites in Fauldhouse. The sites are listed in the settlement statement (page 86) and in Appendix Two: Schedule of Housing Sites / Site Delivery Requirements (pp. 183-188). They are also illustrated on the proposals Map 5: Villages. The sites are either carried forward from the adopted West Lothian Local Plan (2009) (CDX), with many having the benefit of planning permission, or are new allocations.

Sites carried forward from the West Lothian Local Plan 2009:

H-FA 1 Eastwood Park (East) – planning permission granted
H-FA 2 Meadow Crescent
H-FA 3 Park View (West)
H-FA 4 Shotts Road
H-FA 5 Breich Water Place – planning permission granted
H-FA 6 Sheephousehill (North)
H-FA 7 Lanrigg Road

New allocations:

H-FA 8 - Eldrick Avenue

H-FA 9 Main Street (former cinema and garage)
H-FA 10 Eastfield Recreation Ground
H-FA 11 Lanrigg Road 2

Representations to Allocated Sites

H-FA 9 - Main Street

WL/LDP/PP/0333 (Helen Close)
Site H-FA 9 - Main Street is a new allocation. It does however have the benefit of having a planning brief approved by the Council Executive on 12/01/10 (and updated for the Proposed LDP at September 2015) which addresses a standard set of development issues relevant to this former cinema site. (CDX)

The site is eminently suitable for redevelopment and the suggestion that it is not allocated in the LDP for housing is rejected. The council offers the following responses to the concerns which have been raised:

- traffic and parking issues are addressed in the planning brief but will be assessed in detail at the planning application stage;
- litter created by transit passengers, while undesirable is not a sufficient reason to reject the redevelopment of a long-standing gap site on this section of Main Street; and
- site delivery requirements (page 187 of the Proposed Plan) already stress the need for a Flood Risk Assessment related to the adjacent burn and for the adoption of a sustainable urban drainage (SUDS) approach to site development, matters which the Development Management process is well capable of dealing with.

General complaints regarding planning in Fauldhouse

21903583-08d20d6 (James Ford)
The council does not agree with the respondents' proposition to not allocate the eleven housing sites that have been identified.

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan, paragraphs 85-92, 106-113 and policy 5 and page 6, Table 3.1 (CDX). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP 2014 – paragraph 110) (CDX) the council has allocated a number of housing sites across West Lothian for housing development.

While it is the case that many of the allocated sites are in eastern part of Fauldhouse, the council's Transportation Manager has confirmed that suitable access can be provided to these sites. A Transport Assessment which was prepared in support of the Proposed LDP, the Transport Appraisal and Modelling MIR (CDX) advises of no significant impact on the road network or need for improvement arising from these developments.

With regard to the acquisition of sites through Compulsory Purchase Orders (CPOs), it is advised that this is not a process routinely used by the council and is only resorted to rarely and always in very particular circumstances. The council is not aware of any of the sites in Longridge having been subject to such Orders but would be happy to investigate and respond if presented with any firm evidence.

In conclusion, the council considers that the plan should not be modified in respect of this representation.

Complaint
West Lothian Council is committed to providing high-quality customer services. If something goes wrong or individuals are dissatisfied with any aspect of our services, there is an established complaints procedure in place to deal with this. Complaints can be made in person at any of our offices, by phone, in writing or email via a complaints form. To date, and to the best of the knowledge of the Development Planning service, no formal complaint has been registered by this respondent.

Representations to Non-Allocated Sites

21903583-08d20d6 (James Ford)
This representation seeks the allocation of site EOI-0027 (Crofthead) Farm for mixed use purposes (25.6 hectares) to the north-east of Eastfield Recreation Ground. The site was identified as 'not preferred' at MIR stage. The council has considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development for the reasons below:

- the location of speed limit signage is not a material factor in allocating development sites;
- affordable housing requirements are already provided for through Policy HOU 5 *Affordable Housing* in the Proposed Plan for all Council Wards in West Lothian including Fauldhouse and the Breich Valley;
- education capacity has already been factored into the allocation of sites and there is insufficient remaining capacity to service the development of another large site;
- while the site is recognised as being accessible to the village centre on foot, and accessible to bus local buses, it is some distance from the rail station;
- there are considerable ground stability issues in this area, including several disused tipping sites; and
- allocation of this site would further hasten the coalescence with Longridge, bringing the suggested eastern edge of Fauldhouse within just 500 metres from the edge of Longridge to the north-east.

The council does not therefore agree to modify the Plan in response to this representation.

WL/LDP/PP/0143 (John Donald)
This representation seeks the allocation of site PJ-0007 (Land at Crofthead Farm) for residential use (2.0 hectares/ 4 units of very low density housing). Site PJ-0007 was identified in the Main Issues Report (MIR) (pp. 142-3, Map 10) as a 'not preferred site' due to access issues. (CDX)

The council has considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development because there remain access issues from either the Croftfoot Estate via a narrow overbridge or via the sewage works access. There are better housing sites available in Fauldhouse within the settlement boundary and these have been allocated. The council does not therefore agree to modify the Plan in response to this representation.

WL/LDP/PP/0144 (John Donald)
This representation seeks the allocation of a new housing site not identified at MIR stage. The council has considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development due to lack of viable

access and better sites are available as listed above.

WL/LDP/PP/0228 (Walter Crawford Property)
This representation seeks the extension of allocated site H-FA 11 (Lanrigg 2) with relation to site EOI-0124 (Land on the north eastern boundary of Fauldhouse) which was identified at MIR stage as a 'preferred new site (in part)'.

The part of MIR site EOI-0124 which is allocated is H-FA 11: Lanrigg 2 (1.7ha / 25 unit capacity). The extended capacity sought is for approximately twice the allocated site, minus the area adjacent to Lanrigg Road. Notwithstanding supporting information submitted with the representation, there remain significant concerns about a proposed extension of this site;-

- the Proposed Plan at paragraph 5.2, page 10, states that sustainability factors are integral to site selection including 'to maximise the use of brownfield land' in accordance with national policy which has been followed as a principle in site selection;
- while the removal of the section of the site nearest Lanrigg Road would reduce visibility from vehicular traffic, significant tree cover loss from the proposed site would exacerbate visual impacts and negatively impact on the landscape character setting of town and the adjacent long distance footpath north to Whitburn;
- while the site is accessible to the village centre on foot, and accessible to bus local buses, it is distant from the rail station;
- affordable housing requirements are already provided for through Policy HOU 5 *Affordable Housing* in the Proposed Plan (page 28) for all Council Wards in West Lothian including Fauldhouse and the Breich Valley; and
- allocation of sites is not based on allowing developers to complete their masterplan ambitions, and the council must remain even-handed and neutral regarding ownership of proposed sites and would thus not give any credence to allocation by ownership.

The council has considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development; specifically ownership and masterplans are not reasons to allocate housing land.

<u>Any further plan changes recommended by the planning authority</u>

It has become apparent since publication of the Proposed Plan that there are several typographical errors in both the settlement statement (page 86) and Appendix 2 (page 184 and 188) regarding two allocated sites in Fauldhouse.

Site H-FA 3 is identified in both parts of the document as the 'Former Victoria Park Colliery' and assigned a site area of 1.7ha and a capacity of 40 units. This is erroneous. Site H-FA 3 in in fact 'Park View (West). The site area is 1.27 ha and the notional capacity is 30 units.

The residual columns in this table and which detail 'Planning', 'Transportation', 'Education', 'Flood Risk' and 'Other' development requirements have also become transposed and are incorrect. The information set out in H-FA 3 under these headings instead applies to site H-FA 11.

Site H-FA 11 is identified in both parts of the document as 'Croftfoot Farm' and assigned an area of 3.57ha and a capacity of 90 units. This is also erroneous. Site H-FA 11 is in fact 'Former Victoria Park Colliery'. The site are is 1.7ha and the notional capacity is 25 units.

The residual columns in this table and which detail 'Planning', 'Transportation', 'Education', 'Flood Risk' and 'Other' development requirements are also incorrect. The correct information which

should apply to site H-FA 3 (Park View (West) is detailed below.

Status	Carried forward from WLLP
Planning	Identified as a site for housing
Transportation	Access via existing road at Park View to the south.
Education	**Catchment Area Schools** Falla Hill Primary/Whitburn Academy/St John the Baptist Primary/St Kentigern's High
Flood Risk	Flood Risk Assessment required which assesses the flood risk from the small watercourses which flow along the north and west boundaries. Drainage Impact Assessment required.
Other	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required. Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required. Requirement to accommodate a buffer strip of 6m between the development and the watercourse on the western boundary of the site. Developer contributions required to enhance local park provision

The council would be pleased to correct these errors if invited to do so by the Reporter and in the manner described above.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 13A	Kirknewton General - Allocation of land for housing in Kirknewton, Proposal P-31 and other general issues relative to Kirknewton	
Development plan reference:	H-KN 1- Braekirk Gardens H-KN 2 - Station Road (East) H-KN 4 - Station Road (South extension) LATE 0002 - Station Road P-31 - Milrig Holdings/Kirknewton Railway Station	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0017 (Margaret O'Donnell)
WL/LDP/PP/0305 (Vic Garrard on behalf of Kirknewton Community Council)
WL/LDP/PP/0278 (Vic Garrard on behalf of Kirknewton Community Council)
WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council)
WL/LDP/PP/0268 (K.R. Hogg)
WL/LDP/PP/0243 (SEPA)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
21438160-57e7ebe (John Thomas)
20989322-efde6f0 (Susan Campbell)
20952638-67f91ec (Gordon Hyslop)
21784245-e01bede (M Carr)
21765868-3598b37 (J Johnston)
21518048-9fd6647 (Dr Kim Kempster)
21254632-368a8c9 (Scott Frost)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Kirknewton (page 87) Appendix 2 - Schedule of Housing Sites, Kirknewton (page 189 & 190) Proposals Map 5, Villages (Kirknewton)

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-KN 1- Braekirk Gardens

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
The legitimacy of allocating this site for housing is disputed as it has already been largely built out with only a relatively few completions remaining.

21765868-3598b37 (J Johnston)
Suggests that the extent of the remaining housing land at H-KN 1 should be fully enumerated in order to clarify the contribution this site has still to make to the land supply.

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
Supports the sustainable development objectives set out in para 5.37 (page 20) of the LDP and specifically supports the allocation of H-KN 1 for housing, noting that it is in the process of being built out. Considers that the development of this site will assist in achieving a five year housing land

supply, securing the provision of affordable housing and supporting community regeneration.
20989322-efde6f0 (Susan Campbell)
Supports the development of site H-KN 1.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but observes that Appendix 2 - Schedule of Housing Sites, Kirknewton (page 189) has not identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed. It is however acknowledged that the site has a long standing planning permission and is largely complete. Nevertheless, it suggests a revision to the text of the entry in Appendix 2 which expressly requires the submission of a Flood Risk Assessment and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

H-KN 2 - Station Road (East)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
Objection is raised to allocation of the site for housing. Notes that the allocation has been carried forward from the WLLP (CDX) and cites this as an example of a housing site which has not been progressed over the course of that plan period, implying that it is non effective. Proposes that the site is deleted from the LDP in favour of an alternative site to the east and referenced LATE-0002 (CDX).

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **WL/LDP/PP/0017** (Margaret O'Donnell), **21438160-57e7ebe** (John Thomas), and **20952638-67f91ec** (Gordon Hyslop)
Objection is raised to allocation of the site for housing for one or more of the following reasons:-

- proximity to the Edinburgh-Glasgow railway line;
- proximity to overhead electricity transmission lines and pylons;
- susceptibility of the site to flooding;
- access constraints;
- generation of additional traffic;
- inadequacy of facilities in the village to accommodate further development (in particular the capacity of the local Primary School);
- loss of an open green space;
- physical relationship of new development to existing properties in terms of overlooking and loss of privacy;
- negative impact on private property values;
- ownership and tenure composition of the development

20989322-efde6f0 (Susan Campbell)
Supports the development of site H-KN 2.

WL/LDP/PP/0305 (Kirknewton Community Council – Vic Garrard)
Proposes that the site is not allocated for housing in the LDP and suggests that it should instead be landscaped and made available for a range of largely recreational uses. A document entitled the "Kirknewton Community Development Plan" is referenced and submitted in support (CDX).

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
Supports the sustainable development objectives set out in paragraph 5.37, (page 20) of the LDP and specifically supports the allocation of H-KN 2 as an effective site which is capable of being delivered during the plan period. Also supports Policy HOU 1 (which identifies sites H-KN 1 & H-KN 2) and their

subsequent referencing in the Proposals Map and Appendix 2.

Considers that the development of this site will assist in achieving a five year housing land supply, securing the provision of affordable housing and supporting community regeneration.

Identifies the rail station as being key to the sustainability of residential development and supports the provision of a new park and ride facility and electrification of the rail line in the plan.

Observations regarding constraints which have thus far hindered the development of the site are addressed. These are:

- site access - advises that a solution to what was a previously protracted issue has since been identified and agreed in principle with the council through a recent planning application relative to the site;
- noise and flooding - advises that these are matters which can be satisfactorily resolved by design;
- capacity restrictions at East Calder Waste Water Treatment Works – suggests that these can be overcome through negotiation and investment.

The subject of education capacity has been afforded particular attention. Specifically, it is recognised that new development will require to contribute to infrastructure, (in this instance the expansion of the local primary school) but there is anxiety that this should be proportionate and in accordance with Circular 3/2012 (CDX). The Proposed Plan is deemed not to be sufficiently clear on the role of the Council or other third party funding mechanisms to deliver new or expanded infrastructure required. Objection is therefore raised to paragraph 5.53, (page23) which states that "where there is an infrastructure constraint, such as education capacity, this will require to be addressed by housing providers in the first instance".

In the context of Kirknewton it is stated that it is untenable that the burden of a full school expansion should be placed on the first developer and the council is encouraged to act in partnership with developers to proactively enable such development using access to borrowing facilities such as Scottish Futures Trust or City Deal as well as the Local Infrastructure Fund. While acknowledging that paragraph 5.78 (page 30) and 5.84 (page 30) set out the principles that infrastructure must be paid for, there is concern that the actual mechanism is not clear from either the LDP or the Action Programme and therefore needs to be set out in greater detail.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation and observes that Appendix 2 - Schedule of Housing Sites, Kirknewton (page 189) has identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed. It is however intimated that SEPA does not itself have any record of flooding which would support this requirement.

<u>H-KN 4 - Station Road (South extension)</u>

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
Objection is raised to allocation of the site for housing. Notes that the allocation has been carried forward from the WLLP (CDX) and identifies it as an example of a site which has not been progressed over the course of that plan period which suggests that it is non effective. References the recent refusal of planning permission for retirement homes (ref. 0691/P/14) (CDX) and highlights concerns about general environmental constraints to reinforce the view that the site is non-effective. It is however suggested that if site LATE-0002 is allocated then development of H-KN 4 may become a more viable proposition.

21438160-57e7ebe (John Thomas), **20989322-efde6f0** (Susan Campbell), **21518048-9fd6647** (Dr Kim Kempster) and **WL/LDP/PP/0268** (K.R. Hogg)
Objection is raised to allocation of the site for housing for one or more of the following reasons:-

- the definition of the site on the Proposals Map lacks detail;
- absence of demand for new housing in Kirknewton as evidenced by the slow pace of development on site H-KN 1 over a protracted period of time;
- development would have a negative impact on the character of Kirknewton, changing it from a rural village to a suburb of Livingston;
- impact on the visual and environmental amenity of the site has not been sufficiently taken account of;
- the resultant loss of natural habitat and wildlife (particularly protected species) and concerns that development would contravene wildlife legislation;
- the physical relationship of new development to existing properties in terms of overlooking and loss of privacy;
- an inadequacy of facilities in the village to support further development (in particular the capacity of the local Primary School);
- susceptibility of the site to flooding;
- unsatisfactory detail regarding access to the site;
- potentially conflicting with the existing access serving H-KN 1;
- collectively giving rise to road safety issues through the generation of additional traffic (particularly at peak times when the school is operational), placing additional pressure on already congested roads and on-street parking and impacting on the national cycle way which is partly on road;

20989322-efde6f0 (Susan Campbell)
Doubts the development of this site would secure the range of infrastructure requirements needed and also cites the inability of the council to secure provision of a new High School at East Calder in advance of housing in support of not permitting development in advance of development taking place. Asserts that building houses on H-KN 4 will not regenerate the community. Suggests that developed should instead be focused on sites H-KN1 and H-KN 2.

21518048-9fd6647 (Dr Kim Kempster)
Intimates that there is public opposition to proposals to develop H-KN 4 as demonstrated by the volume of objections to a recent planning application (ref. 0691/P/14 (CDX) and requests that the site is removed from the plan.

WL/LDP/PP/0268 (K.R. Hogg)
Suggests the site is removed from the plan.

21765868-3598b37 (J Johnston) and **21784245-e01bede** (M Carr)
Supports carrying over the allocation of the site for housing from the WLLP (CDX) to the LDP as a means of meeting housing targets and supporting local services in the village and highlights the accessibility and sustainable nature of the site with reference to the railway station.

Advises that the site owner is actively seeking development of the site and references a recent planning application (ref. 0691/P/14 (CDX) (and which has recently been the subject of an unsuccessful appeal (CDX).

Notes a commitment in the LDP to address local school capacity issues but suggests that the council has failed to do this. Urges the council to revisit this issue and use its development planning powers

to enable land owners to deliver the primary school extension.

Advises that the recent planning application facilitated discussion on education constraints and clarified a requirement for additional land to facilitate a primary school extension. A land exchange was tentatively agreed and will be progressed if or when a planning permission is granted.

Considers the indicative capacity figure of 30 houses is too low and suggests that there is scope to increase this depending on housing tenure/mix.

Notes requirement in Appendix 2 of the LDP for a flood risk and drainage impact assessment but advises that these have already been undertaken as part of the recent planning application with no adverse issues identified.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation and observes that Appendix 2 - Schedule of Housing Sites, Kirknewton (page 190) has identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed and a Drainage Impact Assessment to assess the impact of the development of the local network. Suggests a revision to the text of the entry in Appendix 2 which expressly requires developers to contact the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Proposal P-31 - Milrig Holdings/Kirknewton Railway Station

WL/LDP/PP/0268 (K.R. Hogg) and **21254632-368a8c9** (Scott Frost)
Objection is raised to Proposal P-31 for a Park & Ride Bus Interchange at Milrig Holdings/Kirknewton Station for one or more of the following reasons:-

- undermining policy regarding the development of land within the designated countryside belt;
- increasing traffic on an already congested and inadequate road (and further complicated by the location of the nearby level crossing);

WL/LDP/PP/0278 and **WL/LDP/PP/0390** (Vic Garrard on behalf of Kirknewton Community Council)
Supports the principle of a Park & Ride facility but would like to be engaged in discussions regarding the details.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the proposal. Suggests a revision to the text of the entry in Appendix 2 which expressly requires developers to contact the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

General Issues

WL/LDP/PP/0268 (K.R. Hogg)
Suggests that the cumulative development of sites in Kirknewton and elsewhere will destroy the character of small villages.

20989322-efde6f0 (Susan Campbell)
Identifies poor quality access roads, an inferior rail link, the level crossing and the high quality of surrounding farm as necessarily precluding the village from becoming an employment and

residential growth area. Values its relatively small and self-contained character and expresses a preference for the status quo to be maintained. Has confidence in the community council to represent the best interests of the village in planning and development matters.

21438160-57e7ebe (John Thomas)
Concerned about increased traffic generation from new development generally and sceptical that transport capacity issues can be addressed through developer contributions. Highlights practical restrictions of significantly improving road and rail links and doesn't have confidence that new technology and changes to working practices will have much impact.

21254632-368a8c9 (Scott Frost)
Suggests that the railway station would be better located on the eastern side of Kirknewton to be closer to the allocated housing sites.

WL/LDP/PP/0278 & WL/LDP/PP/0390 21254632-368a8c9 (Scott Frost)
Regards the existing level crossing as unfit for purpose and argues that an alternative solution should have been promoted. There is particular concern at the lack of a pedestrian bridge or underpass.

WL/LDP/PP/0278 & WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council)
Suggests that local roads cannot cope with traffic relative to sites which have already secured planning permission let alone new allocations and suggests that road improvements and speed restrictions are required on roads between the A71 and the village now.

Calls for the full Wilkieston By-Pass to be constructed and for the City of Edinburgh Council to be engaged to facilitate this.

Recognises that there are capacity issues with the local Primary School which are an impediment to further development but does not necessarily want to see the school or village extended.

Identifies a requirement for a new community hall.

Proposes that the conservation area boundary is enlarged and afforded better protection.

21765868-3598b37 (J Johnston)
Notes the general commitment to developing CDAs in West Lothian but calls for the council to ensure that existing settlements are also supported so that they can to contribute to meeting housing targets.

Representations to Non Allocated Sites

LATE- 0002 – Station Road

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
This representation proposes the allocation of land at Station Road Kirknewton for housing development and reference is made to a previous submission made in response to a "call for sites" exercise in 2011 (CDX) which argues the suitability of the site.

It is suggested that the inclusion of this site would assist in addressing a shortfall in the housing land supply and help to meet strategic housing land requirements in light of the alleged under performance of other sites allocated in the LDP, most notably CDAs. The council is criticised for overly relying on output from CDA sites which it is alleged are failing to deliver, especially in the early plan period, and largely due to education and infrastructure constraints.

The methodology used for determining housing land supply is criticised in so far as it used data from the 2014 Housing Land Audit and not the 2015 HLA and it is suggested that the output from constrained sites is in any event too optimistic.

The council's reasons for having not allocated the site post MIR stage are disputed (CDX). It is argued that the site represents a logical extension of the village and is an accessible and sustainable location for residential development which would have no significant environmental impact. It is proposed that the settlement boundary is amended to embrace the site. The site is considered to meet all the necessary tests of effectiveness and is capable of being delivered in the short term. In particular, it is disputed that there are any insurmountable education constraints to development and it is suggested that any required expansion of Kirknewton Primary School could be facilitated by development of this site and H-KN4.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-KN 1- Braekirk Gardens

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
Objection is raised to the inclusion of site H-KN 1 and proposes it is removed from the LDP.

21765868-3598b37 (J Johnston)
Suggests that the plan clarifies the number of houses that remain to be built on site H-KN 1.

WL/LDP/PP/0243 (SEPA)
Suggests revisions to the text referencing the site in Appendix 2 of the Proposed Plan.

H-KN 2 - Station Road (East)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **WL/LDP/PP/0017** (Margaret O'Donnell), **21438160-57e7ebe** (John Thomas), **20952638-67f91ec** (Gordon Hyslop), and**WL/LDP/PP/0305** (Kirknewton Community Council – Vic Garrard)
Objection is raised to the allocation of site H-KN 2 for housing and proposes it is removed from the LDP.

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
Supports the allocation of site H-KN 2, and while intimating no specific modifications, nevertheless seeks clarity on the role of the Council or other third party funding mechanisms to deliver new or expanded infrastructure and calls for the LDP to set these out in greater detail than has already been done.

H-KN 4 - Station Road (South extension)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **21438160-57e7ebe** (John Thomas), **20989322-efde6f0** (Susan Campbell), **21518048-9fd6647** (Dr Kim Kempster) and **WL/LDP/PP/0268** (K.R. Hogg)
Objection is raised to allocation of the site for housing and it is suggested that the allocation should be removed from the LDP.

21765868-3598b37 (J Johnston) and **21784245-e01bede** (M Carr)
While intimating no specific modifications the representations seek clarity on what the Council proposes to do about addressing local school capacity issues. It is also requested that a variation of the site capacity (30 houses) is allowed for.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan

Proposal P-31 - Milrig Holdings/Kirknewton Railway Station

WL/LDP/PP/0268 (K.R. Hogg) and **21254632-368a8c9** (Scott Frost)
Objection is raised to Proposal P-31 for a Park & Ride Bus Interchange at Milrig Holdings/Kirknewton and it is suggested that the allocation should be removed from the LDP.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan

General Issues

WL/LDP/PP/0268 (K.R. Hogg), **20989322-efde6f0** (Susan Campbell) and **21438160-57e7ebe** (John Thomas)
While intimating no specific modifications the representations intimate dissatisfaction with the allocation of sites for housing in Kirknewton and the implication is that they should be removed from the LDP.

21254632-368a8c9 (Scott Frost)
Proposes that the railway station should be relocated to the eastern side of Kirknewton.

WL/LDP/PP/0278 & WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council) and **21254632-368a8c9** (Scott Frost)
Suggests that the LDP should identify and encourage an alternative to the existing level crossing arrangements at Kirknewton.

WL/LDP/PP/0278 (Vic Garrard on behalf of Kirknewton Community Council)
While intimating no specific modifications the representations identify a number of road improvement works and the implication is that these should be identified as proposals in the plan.

Proposes that the plan promotes a full Wilkieston By-Pass (as opposed to the "half" by pass identified in the plan).

Proposes that the plan should identify proposals for a new community hall.

Proposes that the plan should provide for an enlargement of the Kirknewton Conservation Area and afford it greater policy protection.

Proposes that the plan does not support the extension of the local Primary School nor the village in general.

Representations to Non Allocated Sites

LATE- 0002

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
It is argued that the site at Station Road (LATE-0002) is effective and deliverable in the short term and should therefore be allocated for housing in the LDP to augment the effective housing land

supply.

Summary of responses (including reasons) by planning authority:

H-KN 1- Braekirk Gardens

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
As this site has planning permission and remains active the council maintains that it is in order to continue to show it as an allocated site for housing in the Proposed Plan. The Proposed Plan recognises that the site is part complete and it does not conceal the fact in Appendix 2 that it has a relatively small remaining capacity (15 at the time of HLA 2014).

21765868-3598b37 (J Johnston)
The Housing Land Audit 2014 provides a reliable record of completions, indicating that there have been 109 completions from a total of 124, leaving a balance of 15 remaining.

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
Support for the continued allocation of site H-KN 1 is noted as is the observation that it legitimately contributes to the five year housing land supply.

20989322-efde6f0 (Susan Campbell)
Notes support for the development of site H-KN 1.

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires a Flood Risk Assessment be submitted and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

H-KN 2 - Station Road (East)

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)

Infrastructure & Developer Contributions

The council's approach to infrastructure and developer contributions is set out in a separate Schedule 4 number 1F.

Allocation as a housing site

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **WL/LDP/PP/0017** (Margaret O'Donnell), **21438160-57e7ebe** (John Thomas), **20952638-67f91ec** (Gordon Hyslop) and **WL/LDP/PP/0305** (Vic Garrard on behalf of Kirknewton Community Council)
The site was allocated for residential development in the adopted West Lothian Local Plan 2009 (CDX) and referenced as HKn7 and is being carried over into the LDP.

There are a number of factors which may explain why the site has yet to be developed, not least that

it has a significant capacity, at least in local terms, and that the demand for market housing in the village has previously not been as strong as it might have been. It is also the case that the site in in the same ownership as neighbouring site H-KN 1 which has had a particularly slow build rate and is only latterly nearing completion. There are clearly commercial considerations in opening up a new development site and which the council as planning authority have no control over.

It is also recognised that there are a number of constraints relative to this site which may have encumbered its development in the past, education capacity and developer contributions being but two. An overview of education issues is set out in the Education Position Statement (CDX). The effectiveness of the site was therefore one of a number of considerations which informed the selection of sites at the Main Issues stage of the process and which was subsequently deemed to be satisfactory (CDX). Specific concerns regarding access have also been referenced by the site owners in their submission to the Proposed Plan. Consultations undertaken with key agencies and others suggest that other matters, including flood risk, railway noise, overhead electricity lines and amenity considerations are not insurmountable and are capable of being satisfactorily addressed.

It therefore remains the case that the council continues to regard H-KN 2 as an appropriate and suitable housing allocation which can contribute to the overall supply of housing land and does not agree to modify the plan in response to these representations.

20989322-efde6f0 (Susan Campbell)
Notes support for the development of site H-KN 2.

WL/LDP/PP/0305 (Vic Garrard on behalf of Kirknewton Community Council)
The site is allocated for housing in the adopted local plan. The decision that housing development would be appropriate here recognised that it represented a logical physical extension to the village and that has not changed in the intervening period. The site is bounded on three sides by existing housing with a hard, physical and defensible boundary in the form of the Edinburgh to Glasgow Railway line to the north. It is also readily accessible by public transport and on foot and the council considers that the suggested alternative use of this site (recreational open space) would not make the most efficient use of this substantive land resource. There are other significantly large areas of open space nearby which are capable of being used for informal recreational use. Furthermore, when developed, it is anticipated that the site itself will yield an element of amenity open space due to the developable area being reduced by the need to accommodate a buffer to the railway.

While recognising that the "Kirknewton Community Development Plan" (CDX) has laudable aspirations to improve the provision for community and recreational activities in the village, the council does not believe that this particular site is appropriate for such projects. Consequently, the council does not agree to modify the plan in response to these representations.

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
The council welcomes the support of Drummond Homes for the allocation of site H-KN 2 for housing and actively encourages the respondents (who own the site) to use its best endeavours to accelerate its development.

H-KN 4 - Station Road (South extension)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **21438160-57e7ebe** (John Thomas), **20989322-efde6f0** (Susan Campbell), **21518048-9fd6647** (Dr Kim Kempster) and **WL/LDP/PP/0268** (K.R. Hogg)

The site was originally allocated for residential development in the adopted West Lothian Local Plan 2009 (CDX) and referenced as HKn10. It was one of only four non-strategic sites promoted by objectors which was supported and recommended for inclusion in the Plan by the PLI reporter. (CD224). The site is retained and is being carried over into the LDP.

A 'notice of intention' relative to an appeal against the refusal of planning application (ref. 0691/P/14) (CDX) was issued on 3 March 2016 and intimated that the reporter was minded to allow the appeal and grant planning permission for a residential development in principle, subject to conditions and the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997. As a consequence, it is the council's view that this serves to re-inforce the allocation of the site for housing in the LDP and for this reason, the Council does not propose to modify the plan in response to these representations.

21765868-3598b37 (J Johnston) and **21784245-e01bede** (M Carr)
An overview of education issues is set out in the Education Position Statement (CDX). In this particular instance, however, the nature of the proposals which Reporters are on record as having 'minded to grant' is such that education considerations are effectively nullified by an age restricted occupancy condition. It is also the case that a legal agreement is to be drawn up for the transfer of land to the council for incorporation within the Kirknewton Primary School boundary to facilitate a school extension and this should have beneficial consequences for education provision in Kirknewton generally.

The number of houses identified in Chapter 6 - Development Proposals by Settlement Statement, Kirknewton (page 87) and Appendix 2 - Schedule of Housing Sites, Kirknewton (page 190) is indicative. It is for prospective developers to show an acceptable development scheme, via the normal development management process that would accord with all of the planning authority's expectations and requirements. That scheme may enable the development of more homes or it may mean less. Either way, the position remains to be finalised once a precise form of development emerges. At this early stage, it is not for the LDP to predict or restrict the outcome of that design process but it is reasonable and necessary to provide some indication of what the quantum of development is likely to be. In this instance, and now with the benefit of a 'minded to grant' intimation, a development of 35 houses has been sanctioned and the council would therefore not take issue if the Reporter was minded to amend the entry referencing the site in Chapter 6, page 87 and Appendix 2, page 190 to reflect this changed figure.

WL/LDP/PP/0243 (SEPA)
SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact is made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

<u>Proposal P-31 - Milrig Holdings/Kirknewton Railway Station</u>

WL/LDP/PP/0268 (K.R. Hogg) and **21254632-368a8c9** (Scott Frost)
The requirement for the provision of a Park & Ride facility at Kirknewton Station is a condition of planning permission 0524/P/09, the principal planning permission relating to the Calderwood Core Development Area (CDX). This is a 210 mixed use development comprising residential, commercial, industrial, recreational, retail use, community facilities, landscape, open space, primary and secondary schools and road and service infrastructure and as such the requirement has already been established and is non-negotiable. The car park requires to be phased over a period of time and is tied to house completions within the Calderwood development. Appendix 2, page 124, re-enforces

this requirement. A planning application for the approval of matters specified in conditions was received on 20 August 2015 (0634/MSC/15) and is being processed (CDX).

WL/LDP/PP/0278 & WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council)
The council welcomes the support of the Community Council for the principle of a Park & Ride facility and notes that it has been consulted on planning application 0634/MSC/15 and will have the opportunity to make detailed representations.

WL/LDP/PP/0243 (SEPA)
SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact is made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

General Issues

WL/LDP/PP/0268 (K.R. Hogg), **20989322-efde6f0** (Susan Campbell) and **21438160-57e7ebe** (John Thomas)
The Proposed Plan has sought to allocate a range of sites for housing and the council is satisfied that the sites which have been identified are in keeping with the Vision and Spatial Strategy set out in the Plan and are proportionate to the requirements of the village. Kirknewton is physically constrained to the north by the railway line and by a significant local bio-diversity site to the south and alternative suitable development sites are difficult to identify without further adding to its expansive form and impacting on the landscape setting of the settlement. For these reasons the council proposes to retain the allocated site and does not agree to modify the plan in response to these representations.

21254632-368a8c9 (Scott Frost)
The council recognises the benefits of having a mainline station in this part of West Lothian and is anxious to make the most of such an asset. The Proposed plan is therefore supportive of improvements to Kirknewton railway station and identifies instances where developer contributions will be sought to enhance its use and render it a more effective transportation resource. There has however been no consideration afforded to relocating the station. The council has experience of negotiating the establish new railway stations elsewhere in West Lothian (Armadale, Blackridge and latterly Winchburgh) and is aware that such provision is invariably allied to strategic housing developments in the hundreds if not thousands. In the case of Kirknewton, no such quantum of housing is proposed or envisaged and this renders it an unrealistic financial. It is also just as likely that relocating the station, even it were economic and practical to do so, would disadvantage as many users as it would potentially benefit. For these reasons the council does not agree to modify the plan in response to this representation.

WL/LDP/PP/0278 (Vic Garrard on behalf of Kirknewton Community Council) and **21254632-368a8c9** (Scott Frost)
The adopted West Lothian Local Plan addressed the issue of the level crossing at Kirknewton by expressing support for its closure (while maintaining two fully operational access points to the village). It did however acknowledge that if this was not possible it would be necessary for Network Rail to provide a full barrier option (paragraph 8.55, pages 141-142) and in the event that is what has transpired. Network Rail is of the view that level crossings are safe if used correctly but has since undertaken works to install a full width automated barrier and upgrade control measures to address the safety issues which had been raised. Notwithstanding this, the council recognises that the level crossing arrangement at Kirknewton remains contentious, and while it would not be opposed to its

removal and replacement with a less disruptive engineering solution, it is concluded that this is an operational decision for Network Rail to make.

WL/LDP/PP/0278 & WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council)

Road Improvements

The council's response to roads and transportation issues is set out in a separate Schedule 4 number 26V.

Wilkieston By-Pass

While the construction of a 'full by-pass' to the north of Wilkieston and continuing eastwards to Edinburgh would represent the optimum solution to addressing east/west traffic congestion on the A71, there is currently no intent on the part of the City of Edinburgh Council to promote works within their area which would facilitate this, as evident from the CEC Second Proposed Local Development Plan (CDX). The West Lothian LDP can only give expression to proposals within its jurisdiction and it has done so by promoting the Wilkieston Northern Bypass, a relief road for Wilkieston linking the A71 with the B7030. This represents a practical and achievable intervention which addresses as best it can traffic related issues on this important road corridor.

Community Facilities

The community needs of Kirknewton are currently served by two venues on Main Street, the Kirknewton Village Hall and the recently built 'Green Room', a social space built by the community and operated by Kirknewton Community Development Trust. Consultation with council service providers informed preparation of the Proposed Plan and there was no intimation of other proposals or programme to develop additional community facilities within the village at this time. Overall, facilities are commensurate with the size of the village but should proposals for come forward for additional facilities in due course they would be considered on their planning merits.

Kirknewton Conservation Area Boundary

The Kirknewton conservation area was designated approximately 40 years ago and it is recognised that there may have been developments which have had an unintended deleterious impact on its character and appearance over that period, so much so that it is not unreasonable that conservation area boundaries are periodically reviewed. The council is already committed to upholding the status of its nine designated conservation areas and policy ENV 23 intimates that further designations will be promoted where it is considered desirable to preserve or enhance their character and appearance. In compliance with the act, paragraph 139 of SPP 2014 and PAN 71 : *Conservation Area Management*, (CDX), the council commenced a systematic review of its conservation areas under the terms of policy HER 18 of the adopted West Lothian Local Plan, starting in 2015 with the Broxburn Conservation Area Conservation Area Appraisal (CAA). This is a management tool which helps identify the special interest and changing needs of an area and provides the necessary information to create a development action plan in relation to protecting and managing the factors which led to the area being designated a conservation area in the first instance. It is intended that this should be a rolling programme and probable that the Kirknewton Conservation Area will be next to be reviewed.

Notwithstanding the above, the council would not take issue if the Reporter was minded to amend Policy ENV 23 to more explicitly reference this review process and commit the council to undertaking Character Appraisals of each conservation area, their boundaries and the effectiveness of special planning policies and proposals, all to be progressed on a priority basis and made subject to consultation with local communities and drawing upon the published guidance in Planning Advice Note 71 : *Conservation Area Management*.

Planning Controls in Conservation Areas

A number of polices refer including HOU 3, ENV 23, ENV 24 and the council is satisfied that these provide sufficient safeguards to satisfactorily manage change in historic environments and are at the same time compliant with Scottish Historic Environment Policy (SHEP) (CDX) and SPP 2014 (CDX). It does not therefore propose to modify the Plan in the manner requested.

Extension of the Kirknewton Primary School

An overview of education issues is set out in the Education Position Statement (CDX) It is however the case that an extension in the capacity of this school will be required to service housing allocations in the Proposed Plan and the council cannot agree to withdrawing support from this proposition.

Representations to Non Allocated Sites

LATE- 0002

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Background

The site is located south of Kirknewton and on the west side of the B7031. It is outwith the established settlement boundary, extends to approximately 5.5 hectares and comprises agricultural land.

Housing Land Supply

The council's justification for its approach to housing land requirements and housing land supply is set out in a separate Schedule 4 number 1A.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites. (LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in this eastern part of West Lothian there are significant committed sites in the Livingston & Almond Valley Core Development Area, particularly at Raw Holdings (H-EC 4/5) and Almondell (H-EC 6/9), which cumulatively provide a long term framework for settlement growth in the area over the Local Development Plan period. Generally, therefore, there are other more suitable sites available for development that can and are being brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in this particular location at this time.

The Council does not in any event consider this site to be an appropriate housing allocation for physical and practical reasons. The site comprises a prominent and attractive area of countryside and contributes to the setting and visual amenity of the area. Built development on an elevated sloping site, particularly of the scale proposed, would constitute a significant physical expansion of Kirknewton and urban intrusion into the surrounding countryside on the southern approach. It would adversely change the established character and appearance of the site and its surroundings and the

council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features. In this instance there is no justification to amend the settlement boundary to include the proposed site, and changes to such boundaries at this location would result in weaker boundaries and a diminishment of the settlement setting.

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development on the southern periphery of Kirknewton would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and the local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The site was previously subject to site assessment (CDX) and was identified in the MIR as a non-preferred site with reasons being allied to :

Education capacity - The site lies within the catchment of Kirknewton Primary School, St Paul's RC Primary School, Balerno Community High School and St Margarets RC Academy where there are known education capacity constraints which would prevent development of this site in the short and medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the Education Position Statement (CDX).

Drainage - The site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity.

Hydrology – SEPA has identified a requirement for a Flood Risk Assessment for this site which assesses the flood risk from the small watercourse which flows along the southern boundary and to determine the extent of the land capable of being developed. Consideration also requires to be given to any culverted structures within or nearby the site which may exacerbate flood risk. SEPA advise that development of this site would increase flood risk to this site and out with this site if developed and advise of surface water issues recorded in 2001 at an inlet of a culvert downstream of this site.

Land Quality - The site comprise prime quality agricultural land of predominantly class 3.1 and its loss would be detrimental to agricultural production.

Previous attempts to promote residential development on this site have been rejected by Reporters appointed by the Scottish Government when considering the West Lothian Local Plan at the PLI. (CDX) WLLP PLI report Chapter 2.5 Livingston & Almond Valley CDA (Proposed Sites), paragraphs 5.3 – 5.12, pages 2.144 – 2.147. The site formed part of the proposals referred to as 'Site 1 –Overton'. Since the PLI there has been no substantive change in circumstance to support the identification of the site for residential development.

For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 14A	Former "Freeport" Retail Village by West Calder.	
Development plan reference:	MIRQ-0164/EOI-0161. Site H-LW 6.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0231 (Muir Smith Evans on behalf of A W Land Purchases Ltd).		
Provision of the development Plan to which the issue relates:	Appendix 2: Schedule of Housing / Site Delivery Requirements Page 192, site H-LW 6 Proposals Map 3 : Livingston Area	

Planning authority's summary of the representation(s):

WL/LDP/PP/0231 (Muir Smith Evans on behalf of A W Land Purchases Ltd)

The site should continue to be identified as a development opportunity, but should not be constrained in terms of the site area identified and the policy approach should be more flexible. The proposed plan is overly restrictive where a flexible, pro-active approach is required to ensure that a strategic masterplan can deliver regeneration and change to the existing site.

Modifications sought by those submitting representations:

WL/LDP/PP/0231 (Muir Smith Evans on behalf of A W Land Purchases Ltd)

<u>Proposals Map 3</u>

- The proposals plan should also be edited to reflect the opportunity that exists to develop the former Freeport site and the brown line defining the land 'to the west' of Livingston suitable for very low density housing, should be extended to include the wider Freeport site but exclude the area immediately around the bings.

- Clarification is also sought on the definition of the existing Freeport site as a local Nature Reserve (indicated by the black triangle) as this appears to be within the existing development footprint.

A map extract has been submitted that shows suggested modified boundaries for the 'land to the west' where very low density housing could be appropriate and also a site specific boundary for Freeport including a potential Five Sisters Bing Scheduled Monument masterplan area. The proposed map is considered to provide a positive framework for future development and inclusion of the bing as a part of the strategy.

<u>Policy reference for Westwood/Freeport Village</u>

A specific policy reference for Westwood/Freeport Village should be worded as follows:

"Re-development, or re-use, of Westwood/Freeport Village is supported for a range of potential retail, leisure, commercial and residential uses. Some element of new or extended building outwith

the existing development envelope including housing could be supported provided it is the minimum required necessary in terms of the financial viability of an appropriate scheme and delivers wider environmental and/or economic benefits.

Development proposals should be subject to an approved comprehensive development framework or strategic masterplan that successfully integrates with and respects the surrounding area particularly the setting of the adjacent Five Sisters Bing Scheduled Monument within a strong landscape setting and promote the principles of sustainable transportation, by supporting the use of public transport, walking and cycling."

Summary of responses (including reasons) by planning authority:

On the former "Freeport" Retail Village by West Calder, planning permission in principle was granted, subject to a Section 75 agreement, on 29 August 2013 for the reuse / redevelopment of existing vacant shopping / leisure centre for uses comprising of children's indoor play area, dance studio, cafe, heritage centre, office / conference centre, retail, cookery school, garden centre and 30 houses.

Additionally, a Certificate of Lawfulness was issued on 3 October 2014 for Class 1 retail and / or any other uses specified in planning permission 0488/P/09; including Class 3 food & drink and Class 10 non-residential institutions.

In relation to the objection **WL/LDP/PP/0231** by Muir Smith Evans on behalf of A W Land Purchases Ltd, the Council has carefully considered the arguments put forward in support of the re-development of Westwood / Freeport Village and while there is merit in a pro-active approach and any development would be subject to a comprehensive framework or masterplan, it does not accept that housing should freely be considered outwith the footprint of the existing brownfield footprint as this would result in sporadic, isolated, large scale housing development in the countryside.

<u>Proposals Map</u>

- It is noted that the Freeport site lies to the west of the "brown line" for the policy relating to "Land Suitable for low density housing (Policy ENV 2; sections 5.148 – 5.151) and therefore sits within land suitable for very low density housing that was specially targeted at restructuring whole agricultural farm holdings in the west of West Lothian. This line was initially established in the Calders Area Local Plan 1995 before the "Freeport" development was built and the land was part of Auchenhard Farm.

  Should the Reporter be minded to move the policy boundary to west of the Freeport site boundary, as it is no longer an agricultural unit nor meets the terms of the lowland crofting policy, then the council would not object to such an alteration.

- The location of the symbol defining the Local Biodiversity Site related to the Breich Water riparian corridor to the south is noted and as such the map could be updated and the symbol relocated to the south east to straddle the river.

<u>Policy reference for Westwood/Freeport Village</u>

A specific policy reference for Westwood/Freeport Village is not accepted as the site is covered within the landward section of Appendix 2. The council do not proposed to alter the Proposed Plan.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 14B	Landward Area Statement	
Development plan reference:	H-LW 1 Gavieside (by Polbeth) H-LW 4 West Mains Farm (Lowland Crofts)(by West Calder) H-LW 5 Longford Farm (Lowland Crofts)(by West Calder) E-LW 3 Five Sisters Business Park (east), by Westwood, West Calder	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0251 (SQ1 c/o Chris Gardner Miller Developments Ltd) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Landward Area Statement	
Planning authority's summary of the representation(s):		

Representations to allocated sites

H-LW 1
WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. It is likely the majority of the site is developable and that site layout and topographic information may be sufficient. It does however suggest a revision to the text of the entry in Appendix 2 which should expressly require a Flood Risk Assessment (FRA) to be submitted in connection with the small watercourse running through the site.

H-LW 4
WL/LDP/PP/0243 (SEPA)

SEPA does not object to the allocation. It is likely the majority of the site is developable and that site layout and topographic information may be sufficient. It does however suggest a revision to the text of the entry in Appendix 2 which should expressly require a Flood Risk Assessment to be submitted in connection with the small watercourses that run through and adjacent to the site, including the Longhill Burn/West Calder Burn and tributary of Harwood Water.

H-LW 5
WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but observes that Appendix 2 - Schedule of Housing Sites, Kirknewton (page 192) has not identified the requirement for a Flood Risk Assessment. It is acknowledged that while the site has a long standing planning permission a revision to the text of the entry in Appendix 2 which expressly requires the submission of a Flood Risk Assessment should nevertheless be made in the event that the proposals change from what has been approved.

E-LW 3
WL/LDP/PP/0243 (SEPA)

SEPA does not object to the allocation. It does however suggests a revision to the text of the entry in Appendix 1 which should expressly require a Flood Risk Assessment to be submitted and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map which suggests that there may be flooding issues within/adjacent to the site.

Representations to non-allocated sites

MIRQ-0125 South Queensferry
WL/LDP/PP/0251 (SQ1 LLP c/o Chris Gardner Miller Developments Ltd)
SQ1 LLP representations were made to the WLC LDP Main Issues Report consultation process, which sought the allocation of the site referred to as MIRQ 0125 for residential development. The rationale for the representation was based on the site being brownfield in nature, well contained with mature tree belts that would screen any development on the site and is sustainably located in terms of local services and infrastructure, lying adjacent to an existing settlement. The site will also benefit further from added accessibility resulting from the Replacement Forth Crossing and potential Winchburgh train station.

Despite the fact that the Council recognised that the site is brownfield land, upon which there is "in-principle" support for redevelopment, the alternative proposal put forward by SQ1 LPP was not supported for a number of key reasons identified in the MIR Consolidated Summary of Representations (CDX pages 203-207). SQ1 LLP does not accept the Council's assessment of the site and asks that the proposal is re-considered. (CDX MIRQ 0125 proposal).

Modifications sought by those submitting representations:

Representations to allocated sites

H-LW 1
WL/LDP/PP/0243 (SEPA) Request that site requirements within appendix two of the LDP should be expanded to address flood risk (CDX page 190).

H-LW 4
WL/LDP/PP/0243 (SEPA) Request that site requirements within appendix two of the LDP should be expanded to address flood risk (CDX page 191).

H-LW 5
WL/LDP/PP/0243 (SEPA) Request that site requirements within appendix two of the LDP should be expanded to address flood risk (CDX page 192).

E-LW 3
WL/LDP/PP/0243 (SEPA) Request that site requirements within appendix one of the LDP should be expanded to address flood risk (CDX page 108).

Representations to non-allocated sites

MIRQ-0125 South Queensferry
WL/LDP/PP/0251 (SQ1 LLP c/o Chris Gardner Miller Developments Ltd) SQ1 LLP maintain their objection to the Proposed Plan on the basis that the site at Hopetoun House, South Queensferry MIRQ 0125 should be removed from the countryside and allocated as a residential opportunity site.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-LW 1

The site has an extant planning consent which was granted on 29th October 2012. As such, it has already been subject to assessment and deemed suitable for development subject to conditions (a FRA was undertaken before the planning permission was issued). It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 (CDX page 190) with the addition of text that requires that the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

H-LW 4

The site has an extant planning consent which was granted on 1st April 2008. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 (CDX page 191) with the addition of text that requires that the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

H-LW 5

The site has an extant planning consent which was granted on 10th October 2008. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 (CD093 page 192) with the addition of text that requires that the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

E-LW 3

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 (CDX page 109) with the addition of text that requires that the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

Representations to non-allocated sites

MIRQ-0125 South Queensferry

The Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development as set out below.

This site would be remote from services and schools in West Lothian and would represent an unsustainable location and would also be immediately adjacent to a class 5 industrial use and bringing residential development closer to the industrial use could prejudice its future operations.

There are potentially education capacity constraints within the area which may prevent development of this site.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this site for residential use.

The site was the subject of a similar objection at the Public Local Inquiry in 2007 into the subsequently adopted West Lothian Local Plan (2009) and was rejected by Reporters (CDX).

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15A	Linlithgow General and allocated development sites	
Development plan reference:	Page 26 paragraphs 5.63 – 5.67 – approach to development in Linlithgow Page 89 Linlithgow settlement statement Page 193 – 200 – Linlithgow housing sites Proposals map 2 Landscape Character and Local Landscape Designations (page 41, paragraphs 5.139 - 5.143) Paragraphs 5.240 to 5.242 and policy EMG4; Proposal 113 Paragraphs 5.164-5.165 P-118	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0015 (Ian Ure for P.A.W.L)
WL/LDP/PP/0041 (Donald Greig)
WL/LDP/PP/0052 and WL/LDP/PP/0062 (Susan Allison)
WL/LDP/PP/0077 and WL/LDP/PP/0078 (Mr C A Rait)
WL/LDP/PP/0079 (Kevin Laahs)
WL/LDP/PP/0083 (Helen Gray)
WL/LDP/PP/0090 (Mark Darragh)
WL/LDP/PP/0091 and WL/LDP/PP/0344 (Simon Whitworth)
WL/LDP/PP/0094 (David & Stella Henderson)
WL/LDP/PP/0095 (Oliver Ferrario)
WL/LDP/PP/0096 (Dorothy Buck)
WL/LDP/PP/0097 (Gillian Forsyth)
WL/LDP/PP/0098 (Mrs W Taylor)
WL/LDP/PP/0101 (Mr Andrew Sutherland)
WL/LDP/PP/0102 (Mr & Mrs John & Anne McCormack & Family)
WL/LDP/PP/0103 (Thomas Ian Lawrie on behalf of the Lawries)
WL/LDP/PP/0104 (John Stewart)
WL/LDP/PP/0105 (Terry Greig)
WL/LDP/PP/0106 (John Wigham)
WL/LDP/PP/0108 (Jason Wright)
WL/LDP/PP/0111 (Shirley Miller)
WL/LDP/PP/0112 (Mr B Greig)
WL/LDP/PP/0114 (Mr & Mrs John & Ann Ralph)
WL/LDP/PP/0115 (R Cameron)
WL/LDP/PP/0118 (John MacKenzie)
WL/LDP/PP/0119 (Michael McGuire)
WL/LDP/PP/0127 (Thelma Napier)
WL/LDP/PP/0372 (Wendy Kennedy)
WL/LDP/PP/0375 (Roger Livermore)
WL/LDP/PP/0379 (Neil Faulds)
WL/LDP/PP/0380 (Paul Mauchline)
WL/LDP/PP/0381 (Fay Napoli)
WL/LDP/PP/0382 (Aldyth Carrick)
WL/LDP/PP/0383 (Jackie Boyd)
WL/LDP/PP/0385 (Alan Brown)
WL/LDP/PP/0386 (Helen Livermore)
WL/LDP/PP/0388 (Shona Smith)
WL/LDP/PP/0389 (Ailsa Wilson QC)
WL/LDP/PP/0394 (J C Stewart)
WL/LDP/PP/0395 (Kenneth Wilson)
WL/LDP/PP/0414 (Rachel Grant)
WL/LDP/PP/0416 (Mr and Mrs S Bisht)
WL/LDP/PP/0411 and 21785472-bb8447b (Sian Wann)
WL/LDP/PP/0418 (Cala Management Ltd)
WL/LDP/PP/0424 (Ron Smith)
WL/LDP/PP/0425 (Robert Stewart)
WL/LDP/PP/0426 (Donald Sutherland)
WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly)
WL/LDP/PP/0433 (Scott Finlay)
WL/LDP/PP/0434 (Elaine Anderson)
WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451, WL/LDP/PP/0452 and WL/LDP/PP/0453 (Wallace Land Investment & Management)
WL/LDP/PP/0456 (Sheila and William Young)
WL/LDP/PP/0460 (Mr & Mrs Graham)
21910234-bbc3f45 (Fraser McCluskey)

WL/LDP/PP/0130 (Alan Meikle)	**21910130-44446b0** (Jennifer Hammond)
WL/LDP/PP/0131 (Frank and Sheila Brash)	**21909794-H-LL 4** (Matt Wallace)
WL/LDP/PP/0132 (Ian and Janette Kennedy)	**21909725-H-LL4; H-LL10; H-LL12** (Miss S Ryan)
WL/LDP/PP/0138 (Raja Gopalan Ramamurthy)	**21909335-dle203d** (Richard Rippon)
WL/LDP/PP/0140 (George Duncan Adam)	**21909147-6364c53** (Orla Bennett)
WL/LDP/PP/0148 (Jim and Jaqui Stupart)	**21909039-7f5032f and 21889226-7f5032f** (Jennifer Davies)
WL/LDP/PP/0149 (Thérèse Stewart)	
WL/LDP/PP/0152 (Margaret and Donald Spencer)	**21908947-Ea81783** (Sarah Gahagan)
WL/LDP/PP/0156 and WL/LDP/PP/0271 (Allan Robertson)	**21908859-13d16a4** (Dr Steven Neale)
	21908747-??? (James Boyd)
WL/LDP/PP/0157 (Graeme Grant)	**21892177-db605dd** (Dr Mairi Watts)
WL/LDP/PP/0158 (Gladman Developments)	**21890779-ab465d4** (Iain Macleod)
WL/LDP/PP/0161 (Cala Land Management)	**21890279-41a02dc** (Allan Melling)
WL/LDP/PP/0168 (Edward Crawley)	**21889730-ea37565** (Dr John Kelly)
WL/LDP/PP/0173 (Name illegible)	**21878213-619aba8** (Charles Webster)
WL/LDP/PP/0182 (Mrs C Donaldson)	**21877215-01ad2b5** (Keith Irving)
WL/LDP/PP/0186 (Mr G Woods)	**21870470-975ea2c** (Christopher Thomas)
WL/LDP/PP/0187 and WL/LDP/PP/0432 (Linlithgow Civic Trust c/o Chris Long)	**21869116-1bf7a19** (Fiona Campbell)
	21867093-c1389fa (Ally Campbell on behalf of Cala Land Management Ltd)
WL/LDP/PP/0190 (Ronnie Jack)	
WL/LDP/PP/0196 (Luke Smallwood)	**21866415-600c2a6** (Andrew MacGregor)
WL/LDP/PP/0197 Janet Wigham	**21866113-8746a97** (Christine Mahony)
WL/LDP/PP/0198 (Stewart Towers)	**21863500-512fcff** (John Aitken)
WL/LDP/PP/0201 (Tom Packe/Tom Myles) **and 21885205-b7d08d8** (Tom Packe)	**21848598-a0fd5a1** (Finlay Scott)
	21837154-a149fc8 (Fiona Stewart on behalf of Manor Forrest Ltd)
WL/LDP/PP/0202 (Allan Watson)	
WL/LDP/PP/0204 (Jo Jack)	**21832880-cf92730** (Douglas Hanley)
WL/LDP/PP/0207 (Kay Green)	**21829599-04bda7a** (Dr Tom Brown)
WL/LDP/PP/0208 (Jane Muir)	**21820028-fc73853** (Christine Anderson)
WL/LDP/PP/0211 (Marshall Green)	**21817641-28bbd5b** (Michael Vickers)
WL/LDP/PP/0215 (Katrina Ovendon)	**21817205-6762ff1** (David Bateman)
WL/LDP/PP/0217 (A D McNab)	**21811882-d301651** (Peter Corry)
WL/LDP/PP/0219 (Daniel Ovenden)	**21806840-3c4cd5d** (Linda Ovens)
WL/LDP/PP/0221 (Jillian Stewart)	**21805807-715a5cb** (Dr Sean Semple)
WL/LDP/PP/0225 (Arthur & Beryl Homan-Elsy)	**21803202-5e7a5f5** (Peter Buck)
WL/LDP/PP/0227 (Scott Oliver)	**21772368-19ac58a** (Heather Adam)
WL/LDP/PP/0234 (J McNab)	**21770063-66ceb8b** (Dr Irene Fortune)
WL/LDP/PP/0238 (SNH)	**21755712-ac97478** (Paul Buchanan-Smith)
21862933-ddl8650, WL/LDP/PP/0137 and WL/LDP/PP/0244 (Brian Lightbody on behalf of Clarendon Mews Residents)	**21749350-78d18dc** (Robert McMillan)
	21908084-a51c0d3 (Fiona Stewart on behalf of Manor Forrest)
WL/LDP/PP/0246 (Oracle UK)	**21907110-cdd5246** (Dorothy Jamieson)
WL/LDP/PP/0256 (John & Katie Kerr)	**21906586-e2594f3** (Sheena Miller)
WL/LDP/PP/0264 (Dorothy Parlett)	**21906511-???** (James Jamieson)
WL/LDP/PP/0266 (Dr Henry Payne)	**21906311-e06a2ce** (Moira Tweedie)
WL/LDP/PP/0270 (Jean Balmer)	**21905735-285b25f** (Edith McDowall)
WL/LDP/PP/0272 (Morven Grant)	**21905608-81f701a** (Andrew McIntosh)
WL/LDP/PP/0274 (F Balmer)	**21900051-a071412** (Bruce Jamieson)
WL/LDP/PP/0275 (David & Isobel Elliot)	**21899784-1fec22c** (Jennifer Leonard)
WL/LDP/PP/0277 (Gavin Hunter & Ann McVie	**21899011-3dc08d4** (Gordon Cameron)
WL/LDP/PP/0279 (Alan & Fiona Edwards)	**21898420-19ee71a** (John Watson)
WL/LDP/PP/0280 (M Cannon)	**21893837-f70748e** (Donald & Jennifer

WL/LDP/PP/0283 (Maureen C Ramage) **WL/LDP/PP/0284** (Norman Aitken) **WL/LDP/PP/0297** (Donald Lamb) **WL/LDP/PP/0299** (Alison McAulay) **WL/LDP/PP/0300** (Ian Lockhart) **WL/LDP/PP/0301** (Isobel Lockhart) **WL/LDP/PP/0309** (Claudine Parkinson) **WL/LDP/PP/0310** (Leslie Duff) **WL/LDP/PP/0311** (Helen Watts) **WL/LDP/PP/0312** (Dr Roy Gardner) **WL/LDP/PP/0313** (Stephen Pashley) **WL/LDP/PP/0314** (Adrienne Forsyth) **WL/LDP/PP/0315** (Dr Clare Gardner) **WL/LDP/PP/0316** (Morna Scott) **WL/LDP/PP/0317** (Christine Bilton) **WL/LDP/PP/0318** (Ailsing Vorster) **WL/LDP/PP/0319** (Terence Vorster) **WL/LDP/PP/0320** (Eleanor Renwick) **WL/LDP/PP/0321** (Gavin Miller) **WL/LDP/PP/0322** (Clare Rainey) **WL/LDP/PP/0323** (Jackie Boyd) **WL/LDP/PP/0324** (Nick Smith) **WL/LDP/PP/0325** (Alan Douglas) **WL/LDP/PP/0326** (Sally Douglas) **WL/LDP/PP/0328** (Neil & Pamela Barnes **WL/LDP/PP/0329** (Sarah & Gerry McCardle) **WL/LDP/PP/0330** (James Forsyth) **WL/LDP/PP/0332** (David & Isobel Elliot) **WL/LDP/PP/0335** (Barrie Kennedy) **WL/LDP/PP/0336** (Gerry & Marie Dougan) **WL/LDP/PP/0337** (Michael Stoker) **WL/LDP/PP/0338** (Doreen Gmitrzak) **WL/LDP/PP/0339** (Mairi Rudkin & Michael Watts) **WL/LDP/PP/0341** (Nick Goldfinch) WL/LDP/PP/0343 (Laura McGowan) **WL/LDP/PP/0345** (Marion Percival) **WL/LDP/PP/0349** (Residents of Deanburn, Preston House and Preston Gardens) **WL/LDP/PP/0351** (Historic Environment Scotland) **WL/LDP/PP/0351** (Historic Environment Scotland) **WL/LDP/PP/0362** (Peter Martin Smith) **WL/LDP/PP/0363** (Transition Linlithgow) **WL/LDP/PP/0366 (**Gavin Hunter) **WL/LDP/PP/0369** (Gardner Estate) **21903480-347ed14** (John Kemp) **21903174-43ae9a7** (Ian Brownell) **21901313-d249beb** (Lynda Thomas) **21900572-5553ba3** (Alastair Young) **21900284-05f4679** (Colin Watson)	Macdonald) **21689834-585a0d6** (Janet Wigham) **21670368-Ca9306c** (Steve Donaghue) **21660154-0fee94e** (Helen MacKenzie) **21648848-8eaccff** (Jonathan Moss) **21558610-d9620a5** (Leslie Neary) **21543061-cdb46ce** (Eileen McGhee) **21538330-Acf5384** (Mr & Mrs Watt) **21495743-09927al** (Emma Gordon) **21448840-0ba5188** (Anthony Daly) **21443519-WLLDPPP0039 and WL/LDP/PP/0039** (Yvette Gentleman) **21395490-829d8c0** (Robert Allan) **21372312-87d4304** (David & Adrienne Armstrong) **21349895-851aa9e** (Duncan Fortune) **21294413-a8e14ce** (Nancy Durrant) **21199868-a0814b5** (Stewart Forsyth) **21009678-804ca64** (Dr Rebecca Smallwood) **20972986-ed82b5b** (Iain Mclean) **20926139-2df35fa** (Paul Gavin) **21872575-b7677f8** (Elizabeth Halliday) **21870675-da390eb** (Dr Jim Hannan) **21858089-afb326d** (Colin Neil) **21832880-cf92730** (Douglas Hanley) **21755712-ac97478** (Paul Buchanan-Smith) **21591616-a6b8d7b** (Jennifer Martin) **21870361-9eb24ed** (Christopher Breslin on behalf of Scottish Canals) **21887763-ade49a2** (James Stewart) **21883018-bec39cf** (David Szkudlarek) **21849146-e0914lf** (William Lindsay) **21862925-c3f61d6** (Martin Crook) **21907238-35dc9a7** (Fiona Stewart on behalf of Manor Forrest) **21897700-D131008** (Kevin Treadwell) **21804649-7315bb7** (Rick Finc on behalf of John Kerr of John Kerr Ltd) **21798485-599ff04** (David Mitchell) **21140481-d0dd0ef** (Sarah Mattingly on behalf of Linlithgow and District Allotment Society) **21877215-01ad2b5** (Keith Irving) **21862570-67b827a** (Robin Matthew on behalf of Winchburgh Developments Ltd) **21889085-fbc6475** (Claire Wakefield **21887865-b35526d** (Jennifer Martin) **21885398-b494154** (Gillian Burgess) **21885168-94c1b7a** (Roger Livermore Linlithgow Cycle Action Group)
Provision of the	

development Plan to which the issue relates:	Linlithgow General and allocated development sites

Planning authority's summary of the representation(s):

OBJECTIONS TO DEVELOPMENT IN LINLITHGOW

WL/LDP/PP/0015 (Ian Ure for P.A.W.L) – seeks inclusion of reference to a footpath at Linlithgow in the LDP and on the ground.

WL/LDP/PP/0041 (Donald Greig) – objects to development of site H-LL 12 Preston Farm on grounds of loss of prime agricultural land; disregard of AGLV zoning; traffic impact on local roads; distant from the town centre, public transport links; no/limited education and health capacity; collusion with developers in determining the site boundary; development in Linlithgow should be looked at holistically and housing opportunities sought that will develop and enhance infrastructure in the town.

WL/LDP/PP/0052 and WL/LDP/PP/0062 (Susan Allison) – objects to development of site H-LL 12 Preston Farm on grounds of traffic; lack of education capacity; adverse impact on traffic along the High Street unless the motorway junction is upgraded to four-way; concern over levels of pollution.

WL/LDP/PP/0077 and WL/LDP/PP/0078 (Mr C A Rait) - objects to development of site H-LL 12 Preston Farm on grounds of loss of view and sunlight; additional traffic; adverse impact on Preston Road and Linlithgow High Street; lack of education capacity; child safety concerns; adverse impact on wildlife; adverse impact on grade A listed Preston House, surrounding area and the canal; supports "A Plan For The Future" via the Linlithgow Planning Forum which focuses on additional housing on the other side of town; new housing better suited on the hospital site; adverse impact of traffic, on schooling, child safety, the character of the area, the environment and detriment to a very close listed building; concern that proposals reflect those of Cala Homes.

WL/LDP/PP/0079 (Kevin Laahs) - objects to development of site H-LL 12 Preston Farm on grounds of loss of view; road safety and increase in traffic; safety over the canal bridge and through Deanburn; adverse impact on listed canal bridge.

WL/LDP/PP/0083 (Helen Gray) - objects to development of site H-LL 12 Preston Farm on grounds of road safety and increase in traffic.

WL/LDP/PP/0090 (Mark Darragh) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on local roads; insufficient infrastructure; lack of education capacity; loss of view/visual impact; loss of wildlife and habitat; flood risk.

WL/LDP/PP/0091 and WL/LDP/PP/0344 (Simon Whitworth) – objects to development of site H-LL 12 Preston Farm and cross references to submission **WL/LDP/PP/0349** on grounds that allocation is contrary to SPP and the SDP policy 7; the site is not effective; the allocation offends the council's policies for release of land in Linlithgow; allocation is contrary to the local landscape designation review; the allocation is contrary to policies in the LDP; the site is within an AGLV; loss of greenfield land; loss of prime agricultural land; impact on the grade A listed Preston House; impact on the scheduled monument of the canal; remoteness from the town centre and the rail station; Linlithgow is an area of restraint; traffic impacts and congestion; air quality; lack of car parking; education constraint; transport impacts; adverse impact on wildlife and protected species

WL/LDP/PP/0094 (David & Stella Henderson) - objects to development of site H-LL 12 Preston Farm on grounds of loss of protected green belt; suggest development should be located on land where

there is no green belt protection; adverse impact on Preston House; development is contrary to the council's report on Special Landscape Areas; traffic impact; lack of education capacity; lack of capacity in health facilities; detrimental impact on amenity of the canal and tourism associated with the canal; accept need for social and affordable housing but the proposal is for luxury housing on the green belt; noise and disturbance during construction work.

WL/LDP/PP/0095 (Oliver Ferrario) - objects to development of site H-LL 12 Preston Farm on grounds of increase in traffic; loss of green belt; loss of habitat; pressure on health and school places; availability of brownfield sites elsewhere; concerns for health and well-being of existing and future residents.

WL/LDP/PP/0096 (Dorothy Buck) - objects to development of site H-LL 12 Preston Farm on grounds of remoteness from public transport links and town centre amenities; increased traffic; road congestion; lack of education capacity; adverse impact on wildlife; adverse impact on grade A listed Preston House and the Union Canal; loss of prime quality agricultural land.

WL/LDP/PP/0097 (Gillian Forsyth) – objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0098 (Mrs W Taylor) – objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0101 (Mr Andrew Sutherland) - objects to development of site H-LL 11 Wilcoxholm Farm/Pilgrims Hill on grounds of lack of education capacity; access constraints; flood risk; lack of parking and public transport; infrastructure constraints in relation to gas, electricity and drainage; traffic impact; questions need for development in Linlithgow given the extent of new development in Winchburgh.

WL/LDP/PP/0102 (Mr & Mrs John & Anne McCormack & Family) - object to development of site H-LL 12 Preston Farm on grounds of destruction of view, serious negative impact on property values; adverse impact on wildlife; flood risk; traffic concerns; loss of rural setting along the canal; loss of greenbelt; availability of sites elsewhere.

WL/LDP/PP/0103 (Thomas Ian Lawrie on behalf of the Lawries) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on roads infrastructure; increase in traffic; education capacity constraints; availability of health facilities; loss of green belt; adverse impact on the canal; adverse impact on views; loss of wildlife; loss of prime agricultural land.

WL/LDP/PP/0104 (John Stewart) – objects to development in Linlithgow on grounds of adverse impact on infrastructure and capacity of infrastructure to accommodate development.

WL/LDP/PP/0105 (Terry Greig) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on roads infrastructure; increase in traffic; education capacity constraints; lack of health care capacity; loss of wildlife; proximity to a listed building; loss of AGLV.

WL/LDP/PP/0106 (John Wigham) – accepts need for housing but objects to housing sites accessing Manse Road (H-LL 10 in particular) on grounds of insufficient road capacity and education constraint.

WL/LDP/PP/0107 (Mrs S Aitken) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on roads infrastructure; increase in traffic; education capacity constraints; lack of health care capacity; loss of wildlife; proximity to a listed building; loss of special landscape area; adverse impact on the canal.

WL/LDP/PP/0108 (Jason Wright) - objects to development of site H-LL 12 Preston Farm on grounds of loss of part of the longstanding green belt and setting for the town; additional traffic on Preston Road leading to further congestion; additional pressure on doctors dentists and schools which are already overstretched.

WL/LDP/PP/0111 (Shirley Miller) - objects to development of site H-LL 12 Preston Farm on grounds of loss of view, light and noise pollution; loss of green space along the canal; traffic congestion; lack of school capacity; adverse impact on wildlife; loss of agricultural land; adverse impact on listed Preston House; loss of outlook; other sites should be considered for development.

WL/LDP/PP/0112 (Mr B Greig) - objects to development of site H-LL 12 Preston Farm on grounds of development within an AGLV; loss of wildlife habitat; development in the green belt; increase in traffic; pressure on schools and health clinics which are already at capacity; piecemeal development; flood risk; other sites should be considered for development.

WL/LDP/PP/0114 (Mr & Mrs John & Ann Ralph) - objects to development of site H-LL 12 Preston Farm on grounds of the area should continue to be a designated Special Landscape Area; adverse impact on the setting of the town; loss of green belt; increase in traffic; adverse impact on road network which has capacity issues; adverse impact on setting of listed Preston House; adverse impact and loss of protected species and biodiversity; education capacity issues; health care capacity issues; loss of prime agricultural land; loss of amenity; adverse impact on attractiveness of Linlithgow to visitors; housing should be close to the town centre; Linlithgow needs social and affordable housing close to the town centre or where infrastructure can be built.

WL/LDP/PP/0115 (R Cameron) – no objection to development of Preston Farm site (H-LL10), however, concerns for development in Linlithgow in general due to impact on road network, education constraint and drainage capacity.

WL/LDP/PP/0118 (John MacKenzie) – objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0119 (Michael McGuire) - objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of flooding; access; suitability for development; and land ownership.

WL/LDP/PP/0127 (Thelma Napier) - objects to development of site H-LL 12 Preston Farm; no reasons given for objection.

WL/LDP/PP/0130 (Alan Meikle) – objects to development of site H-LL 12 Preston Farm on grounds of flood risk and increase in water runoff into the canal and surrounding areas; further road congestion; adverse impact on wildlife and protected species; negative impact on tourism.

WL/LDP/PP/0131 (Frank and Sheila Brash) - objects to development of site H-LL 12 Preston Farm on grounds of increase in traffic and capacity of the road network to cope; education capacity; impact on green belt and collusion with developers.

WL/LDP/PP/0132 (Ian and Janette Kennedy) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on Bathgate Hills; disturbance and loss of wildlife; flooding and water run off; capacity of road network; capacity of local schools and amenities; congestion; lack of parking and distance to the railway station.

WL/LDP/PP/0138 (Raja Gopalan Ramamurthy) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt; adverse impact on the canal; loss of agricultural land; loss of wildlife; adverse impact on Grade A listed Preston House; alternative sites elsewhere.

WL/LDP/PP/0140 (George Duncan Adam) – objects to development in Linlithgow; seeks a master plan for Linlithgow/ Linhithgow Bridge Master Plan to control all new housing developments and associated infrastructure works; encourages delivery of 4 way junction on the M9 at Linlithgow; supports proposal P-118; suggests alternative access arrangement to site H-LL10; suggests access solutions for Linlithgow.

WL/LDP/PP/0148 (Jim and Jaqui Stupart) - objects to development of site H-LL 12 Preston Farm on grounds of traffic and road capacity concerns; loss of green belt; adverse impact on wildlife and protected species; would support housing for the elderly if the site were to come forward for development.

WL/LDP/PP/0149 (Thérèse Stewart) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on the canal; flood risk; adverse impact on protected species and biodiversity; exacerbation of existing traffic and road-safety concerns; change to long-standing environmental protection of the site; loss of prime agricultural land; proximity and impact on the setting of the Preston House.

WL/LDP/PP/0152 (Margaret and Donald Spencer) - objects to development of site H-LL 12 Preston Farm on grounds of change to designation from AGLV; adverse impact on wildlife and protected species; increase in traffic and road congestion.

WL/LDP/PP/0156 and WL/LDP/PP/0271 (Allan Robertson) – seeks master plan to guide development in Linlithgow; education, air quality, car parking and accessibility concerns; seeks new distributor roads constructed to service areas zoned for housing development (e.g. around the south east quarter), and consideration of a specific High Street relief road, constructed to the north of the current M9 corridor; LDP should be amended in line with the proposals detailed in the Linlithgow Planning Forum's document *'Linlithgow, A Plan for the Future 2015-30'*.

WL/LDP/PP/0157 (Graeme Grant) – objects to development in Linlithgow on grounds of lack of infrastructure; impact on roads; congestion, air quality and noise pollution; suggests development should be re-allocated to Winchburgh.

WL/LDP/PP/0168 (Edward Crawley) - objects to development of site H-LL 12 Preston Farm on grounds of impact on health centre; education capacity; impact on road network; adverse impact on wildlife and the canal.

WL/LDP/PP/0173 (Name illegible) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt; adverse impact on wildlife; lack of capacity in schools and health facilities; traffic congestion and impact on the road network.

WL/LDP/PP/0182 (Mrs C Donaldson) – objects to development of site H-LL 12 Preston Farm on grounds of loss of increased traffic; increased air pollution from the increased traffic; increased pressure on health facilities and education provision; loss of habitat, particularly protected species.

WL/LDP/PP/0186 (Mr G Woods) - objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0187 and WL/LDP/PP/0432 (Linlithgow Civic Trust c/o Chris Long) - policies and proposals in the LDP do not constitute a co-ordinated development plan for the settlement area in that they do not consider the needs of the area and examine how they may be provided during the 10 year period of the LDP; the impact of the development areas are dealt with in a reactive way and leave the requirement for developers to contribute to infrastructure to be achieved through the planning application process and developer contributions; settlement boundary needs to be determined by a comprehensive master plan for the settlement area which includes all relative issues and a phased development sufficient to finance the necessary infrastructure; objects to the site H-LL 12 as it is within the AGLV, remoteness from services and the site would not contribute to infrastructure benefits set out in the Linlithgow Planning Forum's Plan for the Future; LDP Transport appraisal does not address consequences in terms of health and safely, the environment and business and the quality of life for residents; lack of information relating to financing of M9 junction improvements at Linlithgow; failure to address these car parking issues; no co-ordinated approach to education and housing; seek a master plan for the town.

WL/LDP/PP/0190 (Ronnie Jack) – objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV protection; additional traffic; pressure on school and health facilities; loss of prime agricultural land; adverse impact on protected; impact on setting of Preston House; availability of sites elsewhere.

WL/LDP/PP/0196 (Luke Smallwood) - objects to development of site H-LL 4 Manse Road on grounds of loss of prime agricultural land; change to AGLV designation; lack of infrastructure capacity including roads and education; adverse impact on setting of the town; road traffic concerns.

WL/LDP/PP/0197 Janet Wigham – objects to the proposed allocations H-LL 4 Manse Road and H-LL 10 Clarendon Farm on grounds of increase in traffic, impact on the canal bridge and pedestrian safety; adverse impact on tourism around the canal basin; lack of education capacity; adverse impact on air quality; school catchments for sites H-LL 3, H-LL 7, H-LL 10, H-LL 11 and H-LL 12 are incorrect.

WL/LDP/PP/0198 (Stewart Towers) - objects to development of site H-LL 12 Preston Farm on grounds of change to AGLV designation; adverse impact on setting of listed building and scheduled monument; increased traffic and road safety concerns; loss of habitat and adverse impact on wildlife; loss of prime quality agricultural land; support the *Linlithgow: A Plan for the Future 2015-2030'*

WL/LDP/PP/0201 (Tom Packe/Tom Myles) **and 21885205-b7d08d8** (Tom Packe) – objects to development of site H-LL 4 Manse Road on grounds of change to AGLV designation; visual impact; allocation is contrary to SPP 2014 ; availability of more favourably and less sensitive located sites; loss of prime agricultural land; detrimental impact on setting of listed building; adverse impact on ecology and protected species; education capacity constraint; flood risk; road safety; site does not meet the terms of the sequential approach to development in the town.

WL/LDP/PP/0202 (Allan Watson) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt; adverse impact on wildlife; road traffic and safety concerns; drainage and flooding concerns; impact on the canal.

WL/LDP/PP/0204 (Jo Jack) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on wildlife; traffic and road safety concerns; traffic congestion.

WL/LDP/PP/0207 (Kay Green) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on wildlife; change to AGLV status; traffic and road safety concerns; lack of education and health care capacity; adverse impact on setting of listed building; detrimental impact on the canal and tourism; development would have no impact on the needs for social and affordable housing close to the town centre or where infrastructure could be built.

WL/LDP/PP/0208 (Jane Muir) – objects to development of site H-LL 3 Boghall East on grounds of flooding and surface water increase; loss of agricultural land; objects to other development proposals in the town on grounds of loss of prime agricultural land; destruction of wildlife habitats; suggests brownfield sites should be developed in preference to greenfield release; insufficient educationcapacity.

WL/LDP/PP/0211 (Marshall Green) - objects to development of site H-LL 12 Preston Farm on grounds of impact on road network; pollution; traffic congestion; inadequate infrastructure; impact on wildlife and protected species; availability of alternative sites.

WL/LDP/PP/0215 (Katrina Ovenden) – objects to development of site H-LL 12 Preston Farm on grounds of impact on view; increase in traffic and road safety concerns; adverse impact on protected species.

WL/LDP/PP/0217 (A D McNab) – objects to development of site H-LL 12 Preston Farm on grounds of detrimental effect on habitats; increase in traffic; pressure already struggling infrastructure of schools, health and dental services; loss of historic greenbelt land attached to Grade A listed Preston House.

WL/LDP/PP/0219 (Daniel Ovenden) - objects to development of site H-LL 12 Preston Farm on grounds of change to AGLV status; noise disturbance; access issues; adverse impact on wildlife; road safety concerns; loss of view; lack of infrastructure capacity.

WL/LDP/PP/0221 (Jillian Stewart) – objects to development of site H-LL 12 Preston Farm on grounds of unnecessary rezoning of the Area of Great Landscape Value / core candidate Special Landscape Area; loss of protected wildlife; roads infrastructure; traffic congestion; remoteness for rail station,

town centre amenities and major bus routes; adverse impact on the canal; adverse impact on grade A listed Preston House; collusion with developers; loss of prime agricultural land; availability of alternative sites.

WL/LDP/PP/0225 (Arthur & Beryl Homan-Elsy) – objects to development of site H-LL 12 Preston Farm on grounds of loss of habitat; loss of view to and from Preston House; urbanisation of the canal site; development should be re-directed to Livingston or other sites in Linlithgow; increase in commuter traffic.

WL/LDP/PP/0234 (J McNab) - objects to development of site H-LL 12 Preston Farm on grounds of detrimental effect on habitat; increased traffic; further pressure on struggling infrastructure of schools, health and dental services; loss of greenbelt land attached to Grade A listed Preston House.

WL/LDP/PP/0238 (SNH) - pages 26 and 27 Paragraphs 5.65 and 5.67 look forward to contributing to drafting the supplementary guidance for Linlithgow Loch referred to in paragraph 5.67; advise that paragraph 5.65 sets a clear principle of a sequential approach to release of land in Linlithgow; capacity, including the type and scale of development, would best be explored in more detail through the preparation of a development framework for Linlithgow; a design-led approach is important to the removal of the area of restraint and the allocation of sites for development in Linlithgow

21862933-ddl8650, WL/LDP/PP/0137 and WL/LDP/PP/0244 (Brian Lightbody on behalf of Clarendon Mews Residents) - previous policy of development restraint in Linlithgow should be continued; only if infrastructure issues of traffic congestion, lack of commuter parking, air quality, drainage and flooding, and education capacity can be clearly resolved, should restraint on development be relaxed; all mitigation measures must actually be in place before any development should be allowed including an all-way junction on the M9 and a bypass to the High Street; no coherent joined up master plan for Linlithgow; supports development at Wilcoxholm sites subject to addressing access and infrastructure constraints; remove site H-LL 10 from the plan; area of restraint should only be removed when matters such as an all-way junction on the M9 and a by-pass to the High Street can be delivered.

WL/LDP/PP/0246 (Oracle UK) - seek allocation of land at Blackness Road for housing development and removal of the current zoning of the site for employment use; the site complies with Scottish Government policy for the creation of a mixed use neighbourhood and is an effective brownfield site; allocation of other housing sites in Linlithgow is contrary to SPP 2014.

WL/LDP/PP/0256 (John & Katie Kerr) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt status as an Area of Great Land Value; redrawing of the greenbelt to match the Developer's plans; the site is not within easy reach of the town centre and its local amenities; unsuitable roads infrastructure and traffic congestion; lack of education capacity; alternative sites should be considered; loss of prime agricultural land; adverse impact on the canal; adverse impact on setting; impact on Preston House; adverse impact on protected species; support the proposed expansion in the East of the town proposed by Linlithgow's Local Planning Forum.

WL/LDP/PP/0264 (Dorothy Parlett) - objects to development of site H-LL 5 Falkirk Road on grounds of access and increased traffic and lack of education capacity.

WL/LDP/PP/0266 (Dr Henry Payne) - objects to development of site H-LL 12 Preston Farm on grounds of loss of prime quality agricultural land and special landscape area designation; adverse impact on wildlife and protected species; flood risk; lack of education capacity; lack of capacity in health care facilities; piecemeal development.

WL/LDP/PP/0270 (Jean Balmer) - objects to development of site H-LL 12 Preston Farm on grounds of access and increase in traffic; loss of greenfield land; loss of natural habitat and wildlife; less sensitive sites can absorb the development needs.

WL/LDP/PP/0272 (Morven Grant) - objects to development in Linlithgow on grounds of inability of infrastructure to cope with development including education, health and road capacity; access constraints; specifically objects to Clarendon Farm site (H-LL 10); loss of greenfield land; loss of prime agricultural land; loss of wildlife.

WL/LDP/PP/0274 (F Balmer) - objects to development of site H-LL 12 Preston Farm on grounds of access; traffic congestion; loss of greenfield land; impact on setting of the canal; adverse impact on wildlife and loss of habitat; loss of agricultural land; availability of other sites; adverse impact on green belt.

WL/LDP/PP/0275 (David & Isobel Elliot) - objects to development of site H-LL 11 Pilgrim's Hill on grounds of view from the canal towpath; access constraints; adverse impact on wildlife; education constraints; availability of alternative site e.g. Edinburgh Road; WLC should be promoting development on flats to free up houses; development of prime agricultural land should be avoided.

WL/LDP/PP/0277 (Gavin Hunter & Ann McVie) - objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0279 (Alan & Fiona Edwards) - objects to development of site H-LL 12 Preston Farm on grounds of re-designation from AGLV; detrimental effect of the town's setting; effect on grade A listed Preston House; impact on the canal and views; traffic congestion; traffic and road safety concerns; child safety concerns; site is unlikely to generate sufficient finance through "planning gain" to pay for new junctions on the M9; alternative sites to the east of the town should be considered; adverse effect on the environment, wildlife and protected species; site contrary to the council's SEA findings; loss of prime agricultural land; CDA developments will satisfy much of the overall need for housing.

WL/LDP/PP/0280 (M Cannon) - objects to development of site H-LL 12 Preston Farm on grounds of traffic and safety pressures; lack of capacity in school and health facilities; adverse impact on wildlife; adverse impact on landscape and setting of the town.

WL/LDP/PP/0283 (Maureen C Ramage) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt; loss of wildlife; traffic and access concerns; lack of education capacity; lack of capacity in health facilities; traffic congestion on the High Street.

WL/LDP/PP/0284 (Norman Aitken) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; impact on setting of the town; adverse impact on setting of Preston House; adverse impact on the canal; traffic congestion and capacity of the road network to cope; lack of education and health care capacity; adverse impact on biodiversity including protected species; more social and affordable housing close to the town centre is required.

WL/LDP/PP/0297 (Donald Lamb) – objects to development of site H-LL 12 Preston Farm on grounds of insufficient infrastructure in terms of school places, town centre parking and traffic; road safety concerns; loss of AGLV; adverse impact on the canal; damage to wildlife.

WL/LDP/PP/0299 (Alison McAulay) – objects to development of site H-LL 12 Preston Farm on grounds of loss of protected greenbelt land; loss of habitat; loss of wildlife and protected species; destruction of landscape and outlook; traffic congestion; increase in car traffic due to distance from the town centre; pressure on the High Street and parking; schools and the health centre are already over-subscribed; other less sensitive or brownfield sites could be developed for housing.

WL/LDP/PP/0300 (Ian Lockhart) – objects to development of site H-LL 12 Preston Farm on grounds of additional traffic; traffic congestion; child safety concerns; lack of capacity in schools, leisure and roads to accommodate development; infrastructure improvements are required before additional housing could be considered.

WL/LDP/PP/0301 (Isobel Lockhart) – objects to development of site H-LL 12 Preston Farm on grounds of additional traffic on and around Preston Road and the proximity to the schools; lack of capacity in schools, leisure and roads.

WL/LDP/PP/0309 (Claudine Parkinson) - objects to development of site H-LL 12 Preston Farm on grounds of access and traffic congestion; lack of education capacity; loss of view from the canal; loss of protected landscape; overshadowing of existing properties; adverse impact on protected species; adverse impact on setting of grade A Preston House; inadequate infrastructure.

WL/LDP/PP/0310 (Leslie Duff) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV.

WL/LDP/PP/0311 (Helen Watts) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; adverse impact on setting of grade A listed Preston House; loss of biodiversity and protected species; loss of prime agricultural land; traffic congestion; road safety concerns; lack of education capacity.

WL/LDP/PP/0312 (Dr Roy Gardner) - objects to development of site H-LL 12 Preston Farm on grounds of loss of habitat for badgers, bats, and other threatened species; loss of a high grade cereal field; loss of an area of outstanding natural beauty; loss of view from the town of Linlithgow and canal; loss of a historic setting; further pressure on school places in Linlithgow; increased risk to the safety of children; traffic congestion; loss of green belt.

WL/LDP/PP/0313 (Stephen Pashley) - objects to development of site H-LL 12 Preston Farm on grounds of loss of long standing greenbelt land; loss of habitat to protected species and high grade agriculture; adverse impact on setting of the canal; infrastructure constraints; lack of education capacity; traffic congestion.

WL/LDP/PP/0314 (Adrienne Forsyth) - objects to development of site H-LL 12 Preston Farm on grounds of loss of greenbelt; loss of habitat and protected species; increased road traffic on Preston Road; increased pressure on school places which are already over subscribed; pressure on the health services; loss of a Grade A historic site; loss of an area of outstanding natural beauty; increased traffic on an already dangerous and hampered High Street; increased lighting, noise and air pollution; effect of a house building site on the canal stability; impact of construction on physical and mental health.

WL/LDP/PP/0315 (Dr Clare Gardner) - objects to development of site H-LL 12 Preston Farm on

grounds of loss of habitat for badgers, bats, and other threatened species; loss of a high grade cereal field; loss of an area of outstanding natural beauty; loss of view from the town of Linlithgow and canal; loss of a historic setting; further pressure on school places in Linlithgow; increased risk to the safety of children; traffic congestion; loss of green belt.

WL/LDP/PP/0316 (Morna Scott) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; adverse impact on setting of grade A listed Preston house and grade B listed Katie Shaw's Brig (canal bridge); adverse impact on wildlife and protected species; loss of prime agricultural land; traffic congestion; road safety concerns; lack of education capacity; loss of light and view; increased traffic noise.

WL/LDP/PP/0317 (Christine Bilton) - objects to development of site H-LL 12 Preston Farm on grounds of loss of wildlife an protected species; loss of AGLV; education and health capacity concerns.

WL/LDP/PP/0318 (Ailsing Vorster) **-** objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV and protected landscape; distance from public transport; road safety concerns; loss of protected species; impact on setting of Grade A Preston House and the Scheduled Monument of the Union Canal; lack of education and health capacity; loss of prime agricultural land; flood risk; traffic congestion and parking problems.

WL/LDP/PP/0319 (Terence Vorster) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV and protected landscape; distance from public transport; road safety concerns; loss of protected species; impact on setting of Grade A Preston House and the Scheduled Monument of the Union Canal; lack of education and health capacity; loss of prime agricultural land; flood risk; traffic congestion and parking problems.

WL/LDP/PP/0320 (Eleanor Renwick) - objects to development of site H-LL 12 Preston Farm on grounds of distance from frequent public transport; congestion; road safety concerns; lack of infrastructure; loss of protected wildlife.

WL/LDP/PP/0321 (Gavin Miller) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; increase in traffic; flood risk; loss of agricultural land; loss of wildlife habitat including protected species.

WL/LDP/PP/0322 (Clare Rainey) - objects to development of site H-LL 12 Preston Farm on grounds of lack of infrastructure in terms of school places, town centre parking and traffic; road safety concerns; loss of AGLV and backdrop to the canal; adverse impact on wildlife.

WL/LDP/PP/0323 (Jackie Boyd) - objects to development of site H-LL 12 Preston Farm on grounds of road safety; traffic congestion; lack of education capacity; flood risk and drainage concerns; loss of green belt; loss of AGLV; loss of wildlife.

WL/LDP/PP/0324 (Nick Smith) - objects to development of site H-LL 12 Preston Farm on grounds that re-designation is contrary to the council's Local Landscape Designation Review report; adverse impact on currently designated Area of Great Land Value; the council is acting in the interests of the developer and not respecting the local character of the town; adverse impact on grade A listed Preston House and the union canal (a national monument); loss of prime agricultural land; alternative areas should be sought which are at least non-productive or are already brown field sites; transport links to the site are poor; site is not within walkable distance of the rail station; inadequate parking at the station and town centre will become worse; road safety concerns; pollution; loss of protected species.

WL/LDP/PP/0325 (Alan Douglas) – objects to development of site H-LL 12 Preston Farm on grounds of flood risk; change to protected landscape will have a detrimental effect on Linlithgow.

WL/LDP/PP/0326 (Sally Douglas) - objects to development of site H-LL 12 Preston Farm on grounds of lack of capacity in schools and health facilities; development can't adequately fund more; fragile infrastructure in Linlithgow is underfunded by West Lothian Council.

WL/LDP/PP/0328 (Neil & Pamela Barnes) – support no development at Burghmuir, Linlithgow; welcome work of interested parties to improve water quality of Linlithgow Loch; greater emphasis is required to promote and increase sustainable transport networks; seek information on any proposals for Linlithgow Cross and Vennel Flats.

WL/LDP/PP/0329 (Sarah & Gerry McCardle) - No development in the town should be considered prior to the situation with Air Quality being rectified; sites suggested are not free of development constraints, particularly in relation to education provision in relation to Low Port and Springfield primary schools; further development in the Manse Road area will worsen existing road safety concerns and increase the volume of traffic; references to school catchment areas for sites H-LL 3, H-LL 7, H-LL 10, H-LL 11, H-LL 12 and H-LL5 are incorrect; Proposal P-118 does not feature on the map**;** the status of Linlithgow as an Area of Restraint should not change and no development of the town should be permitted until improvements to infrastructure have been completed.

WL/LDP/PP/0330 (James Forsyth) – objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt and habitat; increased road traffic on Preston Road; increased pressure on already over-subscribed schools: pressure on health services; loss of grade A historic site; loss of an area of outstanding natural beauty; increased traffic on High Street; increased light, noise and air pollution; water pollution on construction site; stability of the canal; access constraint; and adverse impact on physical and mental health during construction.

WL/LDP/PP/0332 (David & Isobel Elliot) - objects to development of site H-LL 11 Wilcoxholm on grounds of loss of view from the canal towpath; access constraints; adverse impact on wildlife; education constraints; availability of alternative site e.g. Edinburgh Road; WLC should be promoting development of flats to free up houses; development of prime agricultural land should be avoided.

WL/LDP/PP/0335 (Barrie Kennedy) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; impact on Grade A Preston House; loss of prime agricultural land; adverse impact on biodiversity; site remote from public transport and town centre facilities; increase in traffic; adverse impact on the canal; loss of greenfield land; other more suitable sites are available to the east of the town.

WL/LDP/PP/0336 (Gerry & Marie Dougan) - objects to development of site H-LL 12 Preston Farm on grounds of change of long-standing environmental designation; proximity and impact on setting of Preston House; pressure on transportation and school services; impact on protected species and biodiversity; loss of prime agricultural land; changing the character of the area; small contribution to the overall housing numbers for West Lothian; loss of privacy, noise and disturbance; strong overlap between the council's proposals and those of Cala.

WL/LDP/PP/0337 (Michael Stoker) – objects to development of site H-LL 4, Manse Road on grounds of traffic congestion on Manse Road; loss of greenfield land; re-development of brownfield sites should be considered before developing otherwise productive agricultural land.

WL/LDP/PP/0338 (Doreen Gmitrzak) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of agricultural land; questions need for housing in the area;

ability of infrastructure to cope with the proposed development; increase in traffic; road congestion; concern for children's safety; impact on protected species.

WL/LDP/PP/0339 (Mairi Rudkin & Michael Watts) - objects to development of site H-LL 4, Manse Road and H- LL 10, Clarendon Farm on grounds of traffic congestion; road safety; adverse impact on the canal and basin which will impact on tourist potential; air quality; no new development should be supported to the south of the canal; increased pressure on local schools.

WL/LDP/PP/0341 (Nick Goldfinch) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; lack of suitable road access; traffic congestion at peak times on Manse Road; lack of available primary schooling.

WL/LDP/PP/0345 (Marion Percival) – object to development of site H-LL 12 Preston Farm on grounds of loss of productive farm land; spoiling of the landscape; loss of view; availability of other brownfield sites; need is for small social housing suitable for singles or couples without children; education capacity constraint; adverse impact on wildlife and protected species; adverse impact on ancient building.

WL/LDP/PP/0349 (Residents of Deanburn, Preston House and Preston Gardens) - object to development of site H-LL 12 Preston Farm on grounds of allocation is contrary to SPP 2014 and the SDP; the site is not effective; the allocation offends the council's policies for release of land in Linlithgow; allocation is contrary to the local landscape designation review; the allocation is contrary to policies in the LDP; the site is within an AGLV; loss of greenfield land; loss of prime agricultural land; impact on the grade A listed Preston House; impact on the scheduled monument of the canal; remoteness from the town centre and the rail station; Linlithgow is an area of restraint; traffic impacts and congestion; air quality; lack of car parking; education constraint; air quality; transport impacts; adverse impact on wildlife and protected species

WL/LDP/PP/0351 (Historic Environment Scotland) – development allocation of site H-LL 11 – Wilcoxholm Farm / Pilgrim Hill may raise issues for the site and setting of the Union Canal, particularly as the site delivery requirements confirm that a new canal crossing will be required to deliver this allocation. However, content that these impacts could be mitigated by application of policy and sensitive design but essential that Historic Environment Scotland have early involvement in further discussions on the development of proposals for the site. Any proposed direct impact on the scheduled monument would be subject to the Scheduled Monument Consent process. The site delivery requirements should be updated to reflect these comments..

WL/LDP/PP/0351 (Historic Environment Scotland) – content that impacts from development allocation H-LL 12 – Preston Farm on the setting of the scheduled Union Canal or the setting of A listed Preston House could be mitigated by robust application of policy and sensitive design, this should be reflected in the Environmental Report and site delivery requirements; welcome early discussion as proposals for development of this site progress, and the site delivery requirements should be updated to reflect this.

WL/LDP/PP/0362 (Peter Martin Smith) - objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of AGLV; loss of prime agricultural land; loss of protected species; adverse impact on the approach to Linlithgow from the south and skyline.

WL/LDP/PP/0363 (Transition Linlithgow) – the LDP needs to state how air quality issues will be addressed; consideration should be given to the types of travel journeys and destinations and to align those with the impacts of new developments; the LDP must mandate transport impact assessments as part of the development planning process; objects to Proposal P-43 being located in

the Countryside Belt, and also encourages an examination of alternative options prior to progressing Proposal P-45; brownfield land should always be prioritised over use of any form of agricultural land; supports Proposal P-44; suggests brownfield sites should be considered in advance of greenfield.

WL/LDP/PP/0366 (Gavin Hunter) - objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0372 (Wendy Kennedy) – objects to development principally of site H-LL 12 Preston Farm but also other proposed sites in Linlithgow on grounds of lack of consideration for the landscape, environment, air pollution, and infrastructure; proposals are poorly thought out, a knee jerk reaction to the current housing situation and not a plan for the future of Linlithgow or West Lothian; proposals are contrary to landscape designation review; site is outwith the settlement envelope; adverse impact on south boundary of Linlithgow ; adverse impact on views from the Union Canal; adverse impact on tourism; adverse impact on scheduled monument of the canal; site remote from the town centre and frequent bus or rail routes; traffic congestion; air quality; adverse impact on setting of grade A listed Preston House; loss of greenfield land; loss of prime agricultural land; loss of protected species; flood risk; drainage; supports proposals of the Linlithgow Planning Forum.

WL/LDP/PP/0375 (Roger Livermore) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of AGLV; loss of prime agricultural land; adverse impact on protected species; adverse impact on skyline and approach to Linlithgow from the south; supports reinstatement of area of restraint; infrastructure capacity constraints; traffic impacts; support for social housing on Mill Road and housing at Edinburgh Road.

WL/LDP/PP/0379 (Neil Faulds) – objects to development of site H-LL 4, Manse Road on grounds of lack of education capacity; pressure on local amenities such as the sports centre and doctors surgery; loss of greenfield land; loss of prime agricultural land; availability of brownfield land to the west of Linlithgow which could be considered rather than using agricultural land.

WL/LDP/PP/0380 (Paul Mauchline) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield site beyond the settlement boundary; site is designated "Area of Great landscape or "Special Landscape Area; loss of prime agricultural land; impact on protected species; impact on the road network; impact on the skyline; increase in traffic; education capacity.

WL/LDP/PP/0381 (Fay Napoli) – objects to development of site H-LL 4, Manse Road on grounds of road safety and increase in traffic; loss of prime agricultural land.

WL/LDP/PP/0382 (Aldyth Carrick) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of AGLV; loss of prime agricultural land; loss of protected species; impact on skyline from development; increase in traffic; education capacity constraints

WL/LDP/PP/0383 (Jackie Boyd) – objects to development of site H-LL 12 Preston Farm on grounds of traffic; lack of education capacity; flooding; loss of green belt and AGLV; loss of wildlife.

WL/LDP/PP/0385 (Alan Brown) – objects to designation of the land at H-LL 11 Wilcoxholm

Farm/Pilgrims Hill for development on grounds of loss of prime agricultural land; impact on skyline and views into the town; loss of area of land of high landscape value; detrimental visual impact; access constraints over the canal; remoteness from town centre and other facilities; flood risk; road safety concerns; traffic congestion; air quality; drainage constraint; alternative sites more suitable for development.

WL/LDP/PP/0386 (Helen Livermore) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of AGLV; loss of prime agricultural land; adverse impact on protected species; adverse impact on skyline and approach to Linlithgow from the south; supports reinstatement of area of restraint; infrastructure capacity constraints; traffic impacts; support for social housing on Mill Road and housing at Edinburgh Road.

WL/LDP/PP/0388 (Shona Smith) - objects to development of site H-LL 12 Preston Farm on grounds of increased traffic and congestion; child safety concerns; supports proposals of the Linlithgow Planning Forum; adverse impact on Linlithgow's setting from the western approach, the canal and other aspects of the town; adverse impact on tourism and the town's attractiveness; large houses are not required in Linlithgow and that affordable housing with easy access to the motorway, train and bus routes is required more; negative impact on wildlife.

WL/LDP/PP/0389 (Ailsa Wilson QC) – objects to development of site H-LL 12 Preston Farm on grounds of the proposal is contrary to strategic, national and local planning guidance; incorrect references to statute; proposal conflicts with SDP policy 7, particularly the first two objectives of the policy; no environmental or landscape justification has been provided to alter the settlement boundary at this location; allocation contradicts findings of the local landscape designation review; failure to address infrastructure requirements. Incorrect references to legislation.

WL/LDP/PP/0394 (J C Stewart) – objects to development of site H-LL 12 Preston Farm on grounds of access constraints both in terms road capacity at Deanburn and the need for a secondary access; distance of the site from the town centre; education capacity constraints; unacceptable impact on the landscape environment; flooding and drainage issues; unnecessary loss of prime agricultural land; other sites elsewhere are more suited for development in the Linlithgow area.

WL/LDP/PP/0395 (Kenneth Wilson) – objects to development of site H-LL 12 Preston Farm on grounds of access constraints both in terms road capacity at Deanburn and the need for a secondary access; distance of the site from the town centre; education capacity constraints; unacceptable impact on the landscape environment; flooding and drainage issues; unnecessary loss of prime agricultural land; other sites elsewhere are more suited for development in the Linlithgow area.

WL/LDP/PP/0414 (Rachel Grant) – no thought given to the impact of development and infrastructure to support proposals; lack of education capacity; lack of capacity in health care; traffic congestion, noise and air pollution; particular reference to Clarendon Farm (H-LL 10) and Manse Road (H-LL 4) sites; loss of greenfield land within an AGLV; loss of prime agricultural land; adverse impact on wildlife.

WL/LDP/PP/0416 (Mr and Mrs S Bisht) – objects to development of site H-LL 4, Manse Road of grounds of loss of AGLV and prime agricultural land; loss of protected species; negative impact on the view, skyline and look of the entrance to the town.

WL/LDP/PP/0411 and 21785472-bb8447b (Sian Wann) - objects to development of site H-LL 11 Wilcoxholm/Pilgrims on grounds of alteration to landscape character; adverse impact on the canal; flood risk; traffic impact; parking concerns; congestion; air quality; school capacity constraints; site contrary to requirements of PAN 2/2010 in relation to site effectiveness.

WL/LDP/PP/0418 (Cala Management Ltd) – oppose strategy of a sequential approach to development in Linlithgow; approach is unnecessary for the housing allocations given that the council has already allocated the sites for development within the LDP. There should be no need for any preferential assessment for the location of the housing allocation, as they are all promoted for development. Support development of the Preston Farm site (H-LL 12); if the proposed sequential approach taken by the council is considered to be acceptable but this approach should not preclude or delay development from starting on effective sites such as Preston Farm, in preference of a brownfield site which may not be forthcoming. References to school catchments in relation to the Preston Farm site should be corrected; in terms of surface water management developers should only be expected to mitigate the impact of the proposed development and not off site mitigation; given that adopted surface water exists within the site, the developer should only require to demonstrate that greenfield run-off is not exceeded; happy to help and facilitate any measures to redirect surface water into the Union Canal, provided this is at nil cost to the developer / landowner, beyond which is attributable to the development of the site itself.

WL/LDP/PP/0424 (Ron Smith) – objects to proposals for Linlithgow; opportunity to maximise planning gain by pooling housing opportunities together in terms of social-rented housing, roads, environmental/public realm improvements and other infrastructure, and derived from the considerable increase in land value that will accrue from sites being designated for development is lost; housing sites should all be grouped to the south-east of the town, in the Clarendon/Edinburgh Road area carefully situated in relation to the landscape and situated outwith areas currently designated as Areas of Great Landscape Value, in accordance with the Linlithgow Planning Forum's *'Plan for the Future'* document; no effective remedy to air quality issues is proposed; suggests construction of a northern bypass to assist in resolving this rather than a four-way interchange at Burghmuir; objects to housing site H-LL 4 Manse Road as development is in isolation and would block the potential for any Manse Road-Edinburgh Road link road and unnecessarily encroach too far south into the currently-designated Area of Great Landscape Value; objects to housing site H-LL 10 Clarendon Farm as development of the site on its own would be contrary to the proper future planning of the whole south-east sector of Linlithgow and the site should be developed in accordance with a proper phased masterplan for the whole area between Manse Road and Edinburgh Road. Objects to housing site H-LL 12 Preston Farm - development is unnecessary and would divert resources from the planning gain package which would accompany the suggested housing in the south-east quadrant of the town. The site is also within an Area of Great Landscape Value which provides a setting for the category A listed Preston House.

WL/LDP/PP/0425 (Robert Stewart) – objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV and unnecessary rezoning of the Area of Great Landscape Value / core candidate Special Landscape Area; impact on biodiversity and protected species; proximity and impact on the setting of a Grade A Listed Building (Preston House); proximity and impact on a Scheduled Monument (Union Canal); site is isolated and far away from the town centre and public transport links; no ability for developer to improve local roads networks; child safety concerns; loss of prime agricultural land; collusion between the council and developers; site contrary to LDP policies; support the Linlithgow Planning Forum's *'Plan for the Future'.*

WL/LDP/PP/0426 (Donald Sutherland) – objects to development of site H-LL 12 Preston Farm on grounds of increased traffic and congestion; increased air pollution from the increased traffic; increased pressure on health facilities and education provision; loss of habitat especially in relation to Protected Species.

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly) – objects to proposed approach to Linlithgow on grounds of reactive determination of housing sites

whilst ignoring topography, AGLV, proximity to town centre and impact on existing infrastructure; settlement envelope should not be determined by development opportunity and land ownership but should be conducive to landform and existing plus proposed infrastructure; supports "*Linlithgow A Plan for the Future"*; supports vision and aims of the LDP; supports policies EMP 6 and EMP 8; suggests need for employment policy to encourage re-use of vacant premises;; supports para 5.15 in relation to West Lothian Economic Strategy; support policies HOU 1 – HOU 3, HOU 5 – HOU 8; seek change to policy HOU 4; seeks a better mix between social rented and owner occupied housing; agrees with removal of "are of restraint"; supports policies TRAN 1-TRAN 4; seeks various changes to the LDP to reflect Linlithgow requirements (see Modifications section below); Transport Appraisal is a reactive assessment whereas a proactive plan is required; supports principle of countryside belts subject to fine-tuning of boundaries including taking into account terms of Linlithgow A Plan for the Future; concerns over content of the SEA and length of the document; suggests policy NRG 5 is an aspiration rather than a policy; the LDP does not resolve problems lack of infrastructure investment and ad hoc approach to development; a master plan is required for the town; lists various aspects of the Linlithgow A Plan for the Future which have community support e.g. business park at Burghmuir; tourist information centre at Burgh Halls; enhancements to Linlithgow conservation area; provision of affordable housing and infill private housing development; traffic management, 4 way junction on M9 ; eastern local distributor road; relief of traffic over the canal; decked car park at Regent Centre; new primary school; integrated health centre on a town centre site.

WL/LDP/PP/0433 (Scott Finlay) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims on grounds of landscape and suitability of the site; infrastructure and traffic; better alternative sites; breaches of policy/guidance; development would destroy an important part of the town's landscape, appearance and habitat and negatively impact on existing historic and characterful infrastructure including the canal, several bridges and its bio-diversity; flood risk; inadequate road infrastructure; increase in traffic; unsuitable access via Maidlands; site is far enough away from the town and station that extensive short journey car use is inevitable leading to increased congestion, pollution and parking issues; education capacity concerns; other brownfield sites more suited to housing are available e.g. Edinburgh Road; other sites should be allocated in the area to meet housing need; removal of the area of restraint policy for Linlithgow should not mean a free for all.

WL/LDP/PP/0434 (Elaine Anderson) – objects to allocation of site H-LL 10 on grounds of transport and capacity of Manse Road to cope with traffic increase; increase in pollution on High Street; incorrect references to catchment schools for the site; lack of education capacity at Linlithgow Academy; adverse impact on area of outstanding local beauty.

WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451, WL/LDP/PP/0452 and **WL/LDP/PP/0453** (Wallace Land Investment & Management) – object to the proposed housing allocations H-LL 4 Land east of Manse Road, H-LL 7 Clarendon House, 30 Manse Road, H-LL 10 Clarendon Farm, H-LL 11 Wilcoxholm Farm / Pilgrims Hill, and H-LL 12 Preston Farm on the basis of concerns over the effectiveness of the proposed allocations in terms of lack of primary school capacity; increased traffic impacts; congestion and further deterioration in air quality; and lack of infrastructure solutions form the council to deal with these matters. Object to Proposal P-43, proposed strategic employment allocation at Burghmuir in Linlithgow on the basis that there is no market demand for the proposed use and that there is an existing site allocated for this use (E-LL 2) which is currently available for this type of development.

WL/LDP/PP/0456 (Sheila and William Young) - objects to development of site H-LL 12 Preston Farm on grounds of unsuitable roads infrastructure and increase in traffic; site is well outside the town with poor bus routes and connections to the town centre; loss of green belt and AGLV status; allocation of the site is not in interest of the local community or the character of the town; the site is not within easy reach of the town centre and its local amenities; the sites will not bring any benefits

to the town to alleviate the current congestion and pollution problems on the High Street; loss of prime agricultural land; adverse impact on the canal, the setting of grade A listed Preston House and views into the town; adverse impact on protected species; support the Linlithgow Planning Forum's proposals to expand Linlithgow to the east.

WL/LDP/PP/0460 (Mr and Mrs Graham) – object to allocation of site H-LL 10 Clarendon Farm for development on grounds of road capacity; access; increased congestion; air quality; education capacity constraints; flood risk; potential contamination of the canal and feeder burns to Linlithgow Loch; loss of prime agricultural land; adverse impact on wildlife.

21910234-bbc3f45 (Fraser McCluskey) – objects to development on grounds of loss of greenfield site beyond settlement boundary; loss of AGLV/special protected area; loss of prime agricultural land; loss of protected species; impact on approach into Linlithgow from the south along Manse Road; adverse impact on skyline; ability of local road infrastructure to cope with development.

21910130-44446b0 (Jennifer Hammond) – supports the proactive approach adopted by the document *"Linlithgow a Plan for the future 2015-2030"* which seeks to address piecemeal development and which is not adequately considered in the Proposed Plan; community engagement required to ensure that development genuinely addresses local needs and balances essential housing with infrastructure and community provision; supports "*Linlithgow Plan for the Future"* in relation to traffic in the High Street, development of tourism and business opportunities and provision of affordable and social housing in the area. Comprehensive development plan required; *"Linlithgow Plan for the Future"* provides a much better approach to balancing development of Linlithgow with infrastructure requirements.

21909794-H-LL 4 (Matt Wallace) – objects to allocation of site H-LL 4 Manse Road on grounds of loss of greenfield land outwith the settlement boundary; loss of AGLV/special landscape area; loss of prime agricultural land; impact on protected species; impact on the skyline on the approach into Linlithgow from the south along Manse Road; additional pressure on local roadways and the wider network; traffic congestion.

21909725-H-LL4; H-LL10; H-LL12 (Miss S Ryan) – objects to allocation of sites H-LL 4 Manse Road, H-LL 10 Clarendon Farm and H-LL 12 Preston Farm on grounds of loss of prime agricultural land; impact on protected species; increase in traffic; education constraints; capacity issues in health and leisure provision; availability of brownfield sites.

21909335-dle203d (Richard Rippon) – objects to proposed development sites in Linlithgow, particularly those on the south side of the town; loss of AGLV or special landscape area; loss of prime agricultural land; loss of protected species; impact on setting of the town from the south and impact on skyline; traffic congestion; lack of car parking; adverse impact on community services such as swimming pool and doctors' surgeries.

21909147-6364c53 (Orla Bennett) – objects to allocation of site H-LL 7 on grounds of unsuitable access and capacity of the road network to accommodate development; adverse impact on the canal bridge; air quality issues; lack of school capacity; insufficient capacity on public transport and increase in traffic; and advises that a bypass to the High Street is required.

21909039-7f5032f and 21889226-7f5032f (Jennifer Davies) – objects to allocation of sites H-LL 4 Manse Road on grounds of site being outwith the settlement envelope and within an AGLV; impact on skyline and setting; proposed allocation undermines Special Landscape Area Designations in the landscape designation review; creation of an arbitrary boundary vulnerable to further development pressures and creates precedence for further erosion of the SLA; infrastructure capacity constraints;

allocation will not protect or enhance either the built or natural environment; loss of greenfield; site is not in a sustainable location and is remote from town centre and schools; traffic constraints; air quality issues; education capacity constraint; allocation is not sufficient to secure proportionate developer contributions to facilitate the provision of infrastructure required; allocation H LL4 is contrary to the LDP Vision; adverse impact on the natural environment, including the setting of Linlithgow; approach to housing land allocations is contrary to the SDP, in that there is a shortfall to 2019; the site is not effective and therefore contrary to PAN 2/2010; piecemeal development strategy which does not provide confidence to will deliver strategic infrastructure requirements; text in paragraph 5.82 regarding developer contributions is incorrect and contrary to Circular 3/2012 as contributions can only be required where it is necessary to allow development to proceed, not to make good any existing deficiencies; education capacity constraints; allocation is contrary to SDP policy 7; contrary to LDP aims; remote from town centre; loss of prime agricultural land; allocation would exacerbate air quality issues in town centre, without making meaningful contribution to alleviate these issues.

21908947-Ea81783 (Sarah Gahagan) – objects to the LDP on grounds of lack of infrastructure in place or detailed to support development; traffic concerns over the bridge at the canal basin at the bottom of Manse Road, Linlithgow; pedestrian safety concerns; education capacity concerns at Low Port Primary.

21908859-13d16a4 (Dr Steven Neale) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of education capacity constraints; transport infrastructure constraints; traffic congestion; recognise opportunities to mitigate some of the negative effects through creation of a new local access road as set out in *"Linlithgow Plan for the Future"* and upgrading the M9; recognises need for affordable (flats) built closer to the train station to reduce any extra traffic; brownfield site available closer to town on Edinburgh Road; brownfield land should be developed prior to release of greenfield sites; encroachment on AGLV/special landscape area.

21908747-??? (James Boyd) – objects to allocation of site H-LL 4 Manse Road on grounds of loss of greenfield site beyond the current settlement boundary; loss of AGLV/special landscape area; loss of prime agricultural land; loss of protected species; impact on the approach into Linlithgow from the south along Manse Road and impact on skyline.

21892177-db605dd (Dr Mairi Watts) – object to allocation of sites H-LL 4 Manse Road and H-LL 10 Clarendon Farm for development. No reason given for objection.

21890779-ab465d4 (Iain Macleod) – objects to allocation of site H-LL 12 Preston Farm for development on grounds of increase in traffic on Deanburn Road leading to Preston Road and Manse Road; additional on the two primary schools, especially Linlithgow Primary, which is already full; detrimental impact on grade listed Preston House; loss of wildlife habitat including protected species; loss of prime agricultural land; impact on public transport.

21890279-41a02dc (Allan Melling) – objects to allocation H-LL 4 Manse Road on grounds of loss of greenfield site beyond the current boundary; loss of prime agricultural land; loss of AGLV; loss of protected species; impact on the view and skyline approaching Linlithgow.

21889730-ea37565 (Dr John Kelly) –agrees with vision and aims of the LDP; agrees with the thrust of employment policies but advises that where policies are specific e.g. EMP 5 there is no mention of Linlithgow and asks where are the plans for expansion of employment in Linlithgow; no reference to tourism support in Linlithgow; effective housing land supply should be allocated per settlement and be sufficient for 10 to 15 years; site H-LL 6 Mill Road can easily accommodate 30 houses; settlement boundary should follow landform; Transport Appraisal is a very poor assessment of the traffic

situation in Linlithgow focusing as it does on the High Street morning rush only and is too long and complex to be understood; agrees with all the points made by Linlithgow and Linlithgow Bridge Community Council.

21878213-619aba8 (Charles Webster) – objects to development in Linlithgow on grounds of further development will only aggravate current problems i.e. parking, traffic congestion, public transport or schooling; supports retention of green space proposed by the LDP but rejects any proposals for further housing development in the town.

21877215-01ad2b5 (Keith Irving) –– supports the hierarchy on development within Linlithgow with a focus on brownfield sites first and foremost and prioritising sites closer to the station; seeks more detail on what will be done to encourage walking or cycling in the town as a result of infrastructure contributions; transport appraisal needs specific reference to the national walking strategy, cycling actions plan for Scotland and Designing Streets; traffic management required on High Street and should be highlighted as issues in the traffic modelling; supports town centre first principles of the LDP but believes that barriers to town centre living should be tackled e.g. car parking provision should not be an essential pre- requisite for creating additional housing stock in the upper floors.

21870470-975ea2c (Christopher Thomas) – objects to development in Linlithgow on grounds of impact on traffic congestion, air quality, parking, education capacity constraints; infrastructure capacity constraints; impact on the canal basin from proposed sites around Manse Road; no evidence to show that the council has proposals to ensure that necessary social and physical infrastructure accompanies growth; objects to sites H-LL 4 Manse Road and H-LL 10 Clarendon Farm on grounds of traffic congestion, road safety and parking; clear strategy required to show how new housing will march hand in hand with physical infrastructure improvements particularly traffic, transport and parking congestion; education capacity & social/community facilities e.g. health; safeguarding the environment e.g. the Upper Linlithgow and Union Canal preservation area; development is contrary to the LDP vision statement in terms of infrastructure provision; seeks collaboration between all parties to develop a considered and holistic approach for Linlithgow; refers to *"Linlithgow Plan for the Future".*

21869116-1bf7a19 (Fiona Campbell) – objects to development of site H-LL 10 Clarendon Farm on grounds of detrimental effect on town in general as well as personal property; loss of greenfield land; more appropriate to develop brownfield land; loss of light and privacy; noise from cars and houses; flooding; capacity of drainage network; traffic impact and congestion; adverse impact on mature trees and wildlife including protected species; geographical constraints in Linlithgow do not support development.

21867093-c1389fa (Ally Campbell on behalf of Cala Land Management Ltd) – supports the Vision Statement to provide a generous supply of housing land and an effective five year housing land supply but the promotion of CDAs should not be at the expense of other effective sites coming forward e.g. Preston Farm; supports removal of Linlithgow area of restraint; opposes sequential approach to development in Linlithgow LDP has in effect already completed the sequential decision making, by deeming that greenfield land is required to be released across Linlithgow to meet the strategic requirements; supports development of the Preston Farm site; the sequential approach should not preclude or delay development commencing on site in preference of a brownfield site which may not be forthcoming; incorrect school catchment references; developer should only be expected to mitigate the impact of the proposed development and not the wider area; happy to help and facilitate measures to redirect surface water into the Union Canal, provided at nil cost to the developer/landowner, beyond which is attributable to the development of the site itself.

21866415-600c2a6 (Andrew MacGregor) – number of houses proposed for Linlithgow detailed on

pages 89 and 255 differ; further exacerbation of traffic congestion in the Stockbridge area as a result of proposed developments at Falkirik Road (H-LL 5) and Preston Farm (H-LL 12); proposed access to the Falkirk Road site would constitute a major safety hazard; the majority of future local housing and retail developments should be located in the east of the town; supports 'planning gain' for future developments which should include contributions for westbound slips to the M9 at Burghmuir, new community facilities' and a healthy contribution to the cost of extending Linlithgow Academy; current lack of residential properties in Linlithgow has resulted in artificially high market prices; more comprehensive mix of properties required to enable older residents to 'downsize' and younger families to make their first step onto the housing ladder.

21866113-8746a97 (Christine Mahony) – seeks provision of more affordable homes in Linlithgow; need for more business and employment opportunities and the invigoration of the High Street; transport pinch points due to topography of the town are already overloaded; lack of a 4 way junction at Linlithgow exacerbates traffic congestion; location of proposed housing and employment sites on the east side of the town will contribute to traffic problems and adversely affect air quality; education capacity constraints; area of restraint should remain; vague references to mitigation through 'traffic management', motorway slip roads etc, but no technical or feasibility studies to show they are realistic; no discussion of the feasibility of funding the slip roads onto the M9 (at junction 3) and hard to see how that could be funded by developers as part of any planning gain given remoteness of proposed development sites from this junction; concerns over combined capacity of sites H-LL 4, H-LL 7 and H-LL 10 related to access, traffic congestion road capacity. Does not endorse all the ideas in the local community council document *"Linlithgow – A Plan for the Future 2015-30"*, but they do propose several improvements which could potentially be funded by planning gain.

21863500-512fcff (John Aitken) – objects to development in Linlithgow on grounds of failure of the LDP to effectively address issues of congested High Street with poor air quality; insufficient car parking provision for commuters using Linlithgow station; insufficient parking for tour coaches; high demand for affordable housing; failure to realise the town's tourist potential; need to improve Infrastructure; suggests open land to the south east that could be used without enlarging the town; radical and proactive holistic approach needed for Linlithgow as proposed by Linlithgow Planning Forum's *"Linlithgow- A Plan for the Future"*; strongly recommends the council look to this plan for a better approach.

21848598-a0fd5a1 (Finlay Scott) – objects to allocation of site H-LL 11 Wilcoxholm/Pilgrims Hill for development on grounds of landscape and suitability of the site for development; infrastructure and traffic concerns; better alternative brownfield sites are available; destruction of an important part of the town's landscape, appearance and habitat; negative impact on existing historic and characterful infrastructure including the canal and several bridges and its bio-diversity; flood risk; access through Maidlands housing development is physically impossible; site far enough away from the town and station that extensive short journey car use is inevitable leading to increased congestion, pollution and parking issues; education capacity constraints; removal of the area of restraint policy for Linlithgow should not mean a free for all.

21837154-a149fc8 (Fiona Stewart on behalf of Manor Forrest Ltd) – object to allocation of H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of site overlays the Union Canal, a scheduled ancient monument and a protected right of way/core path; site abuts the railways (noise/amenity issues); access constraints both in terms of accessing wider network and linking the two parts of the site; non car transport options to the town centre are limited; site topography raises visual impact issues; education catchment; no demonstrable developer interest.

21832880-cf92730 (Douglas Hanley) – objects to allocation H-LL 4 Manse Road on grounds of loss of

site is within a special landscape area; loss of prime agricultural land; impact on protected species; loss of greenfield land.

21829599-04bda7a (Dr Tom Brown) – objects to allocation of H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of access through Maidlands; increase in traffic; flooding; school capacity; adverse impact on the canal and wildlife; adverse impact on air quality; concern that the site can accommodate more units than is stated in the LDP; increase in congestion; contrary to policies EMG 2, EMG 4 and ENV 2.

21820028-fc73853 (Christine Anderson) – objects to proposals affecting Linlithgow on grounds of not enough thought/consideration has been given to Linlithgow's future; supports the Linlithgow Plan for the Future with the exception of a north relief road; if plans included an eastern relief road then would support housing at Williamscraig, Willcoxholm and from Clarendon/Oatlands to Killdimmery; suggests alterations to the school estate to accommodate development; seeks compulsory purchase of former Clydesdale Bank building in the High Street and refurbishment into a small business centre; seeks compulsory purchase of Victoria Halls and conversion to rented accommodation for older Council tenants wishing to move to the town centre; seeks enlarged Health Centre; seeks time limits to be applied to length of stay in car parks, park and ride and rest room facilities for tourist buses.

21817641-28bbd5b (Michael Vickers) - Linlithgow is low on the council's priority list as set out in the LDP with the focus being on the CDAs; implausible to remove area of restraint and build only 580 houses will be built in the next 10 years should 'restraint' be removed; revised settlement boundary makes little sense other than responding to developers' wishes; accepts need for affordable housing; whilst recognising High Street bottleneck there are no proposals other than changing traffic light frequency to address this; too much concentration on Livingston as a 'sub-regional centre'; few proposals for the town in terms of economic development and growth; little to support tourism in the town; supports HNDA in terms of more rented accommodation but little is foreseen in Linlithgow; questions why no Linlithgow charrette; disappointing that developers will only be asked to 'mitigate' transport problems; no reference to affordable housing in Linlithgow or Linlithgow Bridge; LDP gives little support to infrastructure provision in the town; education capacity constraint; water and drainage issues associated with Linlithgow Loch; supports approach to the canal (paragraphs 5.164-5.165, page 49); questions approach to protection of the historic environment in the town; no reference in the LDP to Edinburgh Airport flight paths and airport growth; questions proposed scale of development once area of restraint is removed; the LDP should indicate a settlement envelope for the town which provides for development for the next 10 – 15 years, the Linlithgow Plan for the Future provides for this; approach set out in Linlithgow Plan for the Future is commended to the council.

21817205-6762ff1 (David Bateman) – objects to development of site H-LL 3 Boghall East on grounds of adverse impact on tourism; loss of open countryside and view; visual impact; development will not provide for affordable homes.

21811882-d301651 (Peter Corry) – objects to development of site H-LL 12 Preston Farm on grounds of development is contrary to policies HOU 3, HOU 4 and ENV 1; loss of AGLV status and site is outwith the settlement envelope; visual impact and views of grade A listed Preston House, surrounding area and key landscape feature; additional traffic contributing to traffic congestion; impact on wildlife including protected species; impact on woodland; education capacity; proposals put forward by the Linlithgow Planning Forum in
"Linlithgow- A Plan for the Future 2025-30" should be given serious consideration as it gives a number of viable alternatives together with proposals for the town's development.

21806840-3c4cd5d (Linda Ovens) – supports second sentence of vision statement; no detailed proposals for developer contributions towards Linlithgow supporting infrastructure; development should not progress until infrastructure is available; objects to H-LL 4 on grounds of traffic impact; concerns for impact on school route; incorrect references to catchment schools and inconsistencies in referencing compared with other sites. Objects to site H-LL 10 Wilcoxholm/Pilgrims Hill as infrastructure should be in place prior to development and detailed proposals for improvement are not set out in the LDP in relation to road network and catchments schools; reference to financial contribution from developers as part of a Planning approval is insufficient; school capacity issues at listed Low Port Primary School; impact on local road infrastructure and increase in traffic.

21805807-715a5cb (Dr Sean Semple) – objects to development of sit H-LL 10 Clarendon Farm on grounds of recent appeal decision on the site (PPA-400-2046). Concerns over increase in traffic and levels of air pollution.

21803202-5e7a5f5 (Peter Buck) – objects to allocation of site H-LL 12 Preston Farm for development on grounds of increase in traffic and road congestion; loss of prime agricultural land; no account take of impact on biodiversity or acknowledgement presence of protected species on site; impact on grade A listed Preston House; site is within an AGLV; site contrary to policies ENV 1 and ENV 4.

21772368-19ac58a (Heather Adam) – objects to development in Linlithgow particularly H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm on grounds of land is within a conservation area; loss of prime quality agricultural land; flooding; soil disturbance; availability of ty gap sites elsewhere e.g. Edinburgh Road; traffic impact; suggests new road from Edinburgh Road to the south of the town would be advantageous; air quality; need to address education capacity issues, health care provision and parking; availability of alternative brownfield sites; impact on wildlife; loss of mature trees and hedgerows.

21770063-66ceb8b (Dr Irene Fortune) – objects to development of site H-LL 4Manse Road on grounds of site is within an AGLV; loss of prime agricultural land; traffic issues; all brownfield sites should be regenerated prior to release of greenfield land.

21755712-ac97478 (Paul Buchanan-Smith) – objects to development of site H-LL 4 on grounds of loss of greenfield land beyond the settlement boundary; site is within AGLV; loss of prime agricultural land; more appropriate brownfield sites are available; impact on protected species; impact on skyline and approach to the town; drainage capacity; flood risk; traffic impact.

21749350-78d18dc (Robert McMillan) – objects to development of site H-LL 11 Wilcoxholm Farm/Pilgrims Hill on grounds of flooding and drainage; traffic congestion; increased pollution and parking issues; education capacity constraints; loss of prime agricultural land; availability of more suitable sites elsewhere with lesser impact; site is not brownfield; adverse effect on the canal and flora, fauna and wildlife.

21908084-a51c0d3 (Fiona Stewart on behalf of Manor Forrest) – objects to allocations of site H-LL 12 on grounds of flooding; access; adverse impacts on the landscape environment; and reliance on cars as a means to access town centre.

21907110-cdd5246 (Dorothy Jamieson) - objects to allocation of site H-LL 12 Preston Farm. No reason given for objection.

21906586-e2594f3 (Sheena Miller) – objects to proposed residential developments in Linlithgow on grounds of proposals not having been given proper attention in relation to school capacity.

21906511-H-LL 4 (James Jamieson) – objects to allocation of site H-LL 4 on grounds of site being within an AGLV/special landscape area; loss of prime agricultural land; impact on protected species; traffic impacts and congestion.

21906311-e06a2ce (Moira Tweedie) – objects to allocation of site H-LL 4 on grounds of site being within an AGLV/special landscape area; loss of prime agricultural land; impact on protected species; traffic impacts and congestion; impact on skyline and approach into Linlithgow; traffic congestion.

21905735-285b25f (Edith McDowall) – objects to allocation of sites H-LL 4 Manse Road, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of increase in traffic congestion; child safety concerns; air quality; errors in the plan in relation to school catchments for sites H-LL 7, H-LL 10, H-LL 11 and H-LL 12.

21905608-81f701a (Andrew McIntosh) – objects to allocation of site H-LL 4 Manse Road on grounds of loss of greenfield land outwith the settlement boundary; impact on protected species; impact on skyline; site is within a special landscape area; loss of prime agricultural land.

21903480-347ed14 (John Kemp) – objects to proposed residential developments in Linlithgow until issues of traffic management, parking and education are resolved.

21903174-43ae9a7 (Ian Brownell) – objects to allocation of site H-LL 4 on grounds of loss of green-field site beyond the current settlement boundary.; development within an area of Great Landscape Value or Special Landscape Value ; loss of prime agricultural land; loss of protected species such as badgers and bats which will be adversely; detrimental impact on the skyline.

21901690-ee6a148 (James Cameron) objects to development of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm on grounds of access; impact on school capacity and amenity.

21901313-d249beb (Lynda Thomas) **–** objects to proposed approach to Linlithgow on grounds of traffic congestion; delays along the High Street and frequent incidents/road rage at the Canal Bridge at the end of Manse Road; inadequate parking facilities that adversely affect town centre trading, tourism and road safety; lack of education capacity; proposed development is contrary to the LDP vision in relation to support for tourism and provision of infrastructure; adverse impact on wildlife, natural environment and protected species; education capacity constraints; air pollution; water quality in Linlithgow Loch; loss of farmland. Specific objection to site H-LL 4 Manse Road on grounds of access, impact on the canal bridge, congestion, pedestrian and driver safety; accepts need for affordable housing however, not the scale of development currently proposed; approach to planning gain to address infrastructure constraints.

21900572-5553ba3 (Alastair Young) – objects to development of sites H-LL 4 Manse Road on grounds of proposed development site is outwith the current settlement boundary and on land designated as greenbelt; loss of prime agricultural land; impact on the canal and bridge crossings; loss of views over AGLV; disturbance to natural habitat and protected species; pressure on existing infrastructure i.e. town centre amenities and education; congestion on the High Street; lack of education capacity; development sites of 200 houses at H-LL-11 at Wilcoxholm Farm & Pilgrims Hill; 120 houses at H-LL-10 Clarendon are not in keeping with managed development and would likely overwhelm the town.

21900284-05f4679 (Colin Watson) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hills on grounds of impingement of development on a constrained area; insufficient infrastructure; Linlithgow is large enough and does not require to grow in the way proposed; future developments

should be around smaller towns; infrastructure in Linlithgow needs to be in place to support proposed developments; lack of mains sewerage and gas connection; access constraints.

21900051-a071412 (Bruce Jamieson) – objects to allocation of site H-LL 12 for development on grounds of loss of valuable open space crucial to the wellbeing of the town.

21899784-1fec22c (Jennifer Leonard) – objects to development in Linlithgow on grounds that the town should remain an area of restraint; loss of greenfield land; need to address infrastructure constraints; loss of green belt; insufficient education capacity; increase in traffic; increase in air pollution; adverse impact on tourism; bypass is required for the town; destruction of landscape setting and environmental value of the town. Objects to development of site H-LL 12 on similar grounds in addition to adverse impact on landscape amenity value of the canal and adverse impact on biodiversity of the canal corridor.

21899011-3dc08d4 (Gordon Cameron) – objects to development of site H-LL 4 Manse Road on grounds of loss of greenfield land beyond settlement boundary; loss of AGLV/special landscape area; loss of prime agricultural land; impact on skyline; contrary to SEA findings.

21898420-19ee71a (John Watson) – objects to development of site H-LL 10 Clarendon Farm on grounds of recent refusal of planning consent at appeal; loss of prime agricultural land; loss of AGLV; any development would spoil the Royal and Ancient Burgh; other areas are being developed and should continue to be developed without encroaching on such a special and important area.

21893837-f70748e (Donald & Jennifer Macdonald) – object to development of Preston Farm on grounds of access concerns; lack of public transport and impact of private transport flood risk; impact on historic context of the field and impact on the canal; impact on wildlife; no reference to catchment schools on page 200; school capacity concerns; need for assessment of risks from loss of greenfield land when there are many other brownfield sites are more appropriate for development.

21689834-585a0d6 (Janet Wigham) – objects to development of sites H-LL 7 Clarendon House, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of incorrect references to catchment schools and over-capacity in Low Port Primary School.

21670368-Ca9306c (Steve Donaghue) – objects to development of site H-LL 12 Preston Farm on grounds of increased and unwelcome thoroughfare through Braehead Place; additional pressure on the schools; additional traffic on the roads; and loss of the important greenbelt.

21660154-0fee94e (Helen MacKenzie) – objects to development in Linlithgow on grounds that development will exacerbate existing infrastructure problems of traffic congestion, air quality, parking, education capacity, flooding and drainage; objects specifically to site H-LL 11 Wilcoxholm/Pilgrims Hill as contrary to policy ENV 1, ENV 12, ENV 33, EMG 2, EMG 4; supports a bypass for Linlithgow; proposed housing sites are not effective; adverse impact of development on the canal.

21648848-8eaccff (Jonathan Moss) – objects to allocation of site H-LL 12 for development on grounds of capacity of road network to cope; lack of school capacity; loss of view; adverse impact on wildlife; flooding; impact on tourism.

21558610-d9620a5 (Leslie Neary) – objects to allocation of site H-LL 12 Preston Farm for development on grounds of loss of green belt; increase in traffic; pressure on health and school places; loss of habitat and protected species; loss of high grade agricultural land; loss of view into open fields; loss of historic setting of grade A listed Preston House; no affordable housing proposed

on the site; less sensitive sites in the LDP can absorb the proposed development; need to protect unique attraction of the town for tourists.

21538330-cdb46ce (Eileen McGhee) – objects to development in Linlithgow on grounds of adverse impact on tourism through increased traffic and lack of parking; objects to release of greenfield land; infrastructure and facilities must be present before release of land for development; Linlithgow should remain an area of restraint until issues of traffic congestion, air quality, education and health are addressed; adverse impact on the canal; inaccuracies regarding school catchments in Linlithgow; Linlithgow is not a CDA therefore questions why it needs to be developed.

21538330-Acf5384 (Mr & Mrs Watt) – objects to allocation of site H-LL 4 Manse Road for development on grounds of loss of green belt; infrastructure unable to cope; education at capacity; strain on medical services; drainage/sewerage infrastructure unable to cope; increase in traffic; pedestrian safety; de-valuation of existing property due to loss of view; other areas of Linlithgow are more suited to development.

21495743-09927al (Emma Gordon) –objects to allocation of site H-LL 12 Preston Farm on grounds of loss and impact on AGLV/special landscape area status; impact on historic setting of Grade A listed Preston Hall; impact on protected species; impact on scheduled monument of the canal; spoiling of the pastoral view; loss of prime agricultural land; proposed site boundary exactly reflects the developer's plans for the site; increase in traffic and child safety concerns; air pollution.

21448840-0ba5188 (Anthony Daly) - objects to allocation of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm on grounds of adverse impact on the Canal Bridge and Canal Visitor centre; does not support removal of area of restraint until a solution is found to congestion on High Street; no mitigation measures being considered or communicated to help with the town's current traffic problems; impact on road network; air quality improvements should be implemented; encroachment on Special Landscape Area (H-LL 10);no consideration given to topology of the landscape; increased pressure on education.

21443519-WLLDPPP0039 and WL/LDP/PP/0039 (Yvette Gentleman) – objects to development of H-LL 3, Boghall East on grounds of loss of countryside belt; development should be directed to existing housing estates; adverse impact on tourism; increase in traffic; noise; adverse impact on wildlife; alternative sites available elsewhere; concerns over affordable development.

21395490-829d8c0 (Robert Allan) – land should be used at the east of Linlithgow to develop the junction on the M9 to allow for an off ramp east bound and on ramp west bound; suggests this would remove a large amount of unnecessary heavy traffic going through the centre of Linlithgow, improve air quality and reduce congestion. Supports development at Burghmuir including supermarket which would reduce car journeys and provide better retail choice; advises that a new health centre is urgently required.

21372312-87d4304 (David & Adrienne Armstrong) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of lack of infrastructure; increasing traffic congestion; decreasing air quality; lack of secondary education capacity; insufficient parking near the High Street creating an adverse effect on local shops; frequent overcrowding on public transport; loss of green spaces; unacceptable pressure on local health services; no progress on improving the environmental quality of the town.

21349895-851aa9e (Duncan Fortune) – objects to allocation of site H-LL 4 Manse Road for development on grounds of exacerbation of existing significant traffic issues; pedestrian safety; traffic analysis undertaken in support of the LDP has not assessed the impact on Manse Road and

Back Station Road; the site was previously designated as an area of Special Landscape value and no justification given as to why this designation should change simply to allow additional housing; seeks retention of special landscape value status; impact on protected species and wildlife.

21294413-a8e14ce (Nancy Durrant) – wishes to support the proposed plan, and have the amenity woodland area surrounding Clark Avenue (Colthill) maintained as land safeguarded for open space; does not support development at this location.

21199868-a0814b5 (Stewart Forsyth) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of inadequate road capacity; concerns for road and pedestrian safety; proposed site access is unknown; Maidlands is not a suitable access; flooding.

21009678-804ca64 (Dr Rebecca Smallwood) – objects to LDP strategy for Linlithgow; area of restraint approach should remain; access, parking, congestion, school capacity issues remain to be addressed; road safety concerns; air quality; lack of reference to new access to serve sit H-LL 10; incorrect references to school catchments; no reference to nursery provision; loss of greenfield land; impact on flora and fauna; detrimental impact on nature and character of the town; specifically to sites H-LL 4, H-LL 7 and H-LL 10.

20972986-ed82b5b (Iain Mclean) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of loss of greenfield land; loss of prime quality agricultural land; availability of alternative sites within the Linlithgow town boundary; risk that housing numbers on the site will increase; negative visual impact; infrastructure capacity constraints; only the lower part of the site should be considered for development i.e. north of the canal to mitigate infrastructure and access constraints; distance of the site from the high school; increase in congestion and air pollution.

20926139-2df35fa (Paul Gavin) – seeks change to the LDP in relation to site H-LL 6, Mill Road; LDP is not consistent with the planning application for development of the site (0244/FUL/15) in terms of access, need for land contamination and coal mining impact surveys; requirement for the building of a MUGA alongside development; seeks a change to the proposals map to reflect that a large part of the site in not buildable due flood risk.

21872575-b7677f8 (Elizabeth Halliday) – objects to allocation of site H-LL 4 Manse Road for development on grounds of the site is greenfield site outwith the current settlement boundary; the land is designated as a special landscape area; loss of prime agricultural land; loss of protected species; the impact skyline on approach into Linlithgow from the south.

21870675-da390eb (Dr Jim Hannan) – objects to developments in Linlithgow as inadequate consideration has been given to how the proposed developments would affect quality of life of existing residents; inadequate town centre parking; limited parking around the rail station has detrimental effect on businesses and tourism; objects to site H-LL 4 on grounds of site being a greenfield site outwith the settlement envelope; site is an area of great landscape value; loss of prime agricultural land; detrimental visual impact on approaching Linlithgow from the south along Manse Road; traffic congestion and capacity of road network; road safety concerns.

21858089-afb326d (Colin Neil) – objects to LDP due to lack of consideration given to current town road congestion, lack of parking and failure of the council and police to deal with this; opposes further development to the south east of Linlithgow until better control of traffic is applied and upgrading of route over to Livingston via Dechmont; town centre has too much through traffic, and insufficient parking.

21832880-cf92730 (Douglas Hanley) – objects to allocation of site H-LL 4 Manse Road for

development on grounds of loss of greenfield site within a special landscape area; loss of prime agricultural land; impact on protected species.

21755712-ac97478 (Paul Buchanan-Smith) – objects to development of site H-LL 4 Manse Road on grounds of loss of greenfield land outwith the settlement boundary; loss of AGLV; loss of prime agricultural land; availability of more appropriate brownfield sites; loss of protected wildlife; impact on the skyline on approach into the town from the south; drainage issues and flood risk; road capacity.

21591616-a6b8d7b (Jennifer Martin) – objects to development of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm; LDP is inaccurate and contains mistakes when quoting school catchment areas: all sites have access issues for construction traffic and future residents cars over the canal bridge which is not a suitable access point; concerns for safety on walking route to school; increase in traffic; road safety concerns; incorrect school catchment references for sites H-LL 3 Boghall East, H-LL 5 Falkirk Road, H-LL 7 Clarendon House, H-LL 10 Clarendon Farm, H-LL 11 Wilcoxholm/Pilgrims Hill and H-LL 12 Preston Farm.

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals) – advise that if sites H-LL 11 Wilcoxholm/Pilgrims Hill and H-LL 12 Preston Farm are brought forward for development further input will be required to ensure that the proposals take into account the Scheduled Ancient Monument of the canal and respect its setting; development of these sites could derive other canal-related improvements such as moorings, access improvements; the sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints; seek further discussions about any briefs being prepared for these sites; seek developer contributions for canal related improvements.

21887763-ade49a2 (James Stewart) – objects to development of site H-LL 12 Preston Farm on grounds of traffic congestion; need for improved traffic planning around Edinburgh Road and Manse Road south; need for more town centre parking; retain health centre in the centre of town; provide further facilities for young people in the town centre.

21883018-bec39cf (David Szkudlarek) – objects to development of site H-LL 12 Preston Farm on grounds of allocation is contrary to the council's landscape report; setting on the grade A listed Preston House; impact on wildlife; impact on AGLV.

21849146-e0914lf (William Lindsay) - objects to the Proposed Plan as it affects Linlithgow; prior to any new housing developments, a full traffic survey is needed for Linlithgow High Street; need for bypass for Linlithgow; site at Preston Fields (H-LL 12) will add to traffic congestion on Preston Road; education capacity constraints; health services capacity issues; infrastructure issues need to be addressed prior to new development.

21889085-fbc6475 (Claire Wakefield) – supports reference in vision statement to requirement for developer contributions for infrastructure, however the LDP contains no detailed proposals for infrastructure requirements; development should not progress until infrastructure is in place; refers to appeal decision on site H-LL 10 and seeks removal of the site from the LDP; road capacity and safety concerns; high street congestion; increase in traffic; lack of education capacity; seeks more information in the LDP on improvements to the road network and catchment schools; insufficient to include reference to a simple financial contribution from developers as part of a Planning approval if there are no plans for how this money should be spent; area of restraint should continue filing that expansion of Linlithgow should be restricted when infrastructure capacity issues can be dealt with, if ever to the Edinburgh road sites where they have the possibility of multiple direct accesses on to the B9080 in both directions, don't impact on the canal bridge, have less impact on Back Station Road

and needn't impact Low Port primary school if they feed an expanded Springfield School via a safe route footbridge over the canal and railway.

21887865-b35526d (Jennifer Martin) – objects to allocation of site H-LL 10 for development on grounds of loss of greenfield land; advises that no brownfield sites in Linlithgow have been identified for local employment opportunities; increase in traffic and capacity of road network to cope; impact on air quality; lack of education capacity; incorrect references to catchment schools for sites H- LL 2, Westerlea Court, H-LL 3 Boghall East, H-LL 4 Manse Road, H-LL 7 Clarendon House, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/ Pilgrims Hill; insufficient road capacity; overcrowded rail services and lack of parking to accommodation commuters; not enough safe walking routes to the town across the canal or proposals for upgrading current bridges or creating more; preferred site are all on greenfield prime agricultural land.

21885398-b494154 (Gillian Burgess) – objects to development in Linlithgow; the council needs to stick to the approach stated i.e. brownfield sites first, greenfield sites within the current town boundaries, then greenfield sites outwith the current boundaries. The council also needs to consider which sites could be set up with the minimum of disruption to neighbours and the wider community. Issues include traffic disruption, flooding risks, school placements. Questions why site H- LL 10 is include in the LDP following appeal decision to refuse consent; proposed aces route (Proposal P-118) is not shown on the plan; H-LL 10 main access via St Michaels hospital seems unrealistic and opposes access via Clarendon Road due to lack of road capacity, traffic congestion and local impact; air quality concerns; lack of school capacity and capacity in health provision; site allocation is contrary to council policy to retain prime agricultural sites unless the development is essential; brownfield sites should be developed first according; H-LL 12 Preston farm is outwith the current boundaries and should not be considered as part of the Plan; proposals map for Linlithgow is too small and unintelligible; inconsistencies in housing numbers for Linlithgow page 255 states 559 while p89 totals 569. No consideration has been given to the implications new houses will have on education capacity as doctors surgery facilities; increase in traffic; no reference to how Proposals P-44 and P-45 will be financed.

21885168-94c1b7a (Roger Livermore Linlithgow Cycle Action Group) - healthcare is inadequate for the expansion of population of Linlithgow.

SUPPORT FOR DEVELOPMENT IN LINLITHGOW

WL/LDP/PP/0158 (Gladman Developments) - supports allocation of land at Clarendon Farm for residential development (H-LL 10) however, seeks revisions to Appendix 2 (page 198) with regard to observations made in relation to Transportation (access) and Flood Risk. It is intimated that these issues have been satisfactorily addressed by a recent planning application (CDX) and a subsequent appeal (CDX). Concern also raised regarding concern over references to catchment area schools pertaining to the site and advises that the site is available and effective and can be delivered in the short term to the benefit of West Lothian, with the cooperation of the Council on education infrastructure matters.

WL/LDP/PP/0161 (Cala Land Management) – support the principle of development of site H-LL 3 for housing; however, advise that constraints attributed to this site within the Schedule of Housing Sites have been resolved through negotiations associated with CALA's current planning application (CDX) and the Proposed Plan should be amended to reflect that position; application of a sequential approach to the selection of housing sites does not prioritise the most effective allocations and delivery of the housing land requirement; reference to primary school catchment is incorrect; the sequential approach to development in Linlithgow is irrelevant and the Plan should bring forward

effective sites, not simply apply a hierarchical approach to the allocation of housing land.

WL/LDP/PP/0227 (Scott Oliver) - supports the planned development of Linlithgow and Linlithgow Bridge subject to exclusion of the Preston Farm site and planning for a reduction of congestion in the High Street, a new road between M9 and Edinburgh Road, a new road from Edinburgh Road to Manse Road South to relieve Manse Road bridge; more town centre parking; provision of a coach/car park to support tourism, retention of the health centre in the centre of the town, combined health centre in the centre of the town; improved transport to St John's hospital Livingston; upgrade of road from Manse Road South to Dechmont to a B class road; creation of a cross town cycle path; and increasing the economic and environmental potential of the Union Canal.

WL/LDP/PP/0343 (Laura McGowan) – supports housing development in Linlithgow subject to the council considering the road network and main roads with schools on them and ensuring that developers pay as appropriate to ensure road and child safety as deemed necessary throughout.

WL/LDP/PP/0351 (Historic Environment Scotland) – H-LL 11 Wilcoxholm Farm/Pilgrim Hill development allocation may raise issues for the site and setting of the Union Canal, particularly as the site delivery requirements confirm that a new canal crossing will be required to deliver this allocation. Content that these impacts could be mitigated by application of policy and sensitive design, however, essential that Historic Environment Scotland have early involvement in further discussions on the development of proposals for the site. Any proposed direct impact on the scheduled monument would be subject to the Scheduled Monument Consent process. The site delivery requirements should be updated to reflect these comments.

WL/LDP/PP/0351 (Historic Environment Scotland) - H-LL 12 Preston Farm – content that impacts from development on the setting of the scheduled Union Canal or the setting of A listed Preston House could be mitigated by robust application of policy and sensitive design, this should be reflected in the Environmental Report and site delivery requirements; welcome early discussion as proposals for development of this site progress, and the site delivery requirements should be updated to reflect this.

WL/LDP/PP/0369 (Gardner Estate) – supports the development of site H-LL 3 for housing subject to points raised by Cala Land Management being addressed (see **WL/LDP/PP/0161 above**).

WL/LDP/PP/0375 (Roger Livermore) – support for social housing on Mill Road and housing at Edinburgh Road.

WL/LDP/PP/0386 (Helen Livermore) – support for social housing on Mill Road and housing at Edinburgh Road.

21862925-c3f61d6 (Martin Crook) - advises that there is scope for housing development in Linlithgow however infrastructure gaps must be addressed first and the focus of provision should be on providing for affordable needs.

21907238-35dc9a7 (Fiona Stewart on behalf of Manor Forrest) – supports allocation of site H-LL 10 Clarendon Farm for development for reasons set out in recent Ministerial decision on a planning application for the site. WLC needs to enter into dialogue with developers to find a mechanism to release a mix of tenure of housing which has historically been undeliverable as a result of education constraints.

21897700-D131008 (Kevin Treadwell) – supports allocation of H-LL 10 Clarendon Farm for development on grounds that more land for housing is needed in Linlithgow in general in order to

maximise the use of the train station as a means of sustainable transport; additional housing could be used to cross subsidise the provision of education facilities within the adjacent CDA [Winchburgh] to alleviate capacity issues in Linlithgow Academy.

21804649-7315bb7 (Rick Finc on behalf of John Kerr of John Kerr Ltd) – supports development of site H-LL 10 Wilcoxholm/Pilgrims Hill on grounds that the site will contribute fully in accordance with the LDP spatial strategy and the overall aims and objectives of the Plan. The site contributes to the aims and in that it allows the plan, SPP 2014 and SESplan requirements; site can make a significant contribution towards market and affordable housing; welcomes lifting of area of restraint but does not agree with 500 units allocation for the town; proposes a master plan to guide development; do not agree with comments at para 3.54 of the LDP in relation to school capacity constraint; acknowledges need for flood risk assessment and resolution to transport issues; do not envisage any overriding physical or environmental constraints that would necessarily preclude development over any of the site; would engage with WLC to bring the site forward.

21798485-599ff04 (David Mitchell) – supports view that limited and controlled development would be beneficial to Linlithgow; concerns over vision for sustainable developments that fully address the needs of Linlithgow; concern that development will not benefit the town; *supports "Linlithgow - A Plan for the Future 2015-30"*; more holistic and long lasting solution to the development in Linlithgow is required.

21140481-d0dd0ef (Sarah Mattingly on behalf of Linlithgow and District Allotment Society) – endorses the statement in paragraph 5.171 that 'There are a number of private allotment sites across West Lothian which are safeguarded for allotment/private growing use'. This statement should remain in the Plan and safeguarding private allotments should be a legitimate reason in determining planning applications.

21877215-01ad2b5 (Keith Irving) –– supports the hierarchy on development within Linlithgow with a focus on brownfield sites first and foremost and prioritising sites closer to the station; seeks more detail on what will be done to encourage walking or cycling in the town as a result of infrastructure contributions; transport appraisal needs specific reference to the national walking strategy, cycling actions plan for Scotland and Designing Streets; traffic management required on High Street and should be highlighted as issues in the traffic modelling; supports town centre first principles of the LDP but believes that barriers to town centre living should be tackled e.g. car parking provision should not be an essential pre- requisite for creating additional housing stock in the upper floors.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd) – supports the position adopted by the Local Development Plan at Linlithgow (5.64)

Modifications sought by those submitting representations:

WL/LDP/PP/0015 (Ian Ure for P.A.W.L) - inclusion of reference in the LDP to Old Drove Road footpath at Linlithgow.

WL/LDP/PP/0041 (Donald Greig) – site H-LL 12 should be removed from the LDP.

WL/LDP/PP/0077 and WL/LDP/PP/0078 (Mr C A Rait) - site H-LL 12 should not be re-zoned for housing and remain as a Special Landscape Area and protected as a historic Greenbelt.

WL/LDP/PP/0079 (Kevin Laahs) – none specified but infers removal of site H-LL 12 from the LDP for housing development.

WL/LDP/PP/0090 (Mark Darragh) – removal of the site H-LL 12 from the LDP urge and protection of the site from development.

WL/LDP/PP/0091 and WL/LDP/PP/0344 (Simon Whitworth) - removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0094 (David & Stella Henderson) - protect Preston Farm Field (H-LL 12) as greenbelt.

WL/LDP/PP/0095 (Oliver Ferrario) - none specified but infers removal of site H-LL 12 from the LDP for housing development.

WL/LDP/PP/0096 (Dorothy Buck) - removal of the site H-LL 12 from the LDP urge and protection of the site from development.

WL/LDP/PP/0097 (Gillian Forsyth) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.
WL/LDP/PP/0098 (Mrs W Taylor) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0101 (Mr Andrew Sutherland) - none specified but infers removal of the site H-LL 11 from the LDP.

WL/LDP/PP/0102 (Mr & Mrs John & Anne McCormack & Family) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0103 (Thomas Ian Lawrie on behalf of the Lawries) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0104 (John Stewart) – none specified but infers that development should not progress in Linlithgow.

WL/LDP/PP/0105 (Terry Greig) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0107 (Mrs S Aitken) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0108 (Jason Wright) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0111 (Shirley Miller) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0112 (Mr B Greig) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0114 (Mr & Mrs John & Ann Ralph) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0118 (John MacKenzie) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0119 (Michael McGuire) - none specified but infers removal of the site H-LL 11 from the LDP.

WL/LDP/PP/0127 (Thelma Napier) - none specified but infers removal of the site H-LL 11 from the LDP.

WL/LDP/PP/0130 (Alan Meikle) – remove site H-LL 12 from the plan and that the area is maintained as a countryside/rural habitat.

WL/LDP/PP/0131 (Frank and Sheila Brash) - none specified but infers removal of the site H-LL 11 from the LDP.

WL/LDP/PP/0132 (Ian and Janette Kennedy) – none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0138 (Raja Gopalan Ramamurthy) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0140 (George Duncan Adam) – none specified but suggests means of addressing access issues in and around Linlithgow.

WL/LDP/PP/0148 (Jim and Jaqui Stupart) – seeks removal of site H-LL 12 from the LDP.

WL/LDP/PP/0149 (Thérèse Stewart) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0152 (Margaret and Donald Spencer) - seeks removal of site H-LL 12 from the LDP.

WL/LDP/PP/0156 and WL/LDP/PP/0271 (Allan Robertson) - requests the that West Lothian Council make amendments to the Plan in line with the proposals detailed in the Linlithgow Planning Forum's document *'Linlithgow, A Plan for the Future 2015-30'*.

WL/LDP/PP/0157 (Graeme Grant) – none stated but suggests development should be re-located to Winchburgh.

WL/LDP/PP/0158 (Gladman Developments) seeks revisions to Appendix 2 (page 198) with regard to observations made in relation to Transportation (access) and Flood Risk. It is intimated that these issues have been satisfactorily addressed by a recent planning application and a subsequent appeal. Also seeks correction of incorrect references to catchment area schools.

WL/LDP/PP/0161 (Cala Land Management) and **WL/LDP/PP/0369** (Gardner Estate) - amend the proposed plan to promote the delivery of effective sites capable of development pre-2019 and in doing so, making contributions towards the delivery of the Winchburgh secondary schools programme. This consideration should outweigh the hierarchical nature of the sequential approach currently identified in the Plan.

WL/LDP/PP/0168 (Edward Crawley) - seeks removal of site H-LL 12 from the LDP.

WL/LDP/PP/0173 (Name illegible) - seeks removal of site H-LL 12 from the LDP.

WL/LDP/PP/0182 (Mrs C Donaldson) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0186 (Mr G Woods) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0187 (Linlithgow Civic Trust c/o Chris Long) - requests West Lothian Council to make amendments to the Plan in line with the proposals detailed in the Linlithgow Planning Forum's document *'Linlithgow, A Plan for the Future 2015-30'.*

WL/LDP/PP/0190 (Ronnie Jack) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0196 (Luke Smallwood) – none specified but suggests that site H-LL4 be removed from the LDP and excluded from the settlement envelope.

WL/LDP/PP/0197 Janet Wigham – none specified but implies that sites H-LL 4 and H-LL 10 are removed from the LPD and references to catchment schools for sites H-LL 3, H-LL 7, H-LL 10, H-LL 11 and H-LL 12 are corrected.

WL/LDP/PP/0198 (Stewart Towers) - reconsider proposed re-zoning of site H-LL 12 for housing and remove it from the proposed LDP.

WL/LDP/PP/0201 and 21885205-b7d08d8 (Tom Packe/Tom Myles) - site H-LL 4 should not be allocated for residential development but instead, be protected from future development in the emerging LDP. Suggest that development should be re-allocated to Winchburgh.

WL/LDP/PP/0202 (Allan Watson) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0204 (Jo Jack) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0207 (Kay Green) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0211 (Marshall Green) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0215 (Katrina Ovendon) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0217 (A D McNab) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0219 (Daniel Ovenden) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0221 (Jillian Stewart) – remove site H-LL 12 from the LDP.

WL/LDP/PP/0225 (Arthur & Beryl Homan-Elsy) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0234 (J McNab) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0238 (SNH) – none specified however, support the preparation of a development framework for Linlithgow; a design-led approach is important to the removal of the area of restraint and the allocation of sites for development in Linlithgow.

WL/LDP/PP/0256 (John & Katie Kerr) – removal of site H-LL 12 from the LDP.

WL/LDP/PP/0264 (Dorothy Parlett) - none specified but infers removal of site H-LL 5 from the LDP.

WL/LDP/PP/0266 (Dr Henry Payne) - removal of site H-LL 12 from the LDP.

WL/LDP/PP/0270 (Jean Balmer) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0272 (Morven Grant) - none specified but infers removal of sites from the LDP, specifically H-LL 10.

WL/LDP/PP/0274 (F Balmer) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0275 (David & Isobel Elliot) - none specified but infers removal of site H-LL 11 from the LDP.

WL/LDP/PP/0277 (Gavin Hunter & Ann McVie) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0279 (Alan & Fiona Edwards) - retain site H-LL 12 as AGLV and retain its existing rural form.

WL/LDP/PP/0280 (M Cannon) - none specified but infers removal of site H-LL 12 from the LDP and alternative housing sites identified in less important and distant locations.

WL/LDP/PP/0283 (Maureen C Ramage) – none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0284 (Norman Aitken) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0297 (Donald Lamb) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0299 (Alison McAulay) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0300 (Ian Lockhart) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0301 (Isobel Lockhart) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0309 (Claudine Parkinson) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0310 (Leslie Duff) - Preston Field H-LL 12 should remain designated as AGLV and protected from housing development.

WL/LDP/PP/0311 (Helen Watts) - Preston Field H-LL 12 should remain protected from housing development.

WL/LDP/PP/0312 (Dr Roy Gardner) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0313 (Stephen Pashley) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0314 (Adrienne Forsyth) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0315 (Dr Clare Gardner) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0316 (Morna Scott) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0317 (Christine Bilton) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0318 (Ailsing Vorster) **-** none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0319 (Terence Vorster) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0320 (Eleanor Renwick) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0321 (Gavin Miller) – removal of site H-LL 12 from the LDP and re-instate site as AGLV.

WL/LDP/PP/0322 (Clare Rainey) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0323 (Jackie Boyd) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0324 (Nick Smith) – the council should follow the proposed rezoning set out by the Linlithgow Planning Forum in the South East of the town; the council engages better with local communities and their representatives (including the Planning Forum) and listen to these proposals; sites proposed need to be evaluated in the same way that the council has assessed other sites to determine their appropriateness for development; local knowledge suggests that other more suitable sites in line with the character of the town could be identified. Alternative sites should be identified.

WL/LDP/PP/0325 (Alan Douglas) – none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0326 (Sally Douglas) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0330 (James Forsyth) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0332 (David & Isobel Elliot) – seeks removal of site H-LL 11 from the LDP.

WL/LDP/PP/0335 (Barrie Kennedy) – remove site H-LL 12 from the LDP.

WL/LDP/PP/0336 (Gerry & Marie Dougan) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0337 (Michael Stoker) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0338 (Doreen Gmitrzak) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0339 (Mairi Rudkin & Michael Watts) - none specified but infers removal of sites H-LL 4 and H-LL 10 from the LDP.

WL/LDP/PP/0341 (Nick Goldfinch) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0345 (Marion Percival) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0349 (Residents of Deanburn, Preston House and Preston Gardens) – removal of site H-LL 12 from the LDP and designation of the site as a special landscape area.

WL/LDP/PP/0351 (Historic Environment Scotland) – H-LL 11 Wilcoxholm Farm/Pilgrim Hill and H-LL 12 Preston Farm - update delivery requirements to reflect HES requirements.

WL/LDP/PP/0362 (Peter Martin Smith) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0363 (Transition Linlithgow) – the LDP must mandate transport impact assessments as part of the development planning process; LDP needs to state how air quality issues will be addressed; policy amendments suggested e.g. EMG 3 should explicitly state that DIA's must be undertaken when proposals are planned in locations that already have known water quality/drainage concerns; LDP should state that there will be a presumption to delay any development in the Loch's catchment area until the consequences (pollution, and drainage) of adding more development sites are fully evaluated and understood; alternative brownfield sites suggested for development.

WL/LDP/PP/0366 (Gavin Hunter) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0372 (Wendy Kennedy) - development of houses in Linlithgow needs to be to either end of the town with specific access to the M9 in place; remove H-LL 12 from the LDP.

WL/LDP/PP/0375 (Roger Livermore) - re-instate area of restraint and remove site H-LL 4 from the LDP.

WL/LDP/PP/0379 (Neil Faulds) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0380 (Paul Mauchline) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0381 (Fay Napoli) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0382 (Aldyth Carrick) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0383 (Jackie Boyd) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0385 (Alan Brown) – remove site H-LL 11 from the LDP and suggests alternative sites on Land south of the canal opposite St. Magdaline's, east of Clarendon and west of St. Michael's Hospital and Day Care Centre; ex-quarry at Kettilstoun; Stuart House; Victoria Halls; empty flats above shops; re-development of the Cross Car Park and Vennel Guyancourt; re-location of bonded warehouse at Edinburgh Road; land behind St. Michael's RC Church; and Doomsdale.

WL/LDP/PP/0386 (Helen Livermore) - re-instate area of restraint and remove site H-LL 4 from the LDP.

WL/LDP/PP/0388 (Shona Smith) - in favour of rebalancing the town's settlements and growing Linlithgow from the East; removal of site H-LL 12 from the LDP.

WL/LDP/PP/0389 (Ailsa Wilson QC) - none specified but infers removal of site H-LL 12 from the LDP. Amend paragraph 3.1 to reflect correct legislation i.e. The Town and Country Planning (Scotland) Act 1997).

WL/LDP/PP/0394 (J C Stewart) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0395 (Kenneth Wilson) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0411 and 21785472-bb8447b (Sian Wann) **–** designate site H-LL 11 as special Landscape Area, or alternatively greenfield land.

WL/LDP/PP/0414 (Rachel Grant) - reconsider proposals for Linlithgow.

WL/LDP/PP/0416 (Mr and Mrs S Bisht) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0425 (Robert Stewart) - removal of site H-LL 12 from the LDP and site given the status of core Special Landscape Area (SLA).

WL/LDP/PP/0426 (Donald Sutherland) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly) – - settlement envelope should exclude Kettilstoun Playing Fields and H-LL 12 Preston Farm; include development in the south east quadrant to allow for 15-20 years growth including a developer funded eastern distributor road; inclusion of indicative road layouts for new development sites; reference to a master plan for Linlithgow as Supplementary Guidance; detail plans for the High Street including relief road and traffic management systems; improved town centre parking; supports policy TCR 1 with caveat that it refer to a master plan for Linlithgow; seeks change to paragraph 5.26 to reflect provision of a business centre in Linlithgow town centre; seeks change to paragraph 5.27 to include reference to existing tourist potential in Linlithgow; seeks change to paragraph 5.135 to include reference to Linlithgow master plan; comment on the West Lothian Economic Strategy;; seek change to policy HOU 4; seeks change to paragraph 5.35 in relation to social housing; seeks change to paragraph 5.64 to reflect recent appeal decisions; seek change to paragraph 5.66 to clarify time span; seek change to paragraph 5.95 in relation to provision of health services; seek change to paragraph 5.110 to apply specifically to Linlithgow; seek change to paragraphs 5.144 – 5.145; seeks change to paragraph 5.202 to exclude the battlefield site of Linlithgow Bridge from outwith the settlement envelope; seeks change to policy NRG2 and supporting paragraphs 5.220 – 5.221; seeks updates to Linlithgow Settlement Statement to reflect progress with housing sites; seeks change to site boundary of H-LL 4, H-LL 10 and H-LL 11 to reflect landform; seeks change to capacity of site H-LL 6; seeks deletion of site H-LL 12; seeks new policy or amended policy TRAN 5 to address congestion and pollution in town centres; seeks change to paragraph 5.66; seeks change to paragraph 5.241 in relation to air quality; seeks change to paragraph 5.113 to fully reflect the Transport Appraisal; seeks change to paragraph 5.114 to include reference to upgrading of road from southern end of Manse Road to roundabout at junction of Main Street, Dechmont and the A899 to connect Linlithgow to Livingston; seek change to policy ENV 12 to include reference to the canal's economic and environmental potential; seeks change to policy ENV25 to include reference to encouraging appropriate restoration/re-roofing for of or part of Linlithgow Palace and improvements to Linlithgow public realm; seek change to policy EMG 4 in relation to Linlithgow; seeks change to policy NRG 2 in that it should not be promoted as a policy; seeks change to policy NRG4 in relation to the precautionary principle; seek change to paragraphs 5.218 and 5.219; seek change to paragraph 5.229; suggests an alternative settlement envelope following landform contours rather than existing fields and focussing on development in the south east quadrant of the town.

WL/LDP/PP/0433 (Scott Finlay) - seeks removal of site H-LL 11 from the LDP.

(Elaine Anderson) – none specified but infers removal of site H-LL 10 from the LDP.

WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451, WL/LDP/PP/0452 and **WL/LDP/PP/0453** (Wallace Land Investment & Management) - allocate land at Burghmuir, Linlithgow for the mixed use

development in favour of proposed housing allocations in Linlithgow.

WL/LDP/PP/0456 (Sheila and William Young) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0460 (Mr and Mrs Graham) – none specified but infers removal of site H-LL 10 from the LDP.

21443519-WLLDPPP0039 (Yvette Gentleman) – none specified but infers removal of site H-LL 3 from the LDP.

21909725-H-LL4; H-LL10; H-LL12 (Miss S Ryan) - none specified but infers removal of sites H-LL 4, H-LL 10 and H-LL 12 from the LDP.

21909794-H-LL 4 (Matt Wallace) - none specified but infers removal of site H-LL 4 from the LDP.

21903174-43ae9a7 (Ian Brownell) - none specified but infers removal of site H-LL 4 from the LDP.

21885168-94c1b7a (Roger Livermore on behalf of Linlithgow Cycle Action Group) - no specific modification has been sought. However, objection is raised to development of a number of development sites suggesting that they be removed from the LDP.

21448840-0ba5188 (Anthony Daly) - site H-LL 10 should be included in the SLA; no access should be taken via Clarendon Road; delete reference to Linlithgow Bridge Primary and replace with Low Port Primary; remove site H- LL 11 from the plan; delete reference to Linlithgow Bridge Primary and replace with Low Port Primary; remove site H-LL 7 from the plan; delete reference to Linlithgow Bridge Primary and replace with Low Port Primary; remove site H- LL 4.

21887763-ade49a2 (James Stewart) - remove site H-LL 12 from the LDP.

21909039-7f5032f and 21889226-7f5032f (Jennifer Davies) – delete site H LL 4 or modify to remove the southern element of the site, reinstate Special Landscape Area as per Council's own landscape review; existing Settlement Boundary should be retained as it can utilise well established, attractive and robust boundary features. Section on Role and Purpose of the Plan should expressly state that the LDP requires to conform with the SDP and clarify that weight to be given to Proposed Plan will require to be assessed on a case by case basis, the Proposed Plan has not been through any consultation, and allocations will be subject to objection. Should the Proposed Plan be modified by the Scottish Government the Council will (except in very limited circumstances) be compelled to follow that modification. The Council is not the ultimate arbiter on the content of the Proposed Plan, and the text requires to be amended to acknowledge the Plan preparation process. The Proposed Plan is only one of a range of potential material considerations in decision making.

21883018-bec39cf (David Szkudlarek) - none specified but infers removal of site H-LL 12 from the LDP.

21908084-a51c0d3 (Fiona Stewart on behalf of Manor Forrest) - none specified but infers removal of site H-LL 12 from the LDP.

21837154-a149fc8 (Fiona Stewart on behalf of Manor Forrest Ltd) - none specified but infers removal of site H-LL 11 from the LDP.
21829599-04bda7a (Dr Tom Brown)- none specified but infers removal of site H-LL 11 from the LDP.

21832880-cf92730 (Douglas Hanley)- none specified but infers removal of site H-LL 4 from the LDP.

21749350-78d18dc (Robert McMillan) – none specified but infers removal of site H-LL 11 from the LDP.

21908859-13d16a4 (Dr Steven Neale) – none specified but infers removal of site H-LL 11 Wilcoxholm/Pilgrims Hill from the LDP.

21908747-??? (James Boyd) – none specified but infers removal of site H-LL 4 Manse Road from the LDP.

21890779-ab465d4 (Iain Macleod) – none specified but infers removal of site H-LL 12 from the LDP.

21890279-41a02dc (Allan Melling) – none specified but infers removal of site H-LL 4 from the LDP.

21848598-a0fd5a1 (Finlay Scott) – none specified but infers removal of site H-LL 11 from the LDP.

21907110-cdd5246 (Dorothy Jamieson) – the plan should not go ahead.

21906311-e06a2ce (Moira Tweedie) - none specified but infers removal of site H-LL 4 from the LDP.

21906511-??? (James Jamieson) – remove site H-LL 4 Manse Road from the LDP.

21905735-285b25f (Edith McDowall) – none specified but infers removal of sites H-LL 4 Manse Road, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/Pilgrims Hill from the LDP and correction to references to catchments schools.

21905608-81f701a (Andrew McIntosh) – none specified but infers removal of site H-LL 4 from the LDP.

21903480-347ed14 (John Kemp) – no development in Linlithgow until infrastructure issues are resolved.

21901690-ee6a148 (James Cameron) objects to development of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm.

21900572-5553ba3 (Alastair Young) – remove site H-LL 4 from the LDP.

21495743-09927al (Emma Gordon) – none specified by infers removal of site H-LL 12 from the LDP.

21538330-Acf5384 (Mr & Mrs Watt) – none specified but infers removal of site H-LL 4 from the LDP.

21558610-d9620a5 (Leslie Neary) - none specified but infers removal of site H-LL 12 from the LDP.

21648848-8eaccff (Jonathan Moss- none specified but infers removal of site H-LL 12 from the LDP.

21900051-a071412 (Bruce Jamieson) - none specified but infers removal of site H-LL 12 from the LDP.

21899784-1fec22c (Jennifer Leonard) – none specified but infers removal of site H-LL 12 in particular from the LDP.

21899011-3dc08d4 (Gordon Cameron) – none specified but infers removal of site H-LL 4 from the

LDP.

21898420-19ee71a (John Watson) – none specified but infers removal of site H-LL 10 from the LDP.

21670368-Ca9306c (Steve Donaghue) – none specified but infers removal of site H-LL 12 in particular from the LDP.

21349895-851aa9e (Duncan Fortune) – remove site H-LL 4 Manse Road from the LDP and re-instate special landscape value status.

21817205-6762ff1 (David Bateman) – site H-LL 3 should be removed from the LSP and designated as green belt and the view across Boghall East to open countryside towards the old Edinburgh Road and the Beecraigs ridge, should be protected.

21811882-d301651 (Peter Corry) – site H-LL 12 should be removed from the LDP. Proposals put forward by the Linlithgow Planning Forum in *'Linlithgow - A Plan for the Future 2025-30'* should be given serious consideration as it gives a number of viable alternatives together with proposals for the town's development.

21806840-3c4cd5d (Linda Ovens) - proposal H-LL 4 should be amended or removed for consideration within a future Plan; remove site H-LL10 from the LDP.

21805807-715a5cb (Dr Sean Semple) - none specified but infers removal of site H-LL 10 in particular from the LDP.

21803202-5e7a5f5 (Peter Buck) – none specified but infers removal of site H-LL 12 in particular from the LDP.

21798485-599ff04 (David Mitchell) serious consideration be given to the input of the local Linlithgow community and in particular the contents of the *'Linlithgow- A Plan for the Future 2015-30*'.

21772368-19ac58a (Heather Adam) – none specified but infers removal of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm in particular.

21770063-66ceb8b (Dr Irene Fortune) – none specified but infers that site H-LL 4 should be removed from the LDP and AGLV prevail.

21755712-ac97478 (Paul Buchanan-Smith) – none specified but infers that site H-LL 4 should be removed from the LDP.

21294413-a8e14ce (Nancy Durrant) – seeks designation of amenity woodland area surrounding Clark Avenue (Colthill) maintained as land safeguarded for open space.

21199868-a0814b5 (Stewart Forsyth) - none specified but infers removal of site H-LL 11 from the LDP.

20972986-ed82b5b (Iain Mclean) – none specified but infers removal of site H-LL 11 from the LDP.

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals – See Schedule 4 reference 1F in relation to developer contributions

20926139-2df35fa (Paul Gavin) – seeks change to proposals map in relation to site H-LL 6 to reflect

that not all of the site is buildable.

21755712-ac97478 (Paul Buchanan-Smith) – removal of site H-LL 4 from the LDP.

21832880-cf92730 (Douglas Hanley) - none specified but infers removal of site H-LL 4 from the LDP.

21870675-da390eb (Dr Jim Hannan) - none specified but infers removal of site H-LL 4 from the LDP.

21872575-b7677f8 (Elizabeth Halliday) - none specified but infers removal of site H-LL 4 from the LDP.

21866113-8746a97 (Christine Mahony) none specified but infers removal of sites H-LL 4, 7 and 10 from the LDP.

21869116-1bf7a19 (Fiona Campbell) - none specified but infers removal of site H-LL 10 from the LDP.

21878213-619aba8 (Charles Webster) - none specified but infers no further development in Linlithgow and removal of all proposed sites.

21900284-05f4679 (Colin Watson) – none specified but infers removal of site H-LL 11 from the LDP.

21660154-0fee94e (Helen MacKenzie) – seeks amendment to the LDP to include plans to reduce congestion on the High Street; a relief road for the High Street; reduction of pollution in the High Street; new road between the M9 and Edinburgh Road; relief road from Edinburgh Road to Manse Road South; more town centre parking; retain health centre in the town centre; plan for combined health and care services; upgrading Manse Road South to Dechmont; provision of a cross town cycle path; coach/car park to encourage tourism.

21870470-975ea2c (Christopher Thomas) - None should proceed without a strategic plan that clearly shows how new house building and infra-structure & education improvements march hand–in-hand.

21901313-d249beb (Lynda Thomas) – none specified but infers removal of sites from the LDP, specifically H-LL 4.

21817641-28bbd5b (Mike Vickers) – terms of the "Linlithgow - A Plan for the Future (2015 - 2030)" should be incorporated into the LDP and in particular a more strategic settlement boundary be.

21862925-c3f61d6 (Martin Crook) – redraw the settlement boundary based on an ideal settlement boundary based on a vision for the town and ideally based around a master plan for the town; a master plan is required for Linlithgow.

21889085-fbc6475 (Claire Wakefield) – removal of site H-LL 10 from the LDP.

21887865-b35526d (Jennifer Martin) – none specified but infers removal of site H-LL 10 in particular from the LDP.

21885398-b494154 (Gillian Burgess) – none specified but infers removal of site H- LL 12 in particular and need for more detail regarding Proposals P-44, P-45 and P-118 and correct inconsistencies in the proposed number of houses in Linlithgow.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0015 (Ian Ure for P.A.W.L) - While the council acknowledges the aspirations of PAWL to reinstate the drove route across west Lothian, the Land Reform Act allows for people to follow this wide route if they so wish. There are several historic drove roads passing through West Lothian. However, while there is some uncertainty about the exact line to the eastern drove route and walkers still have rights of access under the Land Reform Act, the council through the Core Path Plan (CPP) does not consider its signage and promotion as a short term priority. During the extensive public consultation on the CPP, before it was finally adopted in December 2013, the drove road did not feature highly in responses from the public. West Lothian Access Forum has also not been fully supportive of promoting the drove route due to the potential impact on land management operations. The council does not propose to amend the LDP in relation to this submission.

ALL LISTED BELOW OBJECT TO ONE OR MORE OF THE PROPOSED HOUSING SITES IN LINLITHGOW

WL/LDP/PP/0015 (Ian Ure for P.A.W.L), **WL/LDP/PP/0041** (Donald Greig), **WL/LDP/PP/0052 and WL/LDP/PP/0062** (Susan Allison), **WL/LDP/PP/0077 and WL/LDP/PP/0078** (Mr C A Rait), **WL/LDP/PP/0079** (Kevin Laahs), **WL/LDP/PP/0083** (Helen Gray), **WL/LDP/PP/0090** (Mark Darragh) **WL/LDP/PP/0091 and WL/LDP/PP/0344** (Simon Whitworth), **WL/LDP/PP/0094** (David & Stella Henderson), **WL/LDP/PP/0095** (Oliver Ferrario), **WL/LDP/PP/0096** (Dorothy Buck), **WL/LDP/PP/0097** (Gillian Forsyth), **WL/LDP/PP/0098** (Mrs W Taylor), **WL/LDP/PP/0101** (Mr Andrew Sutherland), **WL/LDP/PP/0102** (Mr & Mrs John & Anne McCormack & Family), **WL/LDP/PP/0103** (Thomas Ian Lawrie on behalf of the Lawries), **WL/LDP/PP/0104** (John Stewart), **WL/LDP/PP/0105** (Terry Greig), **WL/LDP/PP/0106 (**John Wigham), **WL/LDP/PP/0108** (Jason Wright), **WL/LDP/PP/0111** (Shirley Miller), **WL/LDP/PP/0112** (Mr B Greig), **WL/LDP/PP/0114** (Mr & Mrs John & Ann Ralph), **WL/LDP/PP/0115** (R Cameron), **WL/LDP/PP/0118** (John MacKenzie), **WL/LDP/PP/0119** (Michael McGuire), **WL/LDP/PP/0127** (Thelma Napier), **WL/LDP/PP/0130** (Alan Meikle), **WL/LDP/PP/0131** (Frank and Sheila Brash), **WL/LDP/PP/0132** (Ian and Janette Kennedy), **WL/LDP/PP/0138** (Raja Gopalan Ramamurthy), **WL/LDP/PP/0140** (George Duncan Adam), **WL/LDP/PP/0148** (Jim and Jaqui Stupart), **WL/LDP/PP/0149** (Thérèse Stewart), **WL/LDP/PP/0152** (Margaret and Donald Spencer), **WL/LDP/PP/0156 and WL/LDP/PP/0271** (Allan Robertson), **WL/LDP/PP/0157** (Graeme Grant), **WL/LDP/PP/0161** (Cala Land Management), **WL/LDP/PP/0168** (Edward Crawley), **WL/LDP/PP/0173** (Name illegible), **WL/LDP/PP/0182** (Mrs C Donaldson), **WL/LDP/PP/0186** (Mr G Woods), **WL/LDP/PP/0187 and WL/LDP/PP/0432** (Linlithgow Civic Trust c/o Chris Long), **WL/LDP/PP/0190** (Ronnie Jack), **WL/LDP/PP/0196** (Luke Smallwood), **WL/LDP/PP/0197** Janet Wigham, **WL/LDP/PP/0198** (Stewart Towers), **WL/LDP/PP/0201** (Tom Packe/Tom Myles) **and 21885205-b7d08d8** (Tom Packe), **WL/LDP/PP/0202** (Allan Watson), **WL/LDP/PP/0204** (Jo Jack), **WL/LDP/PP/0207** (Kay Green), **WL/LDP/PP/0208** (Jane Muir), **WL/LDP/PP/0211** (Marshall Green), **WL/LDP/PP/0215** (Katrina Ovendon), **WL/LDP/PP/0217** (A D McNab), **WL/LDP/PP/0219** (Daniel Ovenden), **WL/LDP/PP/0221** (Jillian Stewart), **WL/LDP/PP/0225** (Arthur & Beryl Homan-Elsy), **WL/LDP/PP/0227** (Scott Oliver) , **WL/LDP/PP/0234** (J McNab), **WL/LDP/PP/0238** (SNH), **21862933-ddl8650, WL/LDP/PP/0137 and WL/LDP/PP/0244** (Brian Lightbody on behalf of Clarendon Mews Residents), **WL/LDP/PP/0246** (Oracle UK), **WL/LDP/PP/0256** (John & Katie Kerr), **WL/LDP/PP/0264** (Dorothy Parlett), **WL/LDP/PP/0266** (Dr Henry Payne), **WL/LDP/PP/0270** (Jean Balmer), **WL/LDP/PP/0272** (Morven Grant), **WL/LDP/PP/0274** (F Balmer), **WL/LDP/PP/0275** (David & Isobel Elliot), **WL/LDP/PP/0277** (Gavin Hunter & Ann McVie), **WL/LDP/PP/0279** (Alan & Fiona Edwards), **WL/LDP/PP/0280** (M Cannon), **WL/LDP/PP/0283** (Maureen C Ramage), **WL/LDP/PP/0284** (Norman Aitken), **WL/LDP/PP/0297** (Donald Lamb), **WL/LDP/PP/0299** (Alison McAulay), **WL/LDP/PP/0300** (Ian Lockhart), **WL/LDP/PP/0301** (Isobel Lockhart), **WL/LDP/PP/0309** (Claudine Parkinson), **WL/LDP/PP/0310** (Leslie Duff), **WL/LDP/PP/0311** (Helen Watts), **WL/LDP/PP/0312** (Dr Roy Gardner), **WL/LDP/PP/0313** (Stephen Pashley), **WL/LDP/PP/0314** (Adrienne Forsyth), **WL/LDP/PP/0315** (Dr Clare Gardner), **WL/LDP/PP/0316** (Morna Scott), **WL/LDP/PP/0317** (Christine Bilton), **WL/LDP/PP/0318** (Ailsing Vorster), **WL/LDP/PP/0319** (Terence Vorster), **WL/LDP/PP/0320**

(Eleanor Renwick), **WL/LDP/PP/0321** (Gavin Miller), **WL/LDP/PP/0322** (Clare Rainey), **WL/LDP/PP/0323** (Jackie Boyd), **WL/LDP/PP/0324** (Nick Smith), **WL/LDP/PP/0325** (Alan Douglas), **WL/LDP/PP/0326** (Sally Douglas), **WL/LDP/PP/0328** (Neil & Pamela Barnes), **WL/LDP/PP/0329** (Sarah & Gerry McCardle), **WL/LDP/PP/0330** (James Forsyth), **WL/LDP/PP/0332** (David & Isobel Elliot), **L/LDP/PP/0335** (Barrie Kennedy), **WL/LDP/PP/0336** (Gerry & Marie Dougan), **WL/LDP/PP/0337** (Michael Stoker), **WL/LDP/PP/0338** (Doreen Gmitrzak), **WL/LDP/PP/0339** (Mairi Rudkin & Michael Watts), **WL/LDP/PP/0341** (Nick Goldfinch), **WL/LDP/PP/0343** (Laura McGowan), **WL/LDP/PP/0345** (Marion Percival), **WL/LDP/PP/0349** (Residents of Deanburn, Preston House and Preston Gardens), **WL/LDP/PP/0351** (Historic Environment Scotland), **WL/LDP/PP/0362** (Peter Martin Smith), **WL/LDP/PP/0363** (Transition Linlithgow), **WL/LDP/PP/0366** (Gavin Hunter), **WL/LDP/PP/0372** (Wendy Kennedy), **WL/LDP/PP/0375** (Roger Livermore), **WL/LDP/PP/0379** (Neil Faulds), WL/LDP/PP/0380 (Paul Mauchline), **WL/LDP/PP/0381** (Fay Napoli), **WL/LDP/PP/0382** (Aldyth Carrick), **WL/LDP/PP/0383** (Jackie Boyd), **WL/LDP/PP/0385** (Alan Brown), **WL/LDP/PP/0388** (Shona Smith), **WL/LDP/PP/0389** (Ailsa Wilson QC), **WL/LDP/PP/0394** (J C Stewart), **WL/LDP/PP/0395** (Kenneth Wilson), **WL/LDP/PP/0414** (Rachel Grant), **WL/LDP/PP/0416** (Mr and Mrs S Bisht), **WL/LDP/PP/0411 and 21785472-bb8447b** (Sian Wann), **WL/LDP/PP/0418** (Cala Management Ltd), **WL/LDP/PP/0424** (Ron Smith), **WL/LDP/PP/0425** (Robert Stewart), **WL/LDP/PP/0426** (Donald Sutherland), **WL/LDP/PP/0428** (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly), **WL/LDP/PP/0433** (Scott Finlay), **WL/LDP/PP/0434** (Elaine Anderson), **WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451, WL/LDP/PP/0452** and **WL/LDP/PP/0453** (Wallace Land Investment & Management), **WL/LDP/PP/0456** (Sheila and William Young), **WL/LDP/PP/0460** (Mr & Mrs Graham), **21910234-bbc3f45** (Fraser McCluskey), **21910130-44446b0** (Jennifer Hammond), **21909794-H-LL 4** (Matt Wallace), **21909725-H-LL4; H-LL10; H-LL12** (Miss S Ryan), **21909335-dle203d** (Richard Rippon), **21909147-6364c53** (Orla Bennett), **21909039-7f5032f and 21889226-7f5032f** (Jennifer Davies), **21908947-Ea81783** (Sarah Gahagan), **21908859-13d16a4** (Dr Steven Neale), **21908747-???** (James Boyd), **21892177-db605dd** (Dr Mairi Watts), **21890779-ab465d4** (Iain Macleod), **21890279-41a02dc** (Allan Melling), **21889730-ea37565** (Dr John Kelly), **21878213-619aba8** (Charles Webster), **21870470-975ea2c** (Christopher Thomas), **21869116-1bf7a19** (Fiona Campbell), **21867093-c1389fa** (Ally Campbell on behalf of Cala Land Management Ltd), **21866415-600c2a6** (Andrew MacGregor), **21866113-8746a97** (Christine Mahony), **21863500-512fcff** (John Aitken), **21848598-a0fd5a1** (Finlay Scott), **21837154-a149fc8** (Fiona Stewart on behalf of Manor Forrest Ltd), **21832880-cf92730** (Douglas Hanley), **21829599-04bda7a** (Dr Tom Brown), **21820028-fc73853** (Christine Anderson), **21817641-28bbd5b** (Michael Vickers), **21817205-6762ff1** (David Bateman), **21811882-d301651** (Peter Corry), **21806840-3c4cd5d** (Linda Ovens), **21805807-715a5cb** (Dr Sean Semple), **21803202-5e7a5f5** (Peter Buck), **21772368-19ac58a** (Heather Adam), **21770063-66ceb8b** (Dr Irene Fortune), **21755712-ac97478** (Paul Buchanan-Smith), **21749350-78d18dc** (Robert McMillan), **21908084-a51c0d3** (Fiona Stewart on behalf of Manor Forrest), **21907110-cdd5246** (Dorothy Jamieson), **21906586-e2594f3** (Sheena Miller), **21906511-???** (James Jamieson), **21906311-e06a2ce** (Moira Tweedie), **21905735-285b25f** (Edith McDowall), **21905608-81f701a** (Andrew McIntosh), **21903480-347ed14** (John Kemp), **21903174-43ae9a7** (Ian Brownell), **21901313-d249beb** (Lynda Thomas), **21900572-5553ba3** (Alastair Young), **21900284-05f4679** (Colin Watson), **21900051-a071412** (Bruce Jamieson), **21899784-1fec22c** (Jennifer Leonard), **21899011-3dc08d4** (Gordon Cameron), **21898420-19ee71a** (John Watson), **21893837-f70748e** (Donald & Jennifer Macdonald), **21689834-585a0d6** (Janet Wigham), **21670368-Ca9306c** (Steve Donaghue), **21660154-0fee94e** (Helen MacKenzie) , **21648848-8eaccff** (Jonathan Moss), **21558610-d9620a5** (Leslie Neary), **21543061-cdb46ce** (Eileen McGhee), **21538330-Acf5384** (Mr & Mrs Watt), **21495743-09927al** (Emma Gordon), **21448840-0ba5188** (Anthony Daly), **21443519-WLLDPPP0039 and WL/LDP/PP/0039** (Yvette Gentleman), **21395490-829d8c0** (Robert Allan), **21372312-87d4304** (David & Adrienne Armstrong), **21349895-851aa9e** (Duncan Fortune), **21294413-a8e14ce** (Nancy Durrant), **21199868-a0814b5** (Stewart Forsyth), **21009678-804ca64** (Dr Rebecca Smallwood), **20972986-ed82b5b** (Iain Mclean), **20926139-2df35fa** (Paul Gavin), **21872575-b7677f8** (Elizabeth Halliday), **21870675-da390eb** (Dr Jim Hannan), **21858089-afb326d** (Colin Neil), **21832880-cf92730** (Douglas

Hanley), **21755712-ac97478** (Paul Buchanan-Smith), **21591616-a6b8d7b** (Jennifer Martin), **21870361-9eb24ed** (Christopher Breslin on behalf of Scottish Canals), **21887763-ade49a2** (James Stewart), **21883018-bec39cf** (David Szkudlarek), **21849146-e0914lf** (William Lindsay), **21877215-01ad2b5** (Keith Irving), **21798485-599ff04** (David Mitchell), **21889085-fbc6475** (Claire Wakefield), **21887865-b35526d** (Jennifer Martin) and **21885398-b494154** (Gillian Burgess), **21885168-94c1b7a** (Roger Livermore Linlithgow Cycle Action Group).

NOTES FOR REPORTER

Submissions to site H-LL 12 Preston Farm include reference to a technical dossier outlining where it is deemed that the council has erred in its assessment of the site and includes a commentary on matters pertaining to the site which have given grounds of objection to the proposed allocation.

H-LL 3 (Boghall East), H-LL 4 (Manse Road), H-LL 5 (Falkirk Road), H-LL 6 (Mill Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm), H-LL 11 (Wilcoxholm/Pilgrims Hill) and H-LL 12 (Preston Farm) were all the subject of submission at the call for sites to inform the Main Issues Report stage of the LDP as follows:

H-LL 3 (Boghall East) – EOI-0020, EOI-0015
H-LL 4 (Manse Road) – EOI-0045
H-LL 5 (Falkirk Road) – EOI-0105
H-LL 6 (Mill Road) – EOI-0131
H-LL 7 (Clarendon House) - EOI-0184
H-LL 10 (Clarendon Farm) – EOI- 0210
H-LL 11 (Wilcoxholm/Pilgrims Hill) – EOI-0114
H-LL 12 (Preston Farm) – EOI-0168

Sites H-LL 3 (Boghall East), H-LL 4 (Manse Road), H-LL 5 (Falkirk Road), H-LL 6 (Mill Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm), H-LL 11 (Wilcoxholm/Pilgrims Hill) and H-LL 12 (Preston Farm) were all the subject of submissions following publication and consultation on the Main Issues Report (CDX).

Sites H-LL 1 (81-87 High Street, former bus depot), H-LL 2 (Westerlea Court/Friarsbrae) and H-LL 6 (Mill Road) have planning permission and are either under construction or completed (CDX (H-LL 2 PP granted 16 March 2016), CDX and CDX). The council does not propose any change to the LDP in relation to these sites other than to update the LDP to reflect grant of planning permission.

Taking account of sites in Linlithgow/Linlithgow Bridge which have been completed since publication of the MIR and subject to satisfactorily addressing infrastructure and environmental constraints, up to 570 housing units could come forward in Linlithgow over the period to 2024.

WEST LOTHIAN COUNCIL RESPONSE TO SUBMISSIONS TO PROPOSED PLAN IN RELATION TO LINLITHGOW

Legislation

WL/LDP/PP/0389 (Ailsa Wilson QC)

The LDP has been prepared under the terms of the Town and Country Planning (Scotland) Act 1997). Reference in paragraph 3.1 of the LDP to the Planning (Scotland) Act 1997 is incorrect. The council proposes to amend the LDP to correct this error.

Settlement boundary and loss of greenfield land

The proposed settlement boundary for Linlithgow has been redrawn to incorporate the proposed

housing sites and to reflect the review of landscape designations contained within the West Lothian Local Plan. As such the terms of proposed policies in the LDP relating to development in the countryside do not apply. Although the LDP advises that priority is to be given to development of brownfield land, there is not enough brownfield land to meet the requirements of the Strategic Development Plan. Greenfield release is supported in this instance as physically, the greenfield sites identified in Linlithgow relate well to the existing settlement and development would present a logical extension to the settlement. The council does not, therefore, agree to modify the Plan in response to representations objecting to the change to the settlement boundary. By following a sequential approach to development in Linlithgow, brownfield opportunities have been identified and included as proposed development sites. The brownfield site on Edinburgh Road has not been included to reflect that the site has a recent planning permission for retail development (CDX). The council does not propose to change the LDP in relation to these matters.

Area of Restraint

The Main Issues Report for the West Lothian LDP set out the background to the "area of restraint" for Linlithgow and the council's justification to move away from this approach and support development (CDX paragraphs 3.80-3.97). Area of restraint does not prohibit housing development and did not introduce a moratorium on development. Housing developments which have come forward whilst the 'area of restraint' was in place were assessed against their impact on local infrastructure and services – especially on traffic and on school capacity. Removal of the area of restraint is predicated on the delivery of infrastructure to support development were benefits to the community in terms of new and improved community facilities, including enhanced health service facilities, that transport, traffic and education issues are addressed and an appropriate element of affordable housing was provided. The LDP Proposed Plan advises that development cannot proceed until such matters are addressed. A means of addressing these are through the allocation of development sites with the requisite requirements for developer contributions.

Support for development is therefore conditioned upon the delivery of infrastructure to support development, principally education infrastructure and, to minimise impact on traffic, air quality and other environmental considerations, to support a sequential approach which would see sites closest to the town centre brought forward for development in advance of greenfield release (paragraphs 5.63 – 5.67 of the LDP). Land release at Linlithgow would assist in addressing housing needs and demand. Supplementary Guidance would be required for developer contributions towards transport mitigation measures, Linlithgow Academy and to reduce development impact on Linlithgow Loch.

The council does not propose to change the LDP in relation to these matters.

Sequential Approach and Spatial Strategy

Any release of sites would follow a sequential approach as set out in the MIR and could only proceed once secondary school capacity is available and all other constraints such as air quality considerations have been overcome. It is therefore unlikely that land would be released before 2019 given current education constraints or unless developments are for retirement or limited to one bedroom accommodation where there is no impact on the education estate.

The sequential approach presumes against the expansion of the Linlithgow/Linlithgow Bridge beyond its current limits except in circumstances where sites closer to the town centre are undeliverable, or cannot be delivered without causing environmental harm to the town, principally, but not exclusively, by way of visual impact, traffic congestion or air quality. Traffic mitigation measures can be provided within the town which will result in no net detriment to the existing network. Mitigation includes traffic signalling at points on the network to reduce queueing and slip roads on the M9. Land is safeguarded to allow for future provision of the slips.

Main Issues Report stage (CDX) evidences that the council was presented with a number of candidate housing sites in Linlithgow (in excess of 1,000 new homes) and the development options far exceeded requirements necessitating site selection and sieving. All submissions were treated equally, assessed on merit and not in collusion with developers or landowners. Recognising the sensitivities of the setting of Linlithgow likely environmental impact given the sensitive and historic nature of the town and infrastructure implications, the council adopted a sequential approach to the selection of sites whereby priority was afforded to firstly to brownfield sites within the current settlement boundary followed by greenfield infill sites and only thereafter by greenfield releases outside the current settlement boundaries. The site selection was also informed by an accessibility analysis to ensure that development sites could be integrated into effective networks for walking, cycling and public transport and that they were sustainably located. This had the effect of substantially reducing the number of candidate sites and enabled the council to select the allocations set out in the LDP. As such, the approach set out in the LDP and the requirements for supplementary and planning guidance to assist in development delivery is considered by the council to provide a master planned approach to development in the town.

The council is of the opinion that these sites represents a satisfactory range of housing sites commensurate with the needs and within the physical and environmental capacity of the town to absorb at this time. The council has had to be particularly mindful of education constraints in Linlithgow, the resolution of which are largely dependent on the provision of new secondary school capacity in Winchburgh. Given the education capacity position in Linlithgow, it can be seen that additional residential land allocations would exacerbate problems with local schools. An overview of education issues is set out in Position Statement: Education (CDX). See also Schedule 4 number **1A** in relation to the spatial strategy.

For these reasons, the council does not agree to modify the plan in response to these representations.

Development Plan Policies

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly)
The council has considered the terms of policy HOU 4 in relation to windfall housing development in Linlithgow and Linlithgow Bridge and does not propose to amend the policy - see schedule 4 number **26H** in relation to policy HOU4 and sequential approach.

Strategic Development Plan Policy 7

Policy 7 of the SDP relates to maintaining a five year housing land supply. The policy applies to the allocation of sites to address a shortfall in the housing land supply. The council has allocated a number of sites across the LDP plan area to meet the housing land requirement in full, including sites in Linlithgow. Policy 7 is only applicable should such sites fail to deliver and an effective five year housing land supply is not being maintained. The council does not propose to amend the LDP in relation to this submission.

LDP Proposed Plan Policies EMG 2, EMG 3, EMG 4, ENV 1, ENV 12 and ENV 33

Should any of the proposed development sites be taken forward into the adopted LDP they would be assessed against the policy background set out in the LDP. No change is proposed to policy EMG 2 in relation to flooding (see Schedule 4 number 26U), no change is proposed to the terms of policy EMG 4 in relation to air quality (see Schedule 4 number 26Am). The council's response to representations on policy EMG 2 and EMG 3 is set out in Schedule 4 number **26U**.

Policy ENV 1 relates to development within landscape character and special landscape areas and is not applicable as all proposed development sites in Linlithgow lie outwith these designations.

Policy ENV 12 relates to developments affecting the Union Canal. Scottish Canals has not raised objection to the terms of this policy and have advised that should sites H-LL 11 and H-LL 12 be brought forward for development it would wish to have further input to ensure proposals take into account the Scheduled Ancient Monument and respect its setting. Scottish Canals further advise that development of these sites could also derive other canal-related improvements such as moorings, access improvements and the sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints. Should planning applications be lodged for any site in proximity to the canal the terms of policy ENV 12 would be required to be met. Scottish Canals has advised of its willingness to enter into further discussions should any development briefs be prepared for these sites.

Policy ENV 33 relates to scheduled monuments. Should planning applications be lodged for any site in proximity to the scheduled monuments the terms of policy ENV 33 would be required to be met. No planning applications have yet been lodged for any of the proposed development sites other than sites H-LL 1 (81-87 High Street, former bus depot), H-LL 2 (Westerlea Court/Friarsbrae) and H-LL 6 (Mill Road) which are either under construction or completed.

The council does not propose to change the LDP in relation to these matters.

Landscape Capacity Study/Special Landscape Area/Area of Great Landscape Value/Visual Impact and Tourism

A number of representations make reference to the Linlithgow 'Green Belt'. For clarification, it should be noted that there is no such designation in force. West Lothian does not have any land designated as Green Belt. It is however assumed that this term has been used to describe the countryside which surrounds the town, some of which does benefits from designation in the adopted West Lothian Local Plan (2009) as an 'Area of Great Landscape Value.

The adopted West Lothian Local Plan (WLLP) designates six Areas of Great Landscape Value (AGLVs) and six Areas of Special Landscape Value (ASLCs), a two-tier system with AGLVs being the premier designation. The landscape protection section of the WLLP commits the council to undertaking a review of AGLVs during the plan period. The West Lothian Local Landscape Designation Review was undertaken to meet this commitment (CDX). Should the sites come forward for development a high level of landscape design and appropriate master plan would be required to mitigate impact. Should the Reporter be minded to support the allocation of sites for development the council would consider the promotion of tree preservation orders having first undertaken TEMPO survey with a view to protecting important trees on site. This would be particularly relevant for the following sites:

H-LL 4 Manse Road for trees in the north east corner of the site
H-LL 10 Clarendon Farm for established linear tree belt / landscape feature NE-SW across site
H-LL 11 Wilcoxholm Farm to protect corridors of trees on the site and along the canal
H-LL 12 Preston Farm to address any visibility and landscape character issues

It would be anticipated that a landscape plan for all proposed development sites would be submitted for consideration alongside any planning application for development. In addition, the council would consider amendment to Appendix two to refer to Landscape Design Requirements' as additional site delivery requirements. Site H-LL 7 lies within a conservation area and as such any trees on site are already protected.

The council's approach to landscape designations and justification for site allocations which include

land previously protected is set out in the council's position statements on landscape designation and countryside belts (CDX) and (CDX). Land at Manse Road (H-LL 4) and Preston Farm (H-LL 12) is within AGLV under the terms of the WLLP. However, a commitment of the West Lothian Local Plan (WLLP, paragraph 3.52) was to undertake a review of landscape designations for compliance with landscape guidance published in 2005 by Scottish Natural Heritage and Historic Scotland to assist local authorities in future reviews of designated landscapes. The council has complied with this by undertaking the West review of Areas of Great Landscape Value during the plan period. Schedule **1B** provides the council's response to concerns relating to landscape review and allocation of development sites.

A number of representations have raised issues over loss of view and impact of proposed developments on the skyline. Loss of view is not a material consideration in the determining of planning applications. Impact on the skyline would be addressed at planning application stage when detailed proposals are submitted. Robust landscaping and planting could mitigate any negative visual impact. Concerns over adverse impact on tourism are anecdotal. Any development would have to comply with the terms of the council's supplementary planning guidance on "Controlling light pollution". The council does not propose to change the LDP in relation to these matters.

Biodiversity

In preparation for the Main Issues Report and reacting to sites proposed to the council through the Expressions of Interest the council visited all the sites and assessed them for various planning and land use related issues including wildlife and biodiversity. Available habitat data from The Wildlife Information Centre (TWIC), who have a service level agreement with the council, was also considered where it was available. The site analysis is included and informed the SEA in support of the LDP (CDX). Comments in relation to biodiversity for each proposed development site in Linlithgow are set out in the site clearance database (CDX). SNH has not raised objection to the allocation of the sites. In relation to sites H-LL10 and H-LL 12 SNH advise that a biodiversity assessment would be required. Appropriate conditions on any grant of planning consent and licences could ensure that any impact on wildlife is minimised.

The council does not propose to change the LDP in relation to these matters.

Education Capacity and School Catchments

The council's position in relation to education capacity and education requirements is set out in the Education Position Statement (CDX). The delivery of housing in Linlithgow is largely predicated on a solution to education capacity issues at Linlithgow Academy. Housing development can only proceed once secondary school capacity is available and it is therefore unlikely that land will be released before 2019 given current education constraints (LDP proposed plan, paragraph 5.64) or unless developments are for retirement or limited to one bedroom accommodation where there is no impact on the education estate. Development is therefore predicated on the delivery of new/additional education capacity linked to requirements of the Winchburgh Core Development Area development (see Schedule 4 number x). The council proposes to amend the LDP to correct drafting errors in relation to catchment schools for sites H-LL 3, H-LL 5, H-LL 7, H-LL 10, H-LL 11 and H-LL 12.

The council does not propose to change the LDP in relation to these matters.

Transport Matters

The transport appraisal and modelling prepared in support of the LDP sought to examine and address transport impacts for Linlithgow arising from proposed development (CDX, page 6, paragraphs 3.1 – 3.8). The appraisal included specific study work for Linlithgow testing options with

and without the provision of a 4 way junction on the M9 at Linlithgow. The appraisal concluded that the traffic mitigation measures identified and tested, would relieve congestion along Linlithgow High Street and were therefore beneficial for environmental targets for air quality assessments. The proposals will reduce traffic queuing times at traffic lights and should help to provide the best reductions in annual mean NO_2 and PM_{10} concentrations. Any disruption to community and loss of amenity arising from construction activities will be temporary. All proposed development sites could be accessed with varying levels of impact on the network which could be managed. Land to accommodate future provision of slips on the M9 at junction 3 to create a 4 way junction at Linlithgow is safeguarded in the LDP proposed plan. Land is also safeguarded within Falkirk Council's administrative area to accommodate the slip roads (CDX). See Schedule 4 number **1i** in relation to transportation matters in Linlithgow.

With regard to bus parking and tourism The Linlithgow Town Centre Study by Halcrow Fox in 1992 considered the question of the development of tourist transport infrastructure in Linlithgow. The report highlighted:

- a need for coach parking within easy reach and visual contact of the Palace to be counterbalanced by a need to protect the parkland of the Peel and the Loch shore from any encroachment of hard surfaces or development;
- a need to avoid any issues regarding the safety of pupils of Low Port Primary School and any additional penetration of vehicles north of Blackness Road/High Street; and
- opportunities that may exist in the under-utilised land in the vicinity of St Michaels RC Church and Lanthorn Youth Hostel. St Michaels RC Church requires all of their car parking to the rear of the Church, but if a new access could be achieved to the lower portion of land to the north this would be an attractive location for visitor parking, within visual contact and easy walking distance of the Palace and shops.

Over the last ten years, various options for improved coach parking around the town have been considered. Discussions have taken place with St Michael's RC Church about partnership options for using land in its control but they have not been willing to engage. The area available to the rear of the Low Port Centre is fairly limited and therefore this restricts the likely coach capacity. The access is currently the main entrance to both the Low Port Centre and Primary School. Any proposal would need to integrate these two sites safely. The boat yard would have to be re-sited. Major works would be required to the junction with Blackness Road to accommodate coach turning and on the access road to the site. It is likely that some users parking will have to be removed.

The suggestion that the council buy a site on the Edinburgh Road was deemed to be unaffordable in terms of land acquisition costs, the site now has a planning permission for retail development and remains in private ownership (CDX).

The council has provided additional car parking throughout the town over the years at St Ninian's Way car park (71 spaces) and at Sports/Cricket Club (90 spaces). It has also provided coach parking on Blackness Road but, to date, this has been little used. Historic Scotland has provided more events over recent years at the Palace and arrangements have been made to operate a bus park and ride sites on the outskirts of the town at the Oracle factory. These have been evidenced to work well and have generally been well used.

Due to the constraints of the Low Port centre site it is extremely difficult to estimate with any certainty the cost of providing coach parking. The ground conditions and topography of the site will determine what can be achieved cost effectively. However, an indicative starting estimate could be close to £350,000 to 400,000. Given financial constraints under which the council is operating there is no funding in place to cover this cost. In any event no feasibility has been undertaken on the

suitability of the site for parking. The LDP proposed plan identifies a proposal for a coach park and ride to the east of the town in the Burghmuir area (Proposal P-45).

A modal shift in travel patterns would also assist in addressing traffic issues in the town. The council has prepared an Active Travel Plan which is aimed at improving sustainable transport options throughout West Lothian. This document was approved by the Council Executive on 26 April 2016 will form planning guidance associated with the LDP (CDX). Site selection has also been informed by an accessibility analysis whereby sites closest to the town centre and railway station have been given priority. The accessibility analysis is set out in the transport appraisal and modelling prepared to inform the MIR (CDX).

The provision of new roads to the north and east as bypasses to the town as suggested in *"Linlithgow A Plan for the Future 2015 - 2030"* (CDX) are not considered by the council to be sustainable options or achievable within the lifetime of the LDP. Such provision requires additional housing units for the solutions to work and considerable developer contributions to deliver. Whilst the council supports development in Linlithgow and advises that developer contributions will be required to assist in delivery, the scale of development set out in the LDP for Linlithgow is not to the scale proposed in the document *"Linlithgow A Plan for the Future 2015 - 2030"* which covers a time frame beyond that of the LDP.

Planning permission in principle for the erection of a single storey decked car park at the Regent Centre and realignment of existing car park (0024/P/0143) was granted by the council on 27 March 2013 (CDX). The consent has yet to be implemented.

The council does not propose to change the LDP in relation to these matters.

Air Quality

A detailed assessment of Linlithgow air quality has been carried out by the council and in light of this assessment the council is required to declare an Air Quality Management Area for the exceedances of the Scottish PM_{10} annual mean and Nitrogen dioxide annual mean objectives. Consultation on the proposed AQMA for Linlithgow ran from the 7 March 2016 to 7 April 2016 and views gathered during this period were considered. An Air Quality Management Order was drafted and finalised on the 25 April 2016 declaring an Air Quality Management Area (AQMA) for Linlithgow due to exceedances of both Nitrogen dioxide (NO_2) and fine particulates (PM_{10}) (CDX).

Air quality is also a factor which is integral to the SEA process and which has been carried out in tandem with the Proposed Plan.

Following declaration of an AQMA, there begins a process of internal consultation looking at all the options to improve air quality (in this case reduce fine particulates and Nitrogen dioxide) and prioritising these to inform a draft Action Plan. This is then subject to wider community consultation. This will allow the council to:

- calculate more accurately how much of an improvement in air quality will be needed;
- refine its knowledge of the sources of pollution so that the AQAP can be targeted; and,
- take into account, as far as possible, local developments which are likely to affect air quality that were not fully factored into earlier assessments.

Once finalised, the Action Plan will determine what action will be taken and how it will be prioritised. The action plan will focus on effective, feasible, proportionate, and quantifiable measures to reduce

air pollution in Linlithgow.

A range of well-established measures can be used to reduce traffic levels and influence driver behaviour. These measures will be examined with colleagues in transportation in conjunction with the local community to determine which ones would provide the required reduction in traffic and improvement in flow. The council has, however, already put in place an Active Travel Plan for the whole of West Lothian which seeks to encourage an approach to travel and transport that focuses on physical activity as opposed to motorised means.

The Active Travel Plan seeks to provide a policy framework which will inform and influence the development of policy and projects within the council and by external partners. It aims to understand the spatial travel needs of communities and tackle barriers to increased levels of active travel with all the benefits this brings to health, the environment and the economy. The development of the Plan has been informed by an evidence led approach and community engagement (CDX).

Amongst other environmental factors, air quality is thoroughly considered when assessing applications for planning permission. Policy EMG 4 of the Proposed Plan deals specifically with air quality and states that '*Development will not be supported where it is not possible to mitigate the adverse effects of that development on air quality effectively*. Policy EMG 4 also states that *"Where appropriate, developers will be required to provide additional information on the impact of their proposed development on air quality. Development promoting behaviour change programmes in Linlithgow (and Broxburn/Uphall) to facilitate modal shift of shorter journeys to walking and cycling is supported in principle.'*

The council is of the view that it has the necessary tools at its disposal to corporately address the issue of air quality in Linlithgow and elsewhere and it does not therefore propose to modify the Plan to remove allocated sites. However, it does propose to update the text in the LDP to reflect the declaration of an AQMA in Linlithgow.

With regard to new house building in Linlithgow, the council has had regard to the likely impacts of development on air quality. From the outset, when appraising the candidate development sites, the council intentionally favoured those sites which were most sustainable in terms of location and access to public transport facilities in order to try and mitigate the use of the private car. Reducing the need to travel and promoting use of sustainable modes of transport are key principles underpinning the LDP Strategy. It was subsequently concluded that the sites which have been allocated in the Proposed Plan should not give rise to a significant diminution of air quality but there are in any event measures in place to deal with this.

The transport appraisal prepared in support of the LDP sought to examine and address transport impacts for Linlithgow arising from proposed development (CDX), page 6, paragraphs 3.1 – 3.8). The appraisal included specific study work for Linlithgow testing with and without the provision of a 4 way junction on the M9 at Linlithgow. The appraisal concluded that the traffic mitigation measures identified and tested, would relieve congestion along Linlithgow High Street and were therefore beneficial for environmental targets for air quality assessments. The proposals will reduce traffic queuing times at traffic lights and should help to provide the best reductions in annual mean NO_2 and PM_{10} concentrations. These measures could be used to inform the Action Plan required as a result of declaration of an AQMA in the town. Land is safeguarded in the LDP proposed plan to allow for future provision of slips on the M9 at junction 3 to create a 4 way junction at Linlithgow. See also Schedule 4 number 26Am in relation to air quality.

The council proposes to amend the LDP to update the LDP in relation to these matters.

Prime Agricultural land

Prime agricultural land is identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute). Proposed housing sites in Linlithgow are identified in the land capability classification for agriculture as class 2 and class 3.1 agricultural land. Because Linlithgow is surrounded by prime quality agricultural land, if new housing sites are to come forward to address housing needs it is highly likely that development would need to take place on prime quality agricultural land. The council has concluded that there is an established need to identify housing land in Linlithgow to address a shortage of homes in the community, particularly affordable provision. The proposed sequential approach to development seeks to focus in the first instance on release of brownfield land within the settlement boundary thereafter greenfield land within the settlement boundary (see paragraph 5.65 of LDP proposed plan). However, to meet requirements there will be a need for greenfield release. Para 80 of SPP 2014 (CDX) accepts that there may be circumstances where it is necessary to use good quality agricultural land for development. SPP 2014 supports development on prime agricultural land, or land of lesser quality that is locally important where it is essential as a component of the settlement strategy or necessary to meet an established need. The Reporter in determining the appeal against refusal of planning consent at Clarendon Farm (H-LL 10) (CDX) found that the shortfall in the housing land supply, significantly reduced the extent to which impacts on prime quality agricultural land should be considered to constrain development of the appeal site.

The council does not propose to change the LDP in relation to these matters.

Drainage and Flooding

The sewerage system in Linlithgow is a combined system. The council is aware that Linlithgow is a 'Priority Area' identified in the National Flood Risk Strategy as being at a particular risk from surface water flooding. The council is also aware that capacity is exceeded several times per year during which inspection chambers in the town surcharge, roads become flooded and buildings suffer damage. During these events a mixture of raw sewage and surface water is discharged through an overflow directly into Linlithgow Loch which can result in seasonal impacts to public health and public use of the loch associated with toxic algal blooms. There is evidence to suggest that deteriorating water quality in the loch is adversely impacting on the ability of the loch to support fish, the quality of the Site of Special Scientific Interest and on its value as a leisure destination.

A Surface Water Management Plan for Linlithgow is currently being prepared by the council. Scottish Water and the council have commissioned the study into how the natural and built drainage systems in Linlithgow perform and interact. This will help identify a series of long-term actions to reduce the risk of surface water and sewer flooding. Another study will explore how the canal might be better used to unlock development potential in the town whilst reducing the risk of flooding by relieving pressure on existing drainage systems. Scottish Canals advise that if development is to proceed in the town sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints – see **21870361-9eb24ed –** although there is currently no formal agreement in place between Scottish Water and Scottish Canals for the discharge of surface water to the canal.

Detailed assessment of flooding and drainage would be required upon submission of planning applications for each of the proposed development sites. Suitable design and mitigation solutions would be possible and any necessary agreements could be reached with Scottish Water and Scottish Canals and requirements conditioned in any grant of planning consent. Such level of detail is not required for the LDP. Any assessment would also be informed by the Linlithgow Loch Catchment Management Plan dating from 2012 (CDX) and the outputs awaited from the study referred to above.

Scottish Water has been consulted on the proposed development sites in Linlithgow and advise that there is sufficient waste water capacity at the Linlithgow waste water treatment works although sewer extensions will be required. In terms of water, the town is served by the Balmore water treatment works where the council has been advised that there is sufficient capacity although water main extensions will be required. The comments from Scottish Water and others has led the council to conclude that any issues in relation to drainage and water infrastructure can be addressed (CDX). The council would seek developer contributions towards this.

The council does not propose to change the LDP in relation to these matters.

Housing Land Supply

The council's approach to housing land supply is set out in Schedule 4 number **1A**. The council's Local Housing Strategy 2012-2017 (CDX) sets out the council's strategic direction to help meet housing need and demand and prioritise investment in housing and related services across West Lothian. The Strategy covers all housing and housing need across the area and relates to home-owners, council and Housing Association Tenants as well as tenants of private landlords. It covers previously separate strategies on Homelessness, Housing Support and Fuel Poverty and has a close relationship with council planning policies, in particular the council's Affordable Housing Policy. Within the LHS, Linlithgow is identified as a Priority 1 area for investment, i.e. an area of high need where there is recognising that there is a high demand for affordable housing in the town which is not being met within the current housing stock. The council has a commitment to construct 1,000 houses throughout West Lothian by 2017 and has sought to address needs in Linlithgow with development of council house build at site H-LL 6 Mill Road. However, other sites are required to address demands and with limited options available to the council in terms of land ownership the identification of further land for housing with contributions required for affordable housing as set out in policy HOU 5.

In terms of housing completions over the period 2001/2015 321 have been built in the town , an average of 21 per annum. This rate of housebuilding has impacted on the availability of homes for those seeking to locate in the town as witnessed in (CDX).

The council proposes to amend the table in page 255 where it relates to Linlithgow to ensure consistency with the figure in page 89 i.e. total number of units proposed for Linlithgow is 569 over the plan period. No other amendments are proposed.

Health Provision and Community Facilities

NHS Lothian has advised the council that the scale of housing developments proposed in the LDP presents significant challenges for growth of health care provision and will likely lead to the requirement for additional GP practices. Premises issues, resulting from the LDP, are being addressed through a ten year premises strategy. Developer contributions have been identified as a means to assist in the required increase in services and facilities linked to the population growth (CDX) MIRQ 0221).

The council does not propose to change the LDP in relation to these matters.

Impact on Union Canal, Scheduled Monuments and Listed Buildings

Historic Environment Scotland (HES) and Scottish Canals were consulted throughout the preparation of the LDP.

In response to site H-LL 10 HES advises that there could be significant adverse effect from

development of this site and development could impact on the site and setting of the Union Canal. HES further advises however that if development does not result in a direct impact on the Scheduled Monument they would be content that the application of appropriate local and national policies should be able to mitigate any other potential adverse impacts and that Scheduled Monument Consent would be required.

In response to site H-LL 11 HES advises that although they consider that this development allocation may raise issues for the site and setting of the Union Canal, particularly as the site delivery requirements confirm that a new canal crossing will be required to deliver this allocation, they are content that these impacts could be mitigated by application of policy and sensitive design. Early engagement with HES would be essential in further discussions on the development of proposals for the site and any proposed direct impact on the scheduled monument would be subject to the Scheduled Monument Consent process. HES ask that the site delivery requirements set out in the LDP should be updated to reflect our comments here. The council would not take issue with this should the Reporter be minded to accept this suggested change.

In response to site H-LL 12 HES advise that whilst neither the SEA findings for this allocation, or the site delivery requirements, take cognisance of the potential for impacts on the site and setting of the scheduled Union Canal or the setting of A listed Preston House they are content that these impacts could be mitigated by robust application of policy and sensitive design. HES ask that this is reflected in the ER and site delivery requirements. The council would not take issue with this should the Reporter be minded to accept this suggested change.

HES comments are set out in submission **WL/LDP/PP 0351** and in (CDX).

Scottish Canals has not objected to development and advise that if sites H-LL 11 Wilcoxholm/Pilgrims Hill and H-LL 12 Preston Farm are brought forward for development further input will be required to ensure that the proposals take into account the Scheduled Ancient Monument of the canal and respect its setting. They further advise that development of these sites could derive other canal-related improvements such as moorings, access improvements and the sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints. Scottish Canals comments are set out in submission reference **21870361-9eb24ed**.

The council does not propose to change the LDP in relation to these matters.

Linlithgow Plan for the Future 2015 - 2030

The *'Linlithgow Plan for the Future 2015 – 2030'* (CDX) was published by the Linlithgow Planning Forum and provides an analysis of the town and its issues. It provides suggestions to address these and sets out a plan for action and calls for the preparation of a master plan a holistic approach to future development in the town. The Plan contains similarities to the LDP Proposed Plan in that it highlights a shortage of housing, infrastructure constraints, historic setting and protection and promotion of the town's assets. The document sets out a series of proposals which, when compared to those set out in the LDP Proposed Plan hold a number of similarities. In terms of site proposals, the Plan supports housing development in principle at sites H-LL 2, H-LL 3, H-LL 5, H-LL 6, H-LL 10, H-LL 11. The Plan differs from the LDP proposed plan in relation to sites H-LL 4, H-LL 7 and H-LL 12 which area not referenced, transport matters i.e. calling for an eastern local distributor road, a High Street relief road on the north side of Linlithgow Loch. A comparison of proposals set out in the Plan against those of the LDP Proposed Plan is set out in the Appendix attached.

The council does not propose to change the LDP in relation to these matters.

Site Specific Matters

H-LL 3 Boghall East

The site lies within the settlement envelope of Linlithgow and has been allocated for development since 1994 when it was allocated for employment use in the Linlithgow Area Local Plan (LALP) (CDX). The LALP was replaced by the West Lothian Local Plan which allocates the site for employment use. As such there is a long standing expectation that the site would be developed. The site was the subject of a planning application (0302-FUL-14) for the erection of 49 houses (CDX). The application was appealed for non-determination with the appeal decision issued on 25 January 2016 (CDX). Amongst the documentation before the Reporter was a design statement, tree survey, planning statement, employment land and property market review, transport and access statement, site layout and topographical survey, ecology survey, drainage survey, development impact assessment and tree survey. The Reporter concluded that the proposal would accord with the provisions of the development plan except in relation to secondary school capacity and therefore could not support the proposal at the current time. In making his decision, the reporter did not object to the principle of housing development on the site. However, the Reporter did acknowledge that development could not progress due to education capacity constraints. Para 5.64 of the LDP advises that for all housing sites in Linlithgow housing development can only proceed once secondary school capacity is available and it is therefore unlikely that land will be released before 2019 given current education constraints. The council does not propose any modifications to the LDP in relation to site H-LL 3 other than to correct errors relating to catchment primary schools for the site. The single mature field tree in the north east corner and the avenue of trees on the western boundary of the site are protected by a Tree Preservation Order. Retention of the mature beech hedge along the frontage/ north boundary would be considered in any detailed planning application.

The council does not propose to change the LDP in relation to these matters other than to review tree preservation orders in the area and ad reference in Appendix to guidance on Landscape Design Requirements.

H-LL 5 Falkirk Road

The site is a brownfield site within the settlement envelope and has been the subject of a previous planning application which was refused consent on 18 August 2008 on the grounds of over development, education capacity concerns and lack of a noise survey (0609/FUL/08 refers). No objections were raised by the council's Transportation service subject to junction upgrading onto Falkirk Road (the only access point) and traffic calming. (CDX) Transportation comments to inform the LDP allocation the council's Transportation service has advised that site access would be via the existing access onto Falkirk Road. The site scored highly in terms of accessibility (CDX) (Transport Appraisal). In addition, the Transport Appraisal undertaken in support of the LDP concludes that the development proposals included in the Local Development Plan can be accommodated by the implementation of various mitigating measures which fall broadly into two areas, this includes improvement to the traffic management of the High Street, Falkirk Road and Edinburgh Road and the provision of West orientated slip roads at the M9/Blackness Road Junction 3 motorway interchange. The council does not propose any modifications to the LDP in relation to site H-LL 5 other than to correct errors relating to catchment primary schools for the site.

Sites H-LL 6 Mill Road

The site contributes to the council's commitment to construct 1,000 houses throughout West Lothian by 2017 and has a valid planning permission for 7 houses and 8 flats (CDX). Construction has commenced on site with a contract awarded to McTaggart Construction to build housing on behalf of the council. Three underground sewerage pipes cross the land adjacent to the current proposal and constrain design options. The presence of the three pipelines imposes significant constraints on the options for the site layout. The site is constrained because of physical factors. The development

as currently proposed maximises the limited development potential of the site. Condition 4 of the planning consent sets out requirements in relation to contaminated land and site remediation which require to be adhered to prior to commencement of development. The site area shown on the LDP proposals map reflects the extent of the planning approval. There is no requirement for a MUGA as part of the planning approval. The proposed housing development allows for the remainder of the site to be retained as open space and available for informal play. The council has installed a MUGA in the vicinity of Linlithgow Bridge Primary School which is within walking distance of the Mill Road site. The MUGA is open to the public for use. In addition, a Proposal of Application Notice has been lodged with the council by the Linlithgow Community Development Trust for an outdoor sports facility and community hub on land at Kettilstoun Mains, to the west of site H-LL 6 which would provide for a range of sports facilities open to the public (CDX). This site has transferred from the council to the Linlithgow Community Development Trust to progress. The council does not propose any modifications to the LDP in relation to site H-LL 6.

H-LL 7 Clarendon House

The site is the subject of an approved planning brief, the brief having been approved by the council Executive on 8 February 2011 and subsequently updated in July 2013 (CDX). The site was marketed by the council in 2012 resulting in the house, garden and stable block now being in private ownership. Sale of the remainder of the site did not progress. The site is within the Linlithgow settlement envelope, is partly brownfield and has been declared surplus to council requirements. It forms part of the council's capital programme for disposal thus generating receipt for the council. The brief was the subject of consultation with interested parties including adjacent owners, the Linlithgow Civic Trust and Historic Environment Scotland. All comments received were reported to the Council Executive in considering whether or not to approve the planning brief. The planning brief is intended to guide the development of the site and identify key design, environmental and infrastructural requirements of the council while ensuring the proper preservation of the character of the listed building and its setting and the amenity of the site and wider area. The site is currently being marketed by the council for housing development. The council's Education Planning service has advised that the site can be brought forward to the market in 2016 on the understanding that there are educational constraints which will mean that only 1 property per year can be developed (CDX). The council does not propose any modifications to the LDP in relation to site H-LL 7 other than to correct errors relating to catchment primary schools for the site.

With site H-LL 7, covering Clarendon House, a Planning Brief has been prepared (CDX). This stipulates the protection to existing trees on the site. Again, as stated in LDP Appendix 2, page 197, "*development to be in accordance*" with the brief "*unless otherwise agreed*". A Tree Preservation Order can be considered for the protection of trees on site should the Reporter by minded to support the allocation for the site for development.

H-LL 10 Clarendon Farm

The site was the subject of a planning appeal (CDX) following the council's decision to refuse planning consent for residential development (CDX). The appeal was called in by Scottish Ministers and subsequently dismissed (CDX). In the appeal decision, education capacity, particularly at Low Port Primary School was identified as the most significant and ultimately insurmountable issue. All other concerns associated with the development were considered by the Minister to be matters which could be addressed or were not sufficient to warrant refusal of planning permission. Planning history is a material consideration and it will be for the Reporters to attach whatever weight they wish to that. The council's position statement on Education (CDX) sets out the council's approach to education requirements with the LDP proposed plan itself advising of requirements for supplementary and planning guidance to address education infrastructure constraints. Any

development in Linlithgow is predicated on the delivery of infrastructure to support development where benefits to the community in terms of new and improved community facilities, including enhanced health service facilities, that transport, traffic and education issues are addressed and an appropriate element of affordable housing was provided. The LDP Proposed Plan advises that development cannot proceed until such matters are addressed. A means of addressing these are through the allocation of development sites with the requisite requirements for developer contributions. The council does not propose to change the LDP in relation to these matters other than to review tree preservation orders in the area, add reference in Appendix 2 to guidance on Landscape Design Requirements and change reference to the site being adjacent to rather than within the conservation area.

H-LL 12 Preston Farm

The Main Issues Report advised that the council's preferred approach was to remove the Linlithgow area of restraint and follow a sequential approach to the new development being supported in the town. The Preston Farm site came to the council's attention through a submission to the "call for sites" to inform preparation of the Main Issues Report (CDX) EOI-0168). Having reviewed the submission, and having regard to the sequential approach to development, the site was included in the Main Issues Report as a preferred site and reflected the site boundary of the site submission. This resulted in submissions being received expressing concern over the proposed development. Having reviewed the submissions against the wider needs of the community the council and reflecting on the sequential approach to development in the town, the council remained of the view that the site was a viable development option however, it substantially amended the site boundaries to address some of the concerns raised.. At Proposed Plan stage development of the site continues to be opposed although the council has also received support for the proposed development. A number of submissions arise from neighbour notification at Proposed Plan stage. The council's response to the issues raised is set out in other sections of this Schedule 4. Development of the site is predicated on the delivery of infrastructure to support development were benefits to the community in terms of new and improved community facilities, including enhanced health service facilities, that transport, traffic and education issues are addressed and an appropriate element of affordable housing was provided. The LDP Proposed Plan advises that development cannot proceed until such matters are addressed. The council does not propose to change the LDP in relation to these matters other than to review tree preservation orders in the area and adding reference in Appendix to guidance on Landscape Design Requirements.

OTHER MATTERS

SEA

21899011-3dc08d4 (Gordon Cameron) - in relation to the comment on the SEA, page 359 that site H-LL 4 Manse Road allocation occupies "a skyline location and is an integral part of the AGLV as it meets Linlithgow …. development here would erode this clear boundary." the SEA does indeed reflect this statement, but it was made in the context of individual Site Appraisals by Settlement from the Call for Sites Submissions process where a large number of conditions and setting elements were assessed. If this site is to be progressed, then details of a strong south boundary treatment would be expected with a future planning application along with cross sections of the site to determine the potential development platforms and address this skyline issue that was identified during the initial site assessment. The council does not propose to amend the LDP in relation to this submission.

Reporter's conclusions:
Reporter's recommendations:

APPENDIX TO SCHEDULE 4 NUMBER 15A

LINLITHGOW PLAN FOR THE FUTURE 2015 – 2030 PROPOSALS COMPARED TO THOSE OF THE WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
ES1 Installation of District Heating Systems in New Housing Developments	Paragraphs 5.209 - 5.232 refer
ES2 Installation of District Heating Systems in Existing Built-up Areas	Paragraphs 5.215 - 5.221 refer
ES3 Development of Solar Farm	Paragraphs 5.215 - 5.221 and policy NRG 2 refer
ES4 Development of Hydro-Electric Power Plants on River Avon	Paragraphs 5.215 - 5.221 refer
ES5 Sustainable Design of New Developments	Policy DES 1 and the council's Residential Design Guide refer
ES6 Small Farms and Tree Planting	Paragraphs 5.170 – 5.174 and policies ENV 15 and ENV 16 refer
ES7 Mitigation of Loch and Watercourse Pollution	Site references include reference to need to address impact on Linlithgow Loch e.g. references to employment sites in Appendix one, include a requirement for provide high level SUDs to ensure neutral impact at least or betterment for Linlithgow Loch water quality. See also policy ENV 11 ***Protection of the water environment / coastline and riparian corridors***. Paragraph 5.67 refers to preparation of Supplementary Guidance to reduce development impact on Linlithgow Loch.
ES8 Measures to Cut Down High Street Air Pollution	Paragraphs 5.240 – 5.242 and policy EMG 4 refer. Paragraph 5.67 refers to preparation of Supplementary Guidance for developer contributions towards transport mitigation measures for Linlithgow should new development proceed. Supplementary Guidance will also be required towards Linlithgow Academy and to reduce development impact on Linlithgow Loch.
B1 Townscape Heritage Initiative/Conservation Area Enhancement	Paragraphs 5.188, policies ENV 23 – 25, paragraphs 5.195 – 5.199, policies ENV 28 and ENV 29 refer. In addition the LDP Proposed plan advises of the preparation of a public realm design guide for the town.
B2 Restoration and Re-use of Linlithgow Palace	Paragraph 5.195 and policy ENV 28 refer
B3 Preservation of Riggs and Public Access to Annet House Rigg	Policy HOU 4 refers

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
Garden	
B4 Tourist Information Centre	Paragraphs 5.27 – 5.28 and policy EMP 8 refer
B5 Promotion of Larger Hotel in Linlithgow	Paragraphs 5.27 – 5.28 and policy EMP 8 refer
B6 Extension of Learmonth Gardens	Paragraphs 5.164 – 5.165 and policy ENV 12 refer
B7 Canal Side Facilities near St Michael's Hospital	Paragraphs 5.164 – 5.165 and policy ENV 12 refer
B8 Canal Marina near Park Farm	Paragraphs 5.164 – 5.165 and policy ENV 12 refer
E1 Completion of Mill Road Industrial Estate	The LDP Proposed Plan continues to support development at Mill Road, sites E-LL 1 and E-LL 2 refer. Policies EMP 1 and EMP 2 refer
E2 Burghmuir Business Park	Policies EMP 1 and EMP 2 refer, site reservation E-LL 2 and proposed strategic employment site proposal P-43 refer.
E3 Business Centre at or near The Cross	Policy EMP 3 refers
E4 Home/Business Accommodation	Policy EMP 3 refers
H1 Social-Rented and 'Affordable' Housing	Paragraphs 5.69 – 5.74 and policy HOU 5 refer. The council is also to prepare new supplementary guidance for affordable housing (see reference in Appendix 4.
H2 New Council Housing – Mill Road	Site contained in the LDP Proposed Plan and referenced as H-LL 6
H3 New Council Housing – Additional 100 houses	Sites contained in the LDP Proposed Plan would provide for this.
H4 Private Housing – Boghall East	Site contained in the LDP Proposed Plan and referenced as H-LL 3
H5 Private Housing – Stockbridge North	Site completed
H6 Private Housing - Westerlea, Friarsbrae	Site contained in the LDP Proposed Plan and referenced as H-LL 2

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
H7 Mixed Housing – Clarendon to Edinburgh Road	Site contained in the LDP Proposed Plan and referenced as H-LL 10
H8 Mixed Housing – Wilcoxholm Farm	Site contained in the LDP Proposed Plan and referenced as H-LL 11
H9 Private Housing - Sawmill Site, Falkirk Road	Site contained in the LDP Proposed Plan and referenced as H-LL 5
H10 Private Housing - Whisky Bond Site, Edinburgh Road	Site has a planning approval for retail development (App xx refers)
H11 Quality and Design of New Housing Developments	Planning briefs are prepared for sites where appropriate; where these are in place they are referenced in the LDP; planning briefs may be prepared across the life of the LDP.
T1 Traffic Management to 'Reclaim' the High Street	The LDP seeks to promote sustainable travel through a policy approach and appropriate planning guidance including the council's Active Travel Plan which is referenced in the LDP – policy TRAN 3.
T2A Four-way motorway interchange at Burghmuir	Paragraph 5.66 and proposal P- 44 refer
T2B High Street Relief Road	The provision of new roads to the north and east as bypasses to the town are not considered by the council to be sustainable options or achievable within the lifetime of the LDP. Such provision requires additional housing units for the solutions to work and considerable developer contributions to deliver. Whilst the council supports development in Linlithgow and advises that developer contributions will be required to assist in delivery, the scale of development set out in the LDP for Linlithgow is not to the scale proposed in the document "Linlithgow A Plan for the Future 2015 - 2030" which covers a time frame beyond that of the LDP.
T3 Roundabouts on Blackness Road at eastern end of Springfield Road and at the Kingsfield Road junction	Transportation Service advise that traffic capacities determine the layout of a road junction. The existing priority layouts of the junctions in question are correct for their capacities and layout.
T4 Eastern Local Distributor Road	The provision of new roads to the north and east as bypasses to the town are not considered by the council to be sustainable options or achievable within the lifetime of the LDP. Such provision requires additional housing units for the solutions to work and considerable

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
	developer contributions to deliver. Whilst the council supports development in Linlithgow and advises that developer contributions will be required to assist in delivery, the scale of development set out in the LDP for Linlithgow is not to the scale proposed in the document "Linlithgow A Plan for the Future 2015 - 2030" which covers a time frame beyond that of the LDP.
T5 Relief of Traffic over Canal Bridge at Manse Road	Transportation Service advise that there are no current proposals to change the road operation at the bridge. The bridge is not in council ownership.
T6 Decked Car Park at Regent Centre	Planning permission in principle for the erection of a single storey decked car park at the Regent Centre and realignment of existing car park (0024/P/0143) was granted by the council on 27 March 2013. The consent has yet to be implemented.
T7 Commuter Car Park at Edinburgh Road	The site proposed for car parking has a valid planning consent for retail use. The provision of car parking, whilst assisting in addressing parking issues would not promote sustainable transport modes.
T8 Tourist Car Parking at Blackness Road	The council has provided coach parking on Blackness Road.
T9 Improvements to Access to the Railway Station and to Rail Services	Transportation Service advise that there are no considerations or planned improvements for access to the station. Rail Services are being looked at as part of the line electrification.
T10 Improvements to Bus Services	Not a development plan matter
T11 Parking for Tourist Buses	See Schedule 4 15A
T12 Formation of Cycle Network	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
T13 Provision of Cycle Route/Footpath Link between Union Canal Towpath and Maidlands	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
T14 Upgrading of Sellars Road and Formation of Pedestrian/Cycle Link north-east of Sainsbury's Store	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
T15 Cycle/Footpath Links to Livingston and Bathgate via Beecraigs Country Park	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
T16 Modal Share/Active Travel Policy for New Housing Areas	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
T17 Cycle and Pedestrian Links across 'Green Wedge' at Clarendon	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
S1 Investigation of Successful Retail Business Initiatives Elsewhere	The LDP includes a range of policies to promote business and retail opportunities, policy EMP 3 and TCR 1 – TCR 3. The requirements of Scottish Planning Policy 2014 require that a sequential approach to retail development must be taken.
S2 Redevelopment of Guyancourt Vennel	The LDP contains a policy approach to assist in the redevelopment of such buildings within conservation areas policy ENV 23 applies.
S3 Establishment of Arts Retail Quarter	The LDP includes a range of policies to promote business and retail opportunities, policy EMP 3 and TCR 1 – TCR 3. The requirements of Scottish Planning Policy 2014 require that a sequential approach to retail development must be taken.
S4 Neighbourhood Shops within New Housing Areas	The council can provide the policy approach to encourage new retail development. The requirements of Scottish Planning Policy 2014 require that a sequential approach to retail development must be taken, policies TCR 1 – TCR 3 of the LDP refer.
R1 Provision of Community Rooms	Work has commenced on a new partnership centre at County Buildings that will see the existing building fully refurbished to allow a range of different uses to be accommodated. The council will also look at options to allow letting of office space to small businesses and/or a business incubation centre.
R2 Linlithgow Partnership Centre	Work has commenced on a new partnership centre at County Buildings that will see the existing building fully refurbished to allow a range of different uses to be accommodated. Plans are to relocate a number of facilities in the completed building including; Linlithgow Library, Customer Information Services, Local History Library, Family History

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
	Society, Annet House, St Michael's Day Centre for the elderly. There will also be accommodation for Police Scotland who will be relocating from the nearby police station.
R3 Redevelopment of site of Victoria Hall to form a Community Theatre/Cinema	The LDP contains a policy approach to assist in the redevelopment of such buildings within conservation areas policy ENV 23 applies.
R4 Formation of Clarendon Public Park with Woodland Planting and Community Orchards	The site is in private ownership. The LDP provides a policy approach to protect areas of open space and would seek to provide new areas of open space where required. The LDP provides a policy approach to encourage woodland planting and community growing policies ENV 9 and ENV 15 refer.
R5 New/Upgraded Playing Fields, Community Facilities and Additional Parking, Kettilstoun	A Proposal of Application Notice has been lodged with the council by the Linlithgow Community Development Trust for an outdoor sports facility and community hub on land at Kettilstoun Mains, to the west of site H-LL 6. This would provide for a range of sports facilities open to the public. This site has transferred by the council to the Linlithgow Community Development Trust to progress.
R6 Establishment of Permanent Youth Centre	The LDP contains a policy approach to assist in the provision of such facilities.
ED1 New Primary School at Edinburgh Road	The council has an established Education strategy for West Lothian to manage the education estate. This does not include provision of a new primary school.
HE1 Creation of Integrated Health Centre	Provision of health facilities is a matter for NHS Lothian. The LDP can provide the policy support for such facilities and establish a framework for developer contributions to assist in their delivery.

West Lothian Council

Issue: 15B	Non Allocation of land for housing in Linlithgow	
Development plan reference:	EOI-0016 -Springfield West, Linlithgow EOI-0054 - Kettilstoun Mains	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0370 (Gardner Estate) **WL/LDP/PP/0421** (Cemex UK)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Linlithgow & Linlithgow Bridge (page 89) Development in Linlithgow & Linlithgow Bridge (page 26, paragraphs 5.63-5.67) Appendix 2 - Schedule of Housing Sites, Linlithgow (pages 193-200) Proposals Map 2, Linlithgow Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI- 0016 - Springfield West

WL/LDP/PP/0370 (Gardner Estate)
Seeks allocation of the site for a housing development and objects to the Proposed Plan on the basis of its failure to recognise the suitability of the subject site for housing land; reference to sequential assessment for development sites in Linlithgow is not supported and should be removed.

EOI-0054 - Kettlestoun Mains

WL/LDP/PP/0421 (Cemex UK)
Seeks allocation of the site for a housing development to provide for up to 210 houses; argues the council is failing to maintain a five year effective housing land supply; the site compares favourably with the "effectiveness criteria set out in PAN 2/2010 (CDX); the proposed development site is sustainable and no major public investment is required in additional infrastructure to support it; the proposed development is in keeping with the character of the local surrounding area; the proposed development site is therefore consistent with paragraph 125 of SPP (2014) (CDX) and complies with the requirements of Policy 7 of the Strategic Development Plan (CDX); the site can contribute to the housing land requirement to 2024 with potential for up to 210 houses; the site is brownfield.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI- 0016 - Springfield West

WL/LDP/PP/0370 (Gardner Estate)
Seeks adjustment to the settlement boundary to include the site within the settlement of Linlithgow and designated for housing for up to 20 homes; partially remove the site from the Land Safeguarded

for Open Space designation; remove references to sequential approach to development for Linlithgow.

EOI-0054 - Kettlestoun Mains

WL/LDP/PP/0421 (Cemex UK)
Seeks inclusion of the site as a housing allocation in the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI- 0016 - Springfield West

WL/LDP/PP/0370 (Gardner Estate)
The site lies outwith the Linlithgow settlement envelope but is within the Linlithgow Palace and High Street conservation area, originally designated in 1975 and is regarded as being highly important in protecting views for the Linlithgow Loch and Palace and as part of the open green approach to the town.

The site was previously included in the Airngath Hills AGLV one of six AGLVs in West Lothian. The WLLP committed the council to undertaking a review of AGLVs during the plan period. The council undertook this review, proposing the replacement of AGLVs with Special Landscape Areas (SLA), and published the draft West Lothian Local Landscape Designation Review (LLDR) as a consultation document alongside the Main Issues Report for the LDP (CDX). The LLDR contains identifies a candidate SLA at Airngath Hill. The proposed boundary of this cSLA excludes site EOI-01016. No comments were received to the LLDR in relation to the proposed boundary of the cSLA at this location.

The LLDR was prepared primarily to look at landscaping designations outwith settlement boundaries; to reflect the allocation of the site within the Linlithgow Palace and High Street conservation area and to maintain the important views and open green approach to Linlithgow an open space allocation is considered appropriate.

Paragraph 5.65 of the LDP sets out the sequential approach to new development being supported in Linlithgow/Linlithgow Bridge. In terms of the sequential approach the site is not considered to be brownfield and is outwith the settlement boundary. The LDP requires that any release of land in Linlithgow is acceptable in landscape and townscape terms. Given the allocation of the site within the Linlithgow Palace and High Street conservation area and the allocation of other sites across the town, the council is of the view that the site be protected from development.

For these reasons, the council does not agree to modify the plan in response to these representations.

EOI-0054 - Kettlestoun Mains

WL/LDP/PP/0421 (Cemex UK)
The site lies within the proposed Avon Valley Special Landscape Area as defined in the draft West Lothian Local Landscape Designation Review (CDX). This cSLA will replace the Bathgate Hills and River Avon Valley AGLV. The site fails the sequential test for development sites in Linlithgow by virtue of its inclusion in the Avon Valley Special Landscape Area.

Part of the proposal site forms part of designated battlefield site within HES's Inventory of Historic Battlefield.

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan, paragraphs 85-92, 106-113 and Policy 5 and Table 3.1, page 6 (CDX). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply, as required by paragraph 110 of SPP (2014) (CDX), the council has allocated a number of housing sites across West Lothian for housing development.

The site is not considered to meet the criteria for effectiveness as set out in Planning Advice Note 2/2010 (CDX) physical, contamination, deficit funding, infrastructure. There are infrastructure capacity constraints at Linlithgow Academy which will not be resolved until a solution is in place for secondary school provision associated with the Broxburn/Winchburgh CDA.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15I	Retailing in Linlithgow	
Development plan reference:	Policy TCR 1 -Town Centres Policy TCR 2 - Location of New Retail and Commercial Leisure Developments Policy TCR 3 - Commercial Entertainment and Hot Food Premises	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0153 (Savills on behalf of Lothbury Property Trust Company Limited)		
Provision of the development Plan to which the issue relates:	Chapter 5 *This section of the Plan details the Spatial Strategy - Town Centres and Retailing* (para 5.133 – 5.138, page 39) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Commercial Centre Linlithgow

WL/LDP/PP/0153 (Savills on behalf of Lothbury Property Trust Company Limited)
Welcomes the designation of a new commercial centre at Linlithgow Bridge although it is considered that the boundary should correspond with the existing retail offer already clustered at this location i.e. to include Stockbridge Retail Park, the Sainsbury's store to the north-west and the Aldi and Dominoes units to the immediate east. This existing concentration of retail floorspace functions as a whole, forming an essential part of the Linlithgow retail provision/hierarchy. It is considered appropriate that this combined role is reflected in the Local Development Plan.

Modifications sought by those submitting representations:

Commercial Centre Linlithgow

WL/LDP/PP/0153 (Savills on behalf of Lothbury Property Trust Company Limited)
Proposes a change to Figure 6 (page 39) : Under the 'Centre' column of the table the site description should read 'Linlithgow Bridge' rather than 'Stockbridge Retail Park (Linlithgow Bridge)'.

Proposes a change to Proposals Map 2 : A Commercial Centre boundary should be shown on Proposals Map 2, consistent with the map submitted as part of the representation WL/LDP/PP/0153.

Summary of responses (including reasons) by planning authority:

Commercial Centre Linlithgow

WL/LDP/PP/0153 (Savills on behalf of Lothbury Property Trust Company Limited)
With reference to the proposed change to Figure 6 (page 39) (CDX), the council recognises that for the sake of consistency it would be appropriate to identify the Centre as "Linlithgow Bridge". The council would therefore not take issue if the Reporter was minded to amend Figure 6 accordingly.

The respondents' suggestion that Proposals Map 2 should graphically identify the extent of the

Commercial Centre is also noted and the council would not object to the Reporter agreeing to this modification should it be considered helpful in improving the legibility and understanding of the Plan. The respondents have submitted a drawing illustrating the boundary and the council does not disagree with this.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 15J	Allocation of land for mixed use development at Blackness Road, Linlithgow	
Development plan reference:	MIRQ-0210 – Blackness Road, Linlithgow	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0246 (Lambert Smith Hampton on behalf of Oracle UK)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Linlithgow (page 89) Proposals Map 2, Linlithgow & Broxburn Area Policy EMP 1 (Safeguarding and Developing Existing Employment Land)	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

MIRQ-0210 – Blackness Road, Linlithgow

WL/LDP/PP/0246 (Lambert Smith Hampton on behalf of Oracle UK)
Explains that while still committed to an operational presence on the site, the nature of the respondents business has changed substantially and the large production and distribution building has been unused since 2011. It is proposed to reconfigure the site to focus on activities with a high amenity and predominantly office based environment and the respondents seek to have the site allocated for a mixed use development comprising business uses and housing (200 units). The fact that the site is brownfield is advanced as a positive consideration together with intimation that the site meets all the tests of effectiveness. An indicative site masterplan has been prepared and submitted as part of the representation together with other supporting documentation addressing employment and transportation issues.

At the same time, the respondents oppose the allocation of other sites for housing in Linlithgow, namely H-LL 3, H-LL 4, H-LL 5, H-LL 7, H-LL 10, H-LL 11 and H-LL 12 and are especially critical of the fact that the majority of sites will require the development of greenfield land.

In terms of the effect on employment land, it is argued that this would be inconsequential as evidenced by there being no demand for the surplus accommodation on site.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0210 – Blackness Road, Linlithgow

WL/LDP/PP/0246 (Lambert Smith Hampton on behalf of Oracle UK)
Seeks allocation of the existing Oracle business site at Blackness Road for a mixed use development embracing employment and housing. Proposes that other housing allocations should at the same time be deleted, namely H-LL 3 (Boghall East), H-LL 4 Land east of Manse Road), H-LL 5 (Falkirk Road), H-LL 7 (Clarendon House), H-LL 10 Clarendon Farm, H-LL 11 Wilcoxholm Farm/Pilgrims Hill) and H-LL 12, Preston Farm.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0210 – Blackness Road, Linlithgow

WL/LDP/PP/0246 (Lambert Smith Hampton on behalf of Oracle UK)

Employment Land

The site is part of an established employment area currently identified in the West Lothian Local Plan 2009 (CDX). The Oracle facility was previously a single user site, however in recent years large areas of space have been let to occupiers in an attempt to maximise the use of redundant parts of the complex and demonstrates that there is at least some demand for business uses in Linlithgow.

The assessment of loss of employment land is noted against historic transactions in West Lothian, however, the council still considers that the land would be best retained for employment generating uses given the previous use of the site and the proximity to the remaining buildings at Oracle. Introducing non employment uses on the site would also have implications for the development of the adjacent employment site (E-LL 2) potentially constraining what could be done with it.

The council is required to provide for employment land in order to accord with SESplan Policy 2 (CDX) and this site makes a significant contribution to the overall range of employment sites available for development, particularly in Linlithgow where choice is limited. As the economy continues to recover it is anticipated that there will be more demand for employment land and for premises of the calibre which the Oracle facility provides.

Housing Land

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (paras 85 - 92, 106 -113, Policy 5 and Table 3.1 , page 6) (CDX). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by Scottish Planning Policy (CDX) the council has chosen to allocate a number of sites across West Lothian for housing, including 10 other sites in Linlithgow. Despite a number of these allocations embracing greenfield land, they are considered better suited to accommodating a housing development than this particular site at Blackness Road.

The juxtaposition of housing with employment uses is identified as a particular issue in terms of the Oracle site, as is the potential for housing to be adversely affected by motorway noise and any attendant physical works to combat it. The site is also perceived as being too physically detached and would not integrate well with the existing community. This would be contrary to planning advice contained within the SPP (CDX) that seeks to ensure new sites integrate well with the local communities and make it a smart successful sustainable place.

In terms of site servicing and infrastructure, it was concluded that it could have an adverse effect on the capacity of local schools, particularly Linlithgow Academy and St Joseph's Primary, both of which would not be able to accommodate this development when taking account of the allocations made in the LDP already. The council's position in relation to education capacity and education requirements is set out in the Education Position Statement (CDX).

The drainage implications of developing this site are also potentially quite serious. A high level of attenuation and significant treatment of runoff would be required at the very least, but it is important to be aware that this site is within the catchment of Linlithgow Loch and any intensification of development has the potential to impact negatively on Linlithgow Loch, a body of

water which is deteriorating from what was a mesotrophic loch to one that is currently eutrophic trending towards hyper-eutrophic.

Surface runoff from this site, currently developed as business with extensive parking, is directed via surface water drainage systems to the loch without treatment and attenuation. Wastewater from the business premises is also currently directed via the combined sewer through the town leading to Linlithgow Bridge Wastewater Treatment Works. Capacity in this sewer is heavily constrained and its lack of capacity results in frequent spillage into the loch through the combined sewer overflow (CSO) at the Vennel, worsening the outlook for the loch.

In conclusion, the council has concluded that this site would not be appropriate for housing and for these reasons, the council does not agree to modify the plan in response to these representations.

With reference to the allocated housing sites identified, i.e., H-LL 3 (Boghall East) S4 ref -15B, H-LL 4 (Land east of Manse Road) S4 ref- 15C, H-LL 5 (Falkirk Road) S4 ref- 15D, H-LL 7 (Clarendon House) S4 ref 15E, H-LL 10 Clarendon Farm S4 ref 15F, H-LL 11 Wilcoxholm Farm/Pilgrims Hill) S4 ref 15G and H-LL 12 Preston Farm S4 ref 15H, the councils views on these are is set out in a separate Schedule 4 No (15A).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15K	Non-allocation of land for development, Kingsfield Farm, Linlithgow	
Development plan reference:	EOI-0165	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0247 (Taylor Wimpey)		
Provision of the development Plan to which the issue relates:	Non-allocation of land for housing and commercial uses Chapter 6 - Development Proposals by Settlement Statement, Linlithgow (page 89) Proposals Map 2, Linlithgow & Broxburn Area Page 26 paragraphs 5.63 – 5.67 – approach to development in Linlithgow	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

WL/LDP/PP/0247 (Taylor Wimpey)
It is suggested that the site is suitable and capable of being developed and in support of the proposal it is argued that:

1. the council should plan for the future growth of Linlithgow now, and be proactive rather than reactive;
2. the countryside belt proposed is objected to on grounds that the council has not been transparent in its process and has not allowed for adequate consultation;
3. the historic precedent has been set by the development of Linlithgow along lower, more easily developed landform, and this should continue, with the town expanding to the east;
4. appropriate development at Kingsfield can be accommodated within the sensitive landscape setting of Linlithgow; and
5. the development of Kingsfield could make a positive contribution to housing choice in Linlithgow.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

WL/LDP/PP/0247 (Taylor Wimpey)

Seeks a modification of the Proposed Plan to (a) allocate the land for housing and (b) not to designate the proposed Countryside Belt.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

WL/LDP/PP/0247 (Taylor Wimpey)
In response to the specific matters raised by the respondent, the council submits the following comments;

1. the council is planning for the future growth of Linlithgow in a proactive way. The LDP process is evidence of this.

2. the inclusion of the proposed Countryside Belt designation in the Proposed Plan is effectively a self-contained consultation process; the fact that the respondent is arguing this issue at all demonstrates that it has succeeded in stimulating debate. The council's approach to designation of countryside belt is set out in a separate Schedule 4 (CDX).

3. the most recent extensions to the town have been to the south and the east. The council has intentionally resisted the growth of Linlithgow to the east as being unsustainable in view of the distance such development would be from the town centre.

4. the development of Kingsfield would be visible from the north, from the road approach to Linlithgow, and from the south, to those using the train. It would not, therefore, be able to be accommodated within the sensitive landscape setting of Linlithgow.

5. the Burghmuir site has been the subject of two planning applications; ref. 0095/P/12, for the site as proposed for inclusion in the LDP, (CDX) and ref. 0518/P/13, for part of the site, for a 200 house development (identified as phase A in the supporting statement). Application 0095/P/12 was withdrawn after it had been placed on the agenda of the Planning Committee with a recommendation to refuse planning permission (CDX). Application 0518/P/13 was refused by the planning committee on 13th November 2013 (CDX). An appeal against that refusal was dismissed on 27th July 2015 (CDX).

The council is not minded to modify the plan as proposed by the respondent because;

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development because;

- There is a potential education constraint at Linlithgow Academy. An overview of education issues is set out in Position Statement: Education (CDX);

- The northern part of the site is higher than the surrounding landform, which means that development would be exposed to views from traffic using the approach from the motorway and from passengers using the railway to the south of the site. The objector concedes this point in the representation, stating that '... the approach from the M9, which is an elevated view that will take in the site even if not directly adjacent to the access road';

- Development of the site would change the character and appearance of the area and would have an adverse impact on the setting of the town of Linlithgow;

- Development of the site would, according to the objector, require the development of the adjacent site, Burghmuir (WL/LDP/PP/0355), which would exacerbate the detrimental impact on the landscape and on the character and setting of Linlithgow. It will be noted that the Burghmuir site is also not supported by the council;

- Parts of the site would be outwith easy walking distance of the centre of Linlithgow, increasing the need for travel by car; the site's development would, in consequence, be

unsustainable. In terms of accessibility, the site did not score highly against other proposed development sites in Linlithgow Transport Modelling and Accessibility Analysis, page 23.) (CDX);

- Development of the site would increase traffic movements in the town with consequent harm to air quality and increased traffic congestion;

- Development of the site would result in the loss of Class 1 agricultural land;

- There is no justification to amend the settlement boundary to include the proposed development site. Change to the settlement boundary would result in a weaker boundary and diminishment of settlement setting and is contrary to Policy ENV 7 - Countryside Belts and settlement settings; (CDX) and;

- The site is too remote from the town centre and would not contribute towards sustainable patterns of development. The site does not satisfy the terms of the sequential approach which the council has applied to the selection of development sites in Linlithgow (CDX) page 26 paragraph 5.65.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15L	Proposed settlement boundary change at St Michael's Lane, Linlithgow	
Development plan reference:	Map 2 Linlithgow	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0282 + 21827625-35ec491 (Mr and Mrs Nicol c/o John Duff Planning)		
Provision of the development Plan to which the issue relates:	Promotion of a settlement boundary change. Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

WL/LDP/PP/0282 + 21827625-35ec491
The respondents are disappointed that despite previous submissions to the LDP (Main Issues Report submission MIRQ 0050) (CDX), and having secured planning approval for change of use) to convert woodland to garden ground in April 2005, ref. 1037/FUL/04, (CDX), their garden and that of their neighbours has not been included within the settlement boundary for Linlithgow.

The respondents advise that their garden ground has been developed with the full knowledge and support of the council and have referenced a planning permission for the erection of a garden shed and summerhouse from 2006 (ref. 0550/H/06) (CDX) and indicate that their neighbour also secured planning permission for a garage to store motor vehicles, pointing out that all proposals are consistent with the land's use as a domestic garden related to their residential properties. It is argued that this makes the exclusion of the land from the settlement boundary is all the more puzzling and anomalous.

Modifications sought by those submitting representations:

WL/LDP/PP/0282 + 21827625-35ec491 (Mr and Mrs Nicol c/o John Duff Planning)
Seeks an amendment to the definition of the proposed Linlithgow settlement boundary to reflect planning consents associated with garden ground to the east of I & 2 St Michaels Lane, Blackness Road, Linlithgow and to specifically bring the garden ground within the settlement boundary.

Summary of responses (including reasons) by planning authority:

The garden ground associated with 1 & 2 St Michael's Lane is located to the east of the lane and is physically divorced from the residential properties. The house and garden ground lie within the Linlithgow Palace and High Street Conservation Area, a Site of Scientific Interest (SSSI) and a Special Landscape Area (SLA). They also lie outwith the settlement boundary of Linlithgow, as shown in the adopted West Lothian Local Plan (CDX) and the Proposed Plan (Map 2) (CDX)

The respondents argue that because the council has previously sanctioned the change of use of what was once an area of woodland to private garden ground it follows that the settlement boundary should be amended to reflect this. A committee report relative to planning application ref. 0167/FUL/12 summarises the planning history associated with 1 St Michaels Lane (CDX) while (CDX), (CDX) and (CDX) detail the planning history for 2 St Michaels Lane).

One of the consequences of bringing the garden ground within the settlement boundary and excluding it from the Linlithgow Loch SSI and SLA is that it would open up a general presumption in favour of further development and make it more difficult to resist. It is recognised that the respondents have not indicated that this is their intention but as there has previously been pressure for residential development on part of the land, and which was the subject of an unsuccessful planning application (ref. 0167/FUL/12) (CDX), it is understandable that the council should have such concerns.

This application generated a consultation response from Scottish Natural Heritage (SNH) dated 16th March 2012 (CDX) which advised against the proposal as it would have an adverse impact upon the Linlithgow SSSI. The advice explains that "the areas around the Loch within the SSSI boundary act as a vital buffer zone to the open water which is the special notable feature of this SSSI". The SSSI is currently in unfavourable condition and is deteriorating due to nutrient enrichment from a variety of sources within its catchment. Changes to surface water runoff and drainage within the catchment carry the risk of accelerating this decline in condition".

The council concludes that this advice remains valid and is therefore concerned that the act of bringing the garden ground within the settlement boundary could be a first step in the incremental erosion of the boundary with the SSSI which in turn could have an adverse impact on the SSSI. Taking a broader view of including the land within the settlement boundary, it is difficult to see any wider community benefit.

For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15N	Non-allocation of land at Burghmuir, Linlithgow for development	
Development plan reference:	*N/A* EOI-0103	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0355 WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451 and **WL/LDP/PP/0453** (Wallace Land Investment & Management) **21395490-829d8c0** (Robert Allan)
WL/LDP/PP/0328 (Neil & Pamela Barnes)

NB see also Schedule 4 number 15A

Provision of the development plan to which the issue relates:	Allocation of land for housing and commercial uses

Planning authority's summary of the representation(s):

Housing land supply
WL/LDP/PP/0355 (Wallace Land Investment & Management) - the proposed plan fails to allocate sufficient effective housing land to meet SESplan requirements.

Sustainability
WL/LDP/PP/0355 (Wallace Land Investment & Management) - the site is in a sustainable location, within walking distance of the town centre and railway station.

Integration with the local area
WL/LDP/PP/0355 (Wallace Land Investment & Management) - the site will integrate with and be in keeping with the character of the local area. The design takes account of the Reporter's decision on appeal PPA-400-2045.

SEA Assessment
WL/LDP/PP/0355 (Wallace Land Investment & Management) - an amended, alternative SEA assessment, carried out by the objector, demonstrates that the environmental impacts would be acceptable.

Infrastructure requirements
WL/LDP/PP/0355 (Wallace Land Investment & Management) - the council's proposed development strategy for Linlithgow fails to address infrastructure constraints for primary education and traffic impacts with consequent air quality impacts.

21395490-829d8c0 (Robert Allan) – land should be used at the east of Linlithgow to develop the junction on the M9 to allow for an off ramp east bound and on ramp west bound; suggests this would remove a large amount of unnecessary heavy traffic going through the centre of Linlithgow, improve air quality and reduce congestion. Supports development at Burghmuir including supermarket which would reduce car journeys and provide better retail choice; advises that a new health centre is urgently required.

WL/LDP/PP/0328 (Neil & Pamela Barnes) – support no development at Burghmuir, Linlithgow; welcome work of interested parties to improve water quality of Linlithgow Loch; greater emphasis is required to promote and increase sustainable transport networks; seek information on any proposals for Linlithgow Cross and Vennel Flats.

Modifications sought by those submitting representations:

WL/LDP/PP/0355 (Wallace Land Investment & Management) -inclusion of the site at Burghmuir for the development of 600 homes and new motorway access slips.

21395490-829d8c0 (Robert Allan) – no modification stated but infers that land at Burghmuir should be allocated for development.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0355 WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451 and **WL/LDP/PP/0453** (Wallace Land Investment & Management) and **21395490-829d8c0** (Robert Allan)

Background

Two planning applications have been submitted by Wallace Land and Investment for the site; one, 0095/P/12, for the site as proposed for inclusion in the LDP, and one, 0518/P/13, for part of the site, for a 200 house development (identified as phase A in the supporting statement).

Application 0095/P/12 was withdrawn after it had been placed on the agenda of the Planning Committee with a recommendation to refuse planning permission (CD X). Application 0518/P/13 was refused by the planning committee on 13th November 2013 (CDX). An appeal against that refusal was dismissed on 27th July 2015 (CDX).

The appeal decision

The reporter's decision to refuse planning permission for the 200 house site known as Burghmuir A and Phase A noted that the site had not been identified as a preferred site in the Main Issues Report. The decision of the reporter to dismiss the appeal and refuse permission was founded on his findings that the proposed development would not be sustainable, and that it would harm the character and setting of Linlithgow, both of which make it contrary to SESplan.

Housing land supply

The site, because of education infrastructure availability, would not be able to impact on the housing land supply requirement over the next 5 years. The Proposed LDP identifies sufficient sites to satisfy housing land supply requirements. The council's position on housing land is set out in the Housing Land Position Statement (CDX).

Integration with the local area

The proposed site of 200 houses is open countryside. Development of any sort would not integrate. The addition of some screen planting would be an intrusive element in itself, and would not hide the fact that 200 houses have been built there. This is directly contrary to the findings of the Reporter at the recent appeal. The site is higher than the surrounding landform, which means that development there would be exposed to views from traffic using the A803, a principal route into and out of the town. The setting and character of the town would be adversely affected by the development of the site. Development of the site would be detrimental to the character and appearance of the area, which is currently open countryside.

In this instance there is no justification to amend the settlement boundary to include the proposed site. A change to the settlement boundary at this location would result in a weaker boundary and a

diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as good quality agricultural land (CDX paragraph 76). The council's position on countryside belts is set out in the Countryside Belt Position Statement (CDX).

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development in the countryside on the periphery of Bathgate would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

SEA assessment

The developer's assessment makes assumptions which are not considered to be correct. Part of their assessment compares the site with another site, ignoring the potential weighting of factors.

Air Quality Air quality in Linlithgow has been the subject of detailed assessment and reported to the council's Council Executive on 1 March 2016 (CDX x2). Declaration of an Air Quality Management Area does not in itself prevent development but can inform planning decisions particularly where proposals may lead to an improvement in air quality for example through the provision of new junctions on the M9. The council supports in principle the provision of a 4 way junction at Linlithgow junction 3 and acknowledges that development of the site may assist in the delivery of the 4 way junction. However, parts of the site would be outwith easy walking distance of the centre of Linlithgow, increasing the need for travel by car; the site's development would, in consequence, be unsustainable. In terms of accessibility, the site did not score highly against other proposed development sites in Linlithgow (CDX Transport Modelling and Accessibility Analysis, page 23.). The site does not meet the terms of the sequential approach to development in Linlithgow and significant loss of prime quality agricultural land. The council's position in relation to countryside belt is set out in its position statement (CDX).

Infrastructure requirements

There are no known infrastructure constraints for primary education affecting the site. However, there are capacity constraints at secondary school level, notably at Linlithgow Academy. This constraint is unlikely to be removed until post 2019 at the earliest, the site therefore cannot be considered to be effective and contribute to the five year effective housing land supply. The council's position in relation to Education is set out in the Education Position Statement (CDX).

The council does not propose to modify the LDP in relation to this site.

Reporter's conclusions:

Insert text

Reporter's recommendations:



West Lothian Council

Issue: 15O	Land at Burghmuir, Linlithgow	
Development plan reference:	E-LL 2	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0370 (Gardner Estate)		
Provision of the development plan to which the issue relates:	Allocation of land for employment uses Pages 89 and 110	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0370 (Gardner Estate)

- Welcomes change to the site description which removes reference to Oracle/Sun Microsystems, although identifies inconsistencies across the LDP in the name given to the site and site reference.

- Does not support restriction to class 4 uses and seeks allocation of the site to include use classes 4, 5 and 6.

Modifications sought by those submitting representations:

WL/LDP/PP/0370 (Gardner Estate)

Update the schedule of sites within the Linlithgow and Linlithgow Bridge settlement statement of the Proposed Plan to incorporate the conclusions of Appendix One: Employment Land Allocations. This would result in that schedule stating that the site is suitable for Use Classes 4 and 5.

Update the schedule of sites within Appendix One: Employment Land Allocations so that this Appendix refers to the site by its correct reference (E-LL 2) and that the site is referred to by its amended address "Land at Burghmuir, north of Blackness Road".

Seeks designation to include for Class 6 Storage & Distribution Use, subject to suitable access arrangements being provided.

Summary of responses (including reasons) by planning authority:

The council acknowledges the drafting errors in the LDP text and is minded to correct inconsistencies in the site referencing to refer to the site as E-LL 2 Land at Burghmuir, north of Blackness Road. Address to be amended to "Land at Burghmuir, north of Blackness Road" should the reporter be so minded.

For consistency with the preferred approach set out in the Main Issues Report, the use classes supported are classes 4 and 5. Use class 6 is not supported given the landscape setting of the site and potential impacts on the road network.

Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: 16A	Site at Tarbert Drive, Murieston, Livingston allocated for housing use.	
Development plan reference:	Site H-LV 3.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0031 (Irene Whitelaw)
WL/LDP/PP/0063 (Mr & Mrs Bell)
WL/LDP/PP/0064 (Geoff Stevens)
WL/LDP/PP/0065 (Jackie Hutchins)
WL/LDP/PP/0066 (Emma Truswell)
WL/LDP/PP/0067 (John Bailey)
WL/LDP/PP/0068 (George & Marjory Chirnside)
WL/LDP/PP/0070 (Robert Reid)
WL/LDP/PP/0071 (Iain Millar)
WL/LDP/PP/0072 (Gail E Millar)
WL/LDP/PP/0073 (Thomas Patton)
WL/LDP/PP/0074 (Keri Beagley)
WL/LDP/PP/0075 (J Young)
WL/LDP/PP/0080 (Doreen Carter)
WL/LDP/PP/0086 (William Dobbie)
WL/LDP/PP/0087 (Margot Patton)
WL/LDP/PP/0099 (Peter & Mary Cunningham)
WL/LDP/PP/0109 (Mr R Whitson)
WL/LDP/PP/0110 (Joan Rychter)
WL/LDP/PP/0113 (Mr Agha Mohammed)
WL/LDP/PP/0120 (Mr & Mrs Wilkinson)
WL/LDP/PP/0128 (Gus Wilson)
WL/LDP/PP/0129 (Ian Carmichael)
WL/LDP/PP/0134 (David X)
WL/LDP/PP/0135 (Margaret & John Young)
WL/LDP/PP/0136 (Lesley Borthwick)
WL/LDP/PP/0139 (Mr Peter Robertson)
WL/LDP/PP/0164 (David Brown)
WL/LDP/PP/0185 (Callum & Irene Whitelaw)
WL/LDP/PP/0191 (Callum & Irene Whitelaw)
WL/LDP/PP/0192 (Sandie Christie)
WL/LDP/PP/0199 (Annie Dryden)
WL/LDP/PP/0203 (E A McGeechan)
WL/LDP/PP/0205 (Ian Shemilt)
WL/LDP/PP/0210 (William Wilson)
WL/LDP/PP/0212 (Lesley & Darren Dunlop)
WL/LDP/PP/0213 (Tracey Beveridge)
WL/LDP/PP/0218 (Clare O'Lone)
WL/LDP/PP/0237 (Netta Findlay)
WL/LDP/PP/0243 (SEPA))
WL/LDP/PP/0276 (Fraser A Mackenzie & Gillian Cairney)
WL/LDP/PP/0296 (Margaret Brown)
WL/LDP/PP/0327 (Patrick Cassidy)
WL/LDP/PP/0334 (Marie Hudson)
WL/LDP/PP/0340 (Amie Butchard)
WL/LDP/PP/0342 (Mr & Mrs Buchanan
WL/LDP/PP/0346 (Murieston Community Council c/o Ian Brown)
WL/LDP/PP/0364 (A and M Thomson)
WL/LDP/PP/0373 (Ashleigh Trenzinger)
WL/LDP/PP/0387 (Dipin & Family)
WL/LDP/PP/0410 (Livingston Village Community Council)
WL/LDP/PP/0419 (Scott Tucker)
WL/LDP/PP/0427 (Henry, Susan, Laura and Fiona Gilles)
WL/LDP/PP/0455 (Mrs Barbara Boland)

21903538-H-LV3 (Neil Harris)
21797779-9793d65 (Dorothy McKenna)
21782451-e62aa2d (Peter McGowan)
21772340-ba488f2 (Simon Baxendale)
21769336-H-LV3 (Irene Whitelaw)
21605856-b6cd6fc (Robert Lemmer)
21061671-69be2b8 (Jill Simpson)
21755271-H -LV3 (Philip Galt)

Provision of the development Plan to which the issue relates:	Appendix 2: Schedule of Housing Sites / Site Delivery Requirements; Site H-LV 3; page 202 Proposals Map 3: Livingston Area

Planning authority's summary of the representation(s):

WL/LDP/PP/0031 (Irene Whitelaw), **WL/LDP/PP/0063** (Mr & Mrs Bell), **WL/LDP/PP/0064** (Geoff

Stevens), **WL/LDP/PP/0065** (Jackie Hutchins), **WL/LDP/PP/0066** (Emma Truswell), **WL/LDP/PP/0067** (John Bailey),**WL/LDP/PP/0068** (George & Marjory Chirnside),**WL/LDP/PP/0070** (Robert Reid), **WL/LDP/PP/0071** (Iain Millar), **WL/LDP/PP/0072** (Gail E Millar), **WL/LDP/PP/0073** (Thomas Patton), **WL/LDP/PP/0074** (Keri Beagley), **WL/LDP/PP/0075** (J Young), **WL/LDP/PP/0080** (Doreen Carter), **WL/LDP/PP/0086** (William Dobbie), **WL/LDP/PP/0087** (Margot Patton), **WL/LDP/PP/0099** (Peter & Mary Cunningham), **WL/LDP/PP/0109** (Mr R Whitson), **WL/LDP/PP/0110** (Joan Rychter), **WL/LDP/PP/0113** (Mr Agha Mohammed), **WL/LDP/PP/0120** (Mr & Mrs Wilkinson), **WL/LDP/PP/0128** (Gus Wilson), **WL/LDP/PP/0129** (Ian Carmichael), **WL/LDP/PP/0134** (David X), **WL/LDP/PP/0135** (Margaret & John Young), **WL/LDP/PP/0136** (Lesley Borthwick), **WL/LDP/PP/0139** (Peter Robertson), **WL/LDP/PP/0164** (David Brown), **WL/LDP/PP/0185** (Callum & Irene Whitelaw), **WL/LDP/PP/0191** (Callum & Irene Whitelaw), **WL/LDP/PP/0192** (Sandie Christie), **WL/LDP/PP/0199** (Annie Dryden), **WL/LDP/PP/0203** (E A McGeechan), **WL/LDP/PP/0205** (Ian Shemilt), **WL/LDP/PP/0210** (William Wilson), **WL/LDP/PP/0212** (Lesley & Darren Dunlop), **WL/LDP/PP/0213** (Tracey Beveridge), **WL/LDP/PP/0218** (Clare O'Lone), **WL/LDP/PP/0237** (Netta Findlay), **WL/LDP/PP/0276** (Fraser A Mackenzie & Gillian Cairney), **WL/LDP/PP/0296** (Margaret Brown), **WL/LDP/PP/0327** (Patrick Cassidy), **WL/LDP/PP/0334** (Marie Hudson), **WL/LDP/PP/0340** (Amie Butchard), **WL/LDP/PP/0342** (Mr & Mrs Buchanan), **WL/LDP/PP/0346** (Murieston Community Council c/o Ian Brown), **WL/LDP/PP/0364** (A and M Thomson), **WL/LDP/PP/0373** (Ashleigh Trenzinger), **WL/LDP/PP/0387** (Dipin & Family), **WL/LDP/PP/0410** (Livingston Village Community Council), **WL/LDP/PP/0419** (Scott Tucker), **WL/LDP/PP/0427** (Henry, Susan, Laura and Fiona Gilles), **WL/LDP/PP/0455** (Barbara Boland), **21903538-H-LV3**(Neil Harris), **21797779-9793d65** (Dorothy McKenna), **21782451-e62aa2d** (Peter McGowan), **21772340-ba488f2** (Simon Baxendale), **21769336-H-LV3** (Irene Whitelaw), **21605856-b6cd6fc** (Robert Lemmer), **21061671-69be2b8** (Jill Simpson) and **21755271-H -LV3** (Philip Galt).

All object to site H-LV 3 at Tarbert Drive, Murieston, Livingston being allocated for housing use due to the following issues –

- Land contamination;
- mine workings;
- traffic congestion and increase in traffic
- safety concerns for children given proximity and accessibility to children's play area;
- adverse impact on and loss of flora and fauna;
- loss of open space;
- site is not required for housing; more suitable sites elsewhere;
- education capacity issues at primary school level;
- disruption to the small cul-de-sac (Tarbert Drive) through construction traffic and noise;
- the site is subject to a Tree Preservation Order (TPO) made in 2009; and
- a history of planning refusals.

In summary, there are 54 responses for H-LV3. The majority of them, approximately 40, make reference to contaminated land, wildlife, TPO's and transport issues. The remainder purely note an objection, but do not provide a justification. There was a number of responses which made reference that the Community Council commissioned a planning consultant in 2014 to write a report with regard to the site. The report concluded that the site should be de-allocated (if legally possible) for housing.

In regard to contaminated land matters, the responses can be categorised into two groups:

- comments highlighted the potential health impacts of the remediation works would have on the local residents; and
- contaminated land matters were highlighted/discussed in previous planning applications, i.e. planning permission (1269/FUL/06) was refused on appeal (PPA/400/284) in 2009, therefore the objectors query, why the site continues to be promoted for housing.

SEPA (**WL/LDP/PP/0243)** note that the developer requirements section of the LDP Proposed plan mentions "Drainage Impact Assessment required". While SEPA have no further specific information on flood risk at this location, they advise that it is a site where they can support the relevant development requirements in relation to flood risk.

Modifications sought by those submitting representations:

All of the responses listed above in section 1 and 2 were objections. Those who provided detail noted that the site should be de-allocated from housing and/or the land should not to be disturbed.

SEPA (**WL/LDP/PP/0243)** do not seek any modifications to the Plan in relation to site H-LV 3.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0031 (Irene Whitelaw), **WL/LDP/PP/0063** (Mr & Mrs Bell), **WL/LDP/PP/0064** (Geoff Stevens), **WL/LDP/PP/0065** (Jackie Hutchins), **WL/LDP/PP/0066** (Emma Truswell), **WL/LDP/PP/0067** (John Bailey),**WL/LDP/PP/0068** (George & Marjory Chirnside),**WL/LDP/PP/0070** (Robert Reid), **WL/LDP/PP/0071** (Iain Millar), **WL/LDP/PP/0072** (Gail E Millar), **WL/LDP/PP/0073** (Thomas Patton), **WL/LDP/PP/0074** (Keri Beagley), **WL/LDP/PP/0075** (J Young), **WL/LDP/PP/0080** (Doreen Carter), **WL/LDP/PP/0086** (William Dobbie), **WL/LDP/PP/0087** (Margot Patton), **WL/LDP/PP/0099** (Peter & Mary Cunningham), **WL/LDP/PP/0109** (Mr R Whitson), **WL/LDP/PP/0110** (Joan Rychter), **WL/LDP/PP/0113** (Mr Agha Mohammed), **WL/LDP/PP/0120** (Mr & Mrs Wilkinson), **WL/LDP/PP/0128** (Gus Wilson), **WL/LDP/PP/0129** (Ian Carmichael), **WL/LDP/PP/0134** (David X), **WL/LDP/PP/0135** (Margaret & John Young), **WL/LDP/PP/0136** (Lesley Borthwick), **WL/LDP/PP/0139** (Peter Robertson), **WL/LDP/PP/0164** (David Brown), **WL/LDP/PP/0185** (Callum & Irene Whitelaw), **WL/LDP/PP/0191** (Callum & Irene Whitelaw), **WL/LDP/PP/0192** (Sandie Christie), **WL/LDP/PP/0199** (Annie Dryden), **WL/LDP/PP/0203** (E A McGeechan), **WL/LDP/PP/0205** (Ian Shemilt), **WL/LDP/PP/0210** (William Wilson), **WL/LDP/PP/0212** (Lesley & Darren Dunlop), **WL/LDP/PP/0213** (Tracey Beveridge), **WL/LDP/PP/0218** (Clare O'Lone), **WL/LDP/PP/0237** (Netta Findlay), **WL/LDP/PP/0276** (Fraser A Mackenzie & Gillian Cairney), **WL/LDP/PP/0296** (Margaret Brown), **WL/LDP/PP/0327** (Patrick Cassidy), **WL/LDP/PP/0334** (Marie Hudson), **WL/LDP/PP/0340** (Amie Butchard), **WL/LDP/PP/0342** (Mr & Mrs Buchanan), **WL/LDP/PP/0346** (Murieston Community Council c/o Ian Brown), **WL/LDP/PP/0364** (A and M Thomson), **WL/LDP/PP/0373** (Ashleigh Trenzinger), **WL/LDP/PP/0387** (Dipin & Family), **WL/LDP/PP/0410** (Livingston Village Community Council), **WL/LDP/PP/0419** (Scott Tucker), **WL/LDP/PP/0427** (Henry, Susan, Laura and Fiona Gilles), **WL/LDP/PP/0455** (Barbara Boland), **21903538-H-LV3**(Neil Harris), **21797779-9793d65** (Dorothy McKenna), **21782451-e62aa2d** (Peter McGowan), **21772340-ba488f2** (Simon Baxendale), **21769336-H-LV3** (Irene Whitelaw), **21605856-b6cd6fc** (Robert Lemmer), **21061671-69be2b8** (Jill Simpson) and **21755271-H -LV3** (Philip Galt).

The Livingston Local Plan (1996) allocated the site for housing use (as site MS8) as part of a large number of housing sites along the Murieston Valley Road in south Livingston (CDX).

The West Lothian Local Plan (2009) carried forward the established site for housing use as site HLv61 for approximately 9 units, but with a Tree Preservation Order on the site (CDX x2).

With regard to contaminated land matters. The council supports the principle of rehabilitation for derelict and contaminated land. This is in accordance with the Scottish Government's Planning Advice Note 33: "Development of Contaminated Land" PAN33 (CDX).

This is noted within the West Lothian Local Plan Development Plan: Proposed Plan of October 2015, section 5.245 – 5.246 and policy EMG 6.

PAN 33 and the council's supplementary guidance on the development of contaminated land (CDX), sets out the framework to permit safe and appropriate site investigation, risk assessment and remediation of such sites.

Development of H-LV3 would require strict adherence to the above noted guidance and good practice. There are no material considerations, in regard to contaminated land matters, that suggest the site should not be developed. There are multiple potentially contaminated land sites within West Lothian which have been successfully rehabilitated over recent years. The principles which permitted development of these sites are applicable to H-LV3 at Murieston.

The site has been the subject of a previous planning application for 16 houses (0146/04) and reported to committee in February 2006 but was recommended for refusal for the following reasons:

- the proposal would have resulted in the unjustified loss of protected mature trees;
- the proposal would have had an adverse impact on residential and visual amenity of the locality and on the overall environmental quality of the area;
- a satisfactory method statement had not been submitted for removal of the incinerator ash on the site;
- there was insufficient capacity at the catchment primary school to serve children from the proposed houses;
- the requirements of the affordable housing policy had not been met;
- the requirements of the policy on developer contributions towards a new denominational secondary school had not been met (CDX).

While the committee decided to continue consideration of the 2004 application to allow further negotiations to see if a satisfactory layout could be achieved, the application was subsequently withdrawn.

Subsequently an application, 1269/FUL/06 (CDX), was made for the "erection of 16 houses with associated works" at Tarbert Drive in December 2006. While this was submitted to committee with a recommendation for approval, it was refused in February 2008. The subsequent appeal (P/PPA/400/284) to the DPEA was dismissed and refused planning permission by the reporter in April 2009 (CDX).

The planning application was however refused by the planning committee giving two reasons for refusal, one of which related to TPO's, the other to soil contamination as follows:
"In light of the soil contamination found on the site, the proposed methods for remediation of the site do not adequately address the issue of safeguarding public health".

In summary, the appeal was dismissed due to the felling of trees which would be breach of WLLP policies ENV 11 and ENV 14 (CDX).

In regard to contaminated land matters, the reporter noted the following: *"For the reasons given above taking account of the favourable view of the proposals reached by the various reasonable experts, and subject to the various provisos noted above and listed by the community council, I conclude that the evidence does not support the objectors views that the remediation proposals are likely to result in an acceptable threat to human health, nor the council's contention (in the first reason for refusal) that the proposed methods for remediation of the site do not adequately address the issue of safeguarding public health… For the reasons given, and taking account of the extensive*

technical evidence that has been supplied, I find that the proposed remediation arrangements would, with necessary further refinement, be likely to meet these requirements."

To respond to the various other points raised by objectors:

- The council promoted a Tree Preservation Order (TPO) across the site in 2009 in response to public concern when trees where being removed by the landowner and also because of the quality of trees in and on the boundaries of the site. However, this TPO would not prevent development, but ensure the tree canopy and roots of those trees that were worth retention, as identified in pervious arboricultural tree surveys that accompanied the planning applications and vetted by the council's arborist were accommodated in any design.

- The site is not formally allocated as open space but as a development site, albeit it has been designated since Murieston Valley was laid out by the former Livingston Development Corporation and hence there would be no loss of formal open space.

- The Murieston Trail would be unaffected and remain as a local access route and core path.

- Education capacity is provided by Williamston and St Ninian's primary schools and James Young High School and St Margaret's Academy. There are no capacity issues at these schools with these additional 9 dwellings that are allowed for within the school projections.

- No specific protected flora or fauna cover the site of the former farmhouse and garden that comprise H-LV3. There are no known badger setts in, or adjacent to, the site as claimed.

- Issues such as "construction traffic" and "related noise" can be controlled by planning conditions placed on any approved planning application. Any disruption would not be long term. When the properties along Tarbert Drive were built, a spur access road was formed at the same time into the H-LV3 site as it was intended for development around the same time the properties on Tarbert Drive were also constructed as part of the wider Murieston Valley development area.

- Again, other issues such as perceived loss of privacy can be controlled through planning conditions, but again, the site was intended for development when Tarbert Drive/Teviot Drive and the east end of Murieston Valley were originally constructed.

- As the penultimate development site in the Murieston Valley, the site of the former Murieston Farmhouse has been intended for development since the 1980's when the former Livingston Development Corporation produced "Stage A" plans for this area (CDX).

- While there are over 400 properties along the Murieston Valley Road that exceeds the normal cul-de-sac limit, the existence of a secondary emergency access at the east end does not raise any concerns with Transportation Services for the potential vehicles generated from another 9 dwellings.

To summarise, the council does not consider that the LDP Proposed Plan should be modified in respect of any of the issues raised.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16B	Allocation of land for housing at Brotherton Farm, Livingston	
Development plan reference:	MIRQ-0123	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0147 (Gladman)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Livingston (page 90) Appendix 2 - Schedule of Housing Sites, Livingston (pages 201-217) Proposals Map 3, Livingston	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0147 (Gladman)

Representation to non-allocated site

MIRQ-0123 – Brotherton Farm, Livingston

Using data from the Housing Land Audit (2014), the respondents calculate that the council has at best 2.6 years supply of effective housing land. It is also observed that the council continue to rely on a number of committed sites that have failed to deliver housing units. The opportunity therefore exists for additional housing land to be allocated in the LDP that has potential to deliver new housing in the plan period. Additional allocations will add greater flexibility and certainty to the housing land supply.

It is noted that:

- Livingston is the principal settlement within the West Lothian SDA; recognised as accessible and well placed for investment and growth yet the LDP proposes no new significant housing land allocations in the town in the period to 2024.
- Brotherton Farm sits in the countryside belt on the western edge of the town, outwith any existing landscape protection designations. The site is at the eastern extremity of the boundary of the proposed 'Upper Almond Valley' Landscape Character Unit (LCU) and development here would not affect its overall landscape characteristics.
- The LVIA and Design Statement show that the development of this site follows an established pattern of development in Livingston townscape.
- This proposal is for an economically viable stand-alone development, delivering all requisite infrastructure on a developer funded basis, on a short term basis (within 5 years), meeting key concerns of WLC.

Modifications sought by those submitting representations:

WL/LDP/PP/0147 (Gladman)

Seeks a modification of the Proposed Plan to (a) allocate the land at Brotherton Farm for housing with an indicative capacity of 150 new homes.

Summary of responses (including reasons) by planning authority:

This representation is for the allocation of land at Brotherton Farm for housing development. It should be noted that an application for planning permission in principle for a 12.4ha residential development (0648/P/14) was refused by the council in March 2015. The council's reasons for not granting permission are set out in the decision notice (CDX) (https://planning.westlothian.gov.uk/online-applications/files/EF6DBE25A0FE327779B63D858CC0E09B/pdf/LIVE_0648_P_14-REFUSAL_OF_PLANNING_PERMISSION_IN_PRINCIPLE-1537955.pdf)

That decision was appealed to the Planning and Environmental Appeals Division (PPA-400-2057). The council's response to the appeal is set out in its statement of observations submitted in respect of the appeal (CDX) (https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=115845&T=2).

Subsequently, a notice of intention was issued by the Reporter in December 2015. The Reporter indicated that permission would be granted subject to conditions and the execution of a section 75 agreement. He deferred determination for a period of 4 months to enable an obligation (either by agreement or a unilateral obligation) to be completed, registered or recorded. It has not been possible to reach agreement and no obligation has been recorded within the period specified by the Reporter. On 11 April 2016, the council invited the Reporter to review the position (CDX).

While the council continues to be of the opinion that the allocation of this site for housing is both inappropriate and unnecessary, it recognises that it would be bound by the outcome of the appeal, notwithstanding that there may be grounds available to it for pursuing judicial review. In the interim, the council does not propose to change the LDP in relation to this submission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16C, 16D & 16E.	Almond South, Gavieside, West Livingston. Almond North, Gavieside, West Livingston. Breich Valley Walkway.	
Development plan reference:	Site E-LV 47 Site E-LV 49 P-104	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21861519-cd92402 and **WL/LDP/PP/0165** (John Wright, Strutt & Parker for Rosebury Estates)		
Provision of the development Plan to which the issue relates:	Section 6 Development Proposals by Settlement (page 92). Appendix 1: Employment Land Allocations (page 117). Appendix 6: List of Proposals (page 276). Proposals Map 3: Livingston Area.	
Planning authority's summary of the representation(s):		

21861519-cd92402 and **WL/LDP/PP/0165** (John Wright, Strutt & Parker for Rosebury Estates) - support Proposal P-104 (page 88, and Proposals Map 3: Livingston) for an Almond & Breich Valley Walkway. This could be assisted in planning and delivery (in part as part of the development), by the changes sought to E-LV 47.

Allocation Ref: support allocation site E-LV 47 (Pages 92, 117 and Proposals Map 3: Livingston)for development, subject to changes. They note that the annotation in the table on Page 92 indicates a site area of 31ha. At MIR stage, the Estate had sought the extension of the previously identified as "Almond North" allocated area to the south down to the River Almond to enable a comprehensive Masterplan to the prepared. The original area identified in the WLLP measured some 16.8ha, and the additional land sought to be included measured 14.4ha resulting in a total area of 31.2ha. However, having measured the proposed area for development in the LDP, this would more accurately be stated at 23ha, not 31ha as shown on the table and seek a correction to the LDP to reflect this.

The entry under "Ownership" on page 117 states that the land is in private ownership, however, there is land within Council ownership on the eastern edge of the proposed development area, and this should probably be reflected on the table.

The entry under "Infrastructure & other Requirements" indicates a requirement for a Flood Risk Assessment. The allocation, as currently shown, is well outside the SEPA 1 in 200 year flood area (some 15-20mtrs above it), and on that basis we would be surprised if a Flood Risk Assessment was necessary or justified for the allocation. It may be that, as a result of the changes sought below, this entry remains.

The entry under "Planning Status" indicates that this allocation is carried forward from the current Local Plan. Whilst this is technically correct, the allocation from the Local Plan has in fact been extended to the south on the Council ownership (but not as requested on our client's ownership) and now extends down to the River Almond. A change is sought, subject to the other changes sought below, to this entry to read "*part carried forward from WLLP, part allocation in LDP*".

The identification of the site area on the Proposals Map is noted, however the consultants question the logic in extending the allocation on the council's ownership to the river and not on the adjacent land as requested in our representations to the Main Issues Report. The council's ownership is most affected by the pipeline safeguarding (which would rule out many uses on large parts of the site, particularly the extended area), and as currently shown would be a difficult area to appropriately masterplan or develop. Therefore request that the whole E-LV 47 allocation be extended to the River Almond to enable a masterplan for the comprehensive development of the whole area to be prepared, taking in to account place-making objectives; to consider and mitigate impact of the pipeline safeguarding; to take into account any impact of flooding; to allow existing boundaries to be enhanced rather than creating new boundaries; to identify an appropriate, flood free, route for the Almond & Breich Valley walkway and potentially delivered (in part) as part of the development; to identify the most appropriate area for SUDs and drainage solutions for the whole development; to prepare a landscape strategy for the whole site; and avoid leaving a difficult area to farm.

Whilst these changes would result in an area being identified for development of some 38ha, do not envisage the whole area being subject to physical development. The allocation, as currently drawn does not achieve the efficient use of land, unnecessarily restricts the masterplan process, and potentially prejudices the delivery of P-104.

With allocation Ref E-LV 49 (Pages 92, 117 and Proposals Map 3: Livingston), Rosebury Estates support the identification of this land for development in this LDP.

With regard to the Countryside Belt south of E-LV 47 (Proposals Map 3: Livingston), Rosebury Estates object to the identification of the area to the south of E-LV47 as Countryside Belt as it prejudices the ability to appropriately masterplan the development and to achieve satisfactory drainage solutions which are most appropriately located at the lowest point of the site. The agents request that this be redrawn and provide a plan to show this although they do not anticipate physical development on the whole area, but the opportunity should be provided for the masterplan to be prepared identifying the most appropriate areas for development.

Modifications sought by those submitting representations:

21861519-cd92402 and **WL/LDP/PP/0165** (John Wright, Strutt & Parker for Rosebury Estates) - seek changes as set out in their representations to site E-LV 47 in West Livingston e.g. remove the need for a flood risk assessment, but essentially to increase the site area and remove the Countryside Belt designation to the south of E-LV 47 that is shown on Proposals Map 3: Livingston Area.

Summary of responses (including reasons) by planning authority:

21861519-cd92402 and **WL/LDP/PP/0165** (John Wright, Strutt & Parker for Rosebury Estates)
Context - site E-LV 47 comprises agricultural fields on the upper slope above the River Almond, to the west of Kirkton Campus, Livingston. Under the terms of the Adopted West Lothian Local Plan(2009) the site is within the Livingston settlement boundary and allocated as "AN "- Almond North as a 31ha employment site as an extension to Kirkton Campus to be developed as part of the West Livingston CDA. It is surrounded by Livingston Countryside Belt (Policy ENV 22-23).

Main Issues Report (2014) - the site was identified as a Preferred Employment site (CDA- AN) and was subject of an Expression of Interest (EOI -0013) (CDX). There was an adjacent EOI to the east: EOI-0173 (CDX) the encompassed the land for the required link road / bridge crossing.

Proposed West Lothian Local Plan (2015) - this site is allocated for planning use class 4, business and class 5 general industrial employment uses. It included the road corridor to the east that would form

a new road link from Toll Roundabout south across the River Almond to the part of the CDA at Gavieside.

Employment Land

The council is required to allocate employment land based on the requirements set out in the approved Strategic Development Plan (CDX - paras 93 – 96 and policy 2). There is a need to provide sufficient effective employment land which can allow the delivery of jobs in the period to 2024. As a result of the need to identify a range and choice of sites to ensure an effective employment land supply as required by SPP (CDX – para 101), the council has allocated a number of employment sites across West Lothian.

In Livingston, 51 sites have been allocated for employment development; of which 2 remained in Kirkton Campus, 8 at Eliburn Campus and 2 at Starlaw Campus. Hence, the need to extend Kirkton Campus to the west into Almond South (E-LV 47) and Almond North (E-LV 49) for employment use.

Flooding

SEPA's submission on the Proposed Plan (**WL/LDP/PP/0243)** points out that the "Developer requirements" section mentions "*River Almond to south, possible requirement for Flood Risk Assessment and Drainage Impact Assessment*." SEPA state *"the FRA should also take into account any small watercourses within/ adjacent to the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. For clarity and consistency, the council may wish to stipulate that an FRA is required rather than a possible requirement."* Consequently, it is valid to require a Flood Risk Assessment, but as suggested by SEPA, clarify that it is required.

Wildlife and Habitat

At MIR stage, Scottish Natural Heritage has raised no objections to development of the site. While at Proposed Plan stage they also had no comments.

In relation to the various points raised by Rosebury Estates (**21861519 / cd92402** & **WL/LDP/PP/0165**):

To clarify the size of site issue; the total site area of Almond North / E-LV 47 should read 23.3 ha, not 31ha as listed in Appendix 1 Employment Site Allocations (pages 92 & 117/ column 3) i.e.; E-LV 47 is formed by the original WLLP Almond North ("AN") allocation at 15.4ha and the EOI-0173 site to the east at 7.9ha. The 31ha figure came from combining both employment sites located north of the Almond: i.e.; E-LV 47 site at 23.3 and E-LV 49 Cousland Wood site at 7.3 to form approximately 31ha.

The consultant points out that the entry in Appendix 1 (page 117) under "Ownership" states that the land is in private ownership but that the council own the land to the east. This is acknowledged and the entry can be amended to reflect the *"east part is public".*

In relation to the comment on "Planning status", (page 117), the east part of the site was brought forward after the Main Issues Report stage, following the EOI representation (EOI 0173) being identified as a "Preferred New Site". This was to reflect the likely land take for the new distributor link road and overbridge across the River Almond to connect Gavieside CDA to the Toll Roundabout / A779 – Starlaw Road / M8. This was to remove the small sections of Countryside Belt / open space / Area of Special Landscape Control (AoSLC) designated in the adopted West Lothian Local Plan (Proposals Map 3).

The corridor for the link road and bridge is to the east of the ethylene high pressure gas pipeline and connects to the early masterplan for the south side at Gavieside CDA, though this masterplan have not been formalised or made public yet by the lead developer. While the strip to the north of the

river is in council ownership and as the agent points out unlikely to be developed it was shown on the proposals map to allow for development of the road and associated embankments rather than leave it as part of the "Countryside belt / open space / AoSLC" as shown on the adopted proposals plan map.

Support for allocation of Almond North (E-LV 49) is acknowledged.

The area to the south of E-LV 47 the lower field has been left as a reasonable buffer along the River Almond with the "Almond Pools West" that forms a Local Biodiversity Site, particularly for wild fowl. It was not considered to allocate this lower area immediately adjacent to the river for development. There is also a stand-off on the south side of the river that contains the Breich Valley Walkway (P-104).

This walkway is also a Core Path. There are no plans to create the walkway on the north side of the river as it is more open and sensitive to the wildfowl using the Almond West Ponds whereas there is a planted woodland buffer on the south side through which the core path is routed.

The south boundary of E-LV 47 was drawn where the approximate break of slope that was envisaged would allow the creation of 2 large linear development platform accessed either from the north (A705) or from the east depending on the configuration of the new link distributor road and the slope that may need for an extra crawler lane provided.

As the agent points out, this lower area remains within their client control. It forms a field that has been previously farmed and there is no indication why it should become a "difficult area to farm" as the land manger would continue to have access from the fields in their ownership to the west.

It is not accepted that it would be difficult to master plan the site with the lower area adjacent to the Local Biodiversity Site excluded from the allocation. To allocate a larger area up to the river, indicates development could be expected in this sensitive location and that is not the intention.

While no major changes are proposed to site E-LV 47, however, the council does see merit in the minor clarifications for the accompanying table (page 117) should the Reporter be minded to amend the LDP in relation to these matters.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16F	**Allocation of land for housing at Balmoral Gardens, Livingston**	
Development plan reference:	MIRQ-0153 -Balmoral Gardens	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0194 (Scott Graham on behalf of Dr Rehana Karim)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement , Livingston (page 90) Proposals Map 3, Livingston Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Site

MIRQ-0153 (Balmoral Gardens)

WL/LDP/PP/0194 (Scott Graham on behalf of Dr Rehana Karim)
Objects to the non-allocation of residential land at Balmoral Gardens in Livingston. It is submitted that the site should be identified in the LDP as a residential development site of 1.1 hectares with an indicative capacity of up to eighteen units.

This representation concerns a consented residential development site at Balmoral Gardens, Livingston. The site which is subject to this representation is bounded to the north by existing residential development at Balmoral Gardens, to the east by existing woodland, to the south by an existing railway line and to the west by Murieston Road.

The site is a former railway siding and at present is disused and overgrown. It is considered significant to note that development of the site has previously been established via planning permission 0144/P/08 (CDX) and has been subsequently renewed via planning permission 0816/FUL/10 (CDX) and 0213/P/14 (CDX). In this regard outline planning consent (0144/P/08) and the subsequent renewals allow for the erection of four houses on the Balmoral Gardens site.

In addition to the above, planning application 0351/P/09 (CDX) proposed a 1.1ha retirement complex on the site with an indicative plan showing eighteen flats in two blocks. It is significant to note that while the proposals which were the subject of this application received a favourable recommendation to approve by council officers, and received a `minded to grant' decision by the planning committee, the applicant failed to follow through and complete the required Section 75 obligation. Consequently, planning permission was never actually granted and this particular development did not proceed. In the meantime the site has changed ownership.

Given the aforementioned history, and particularly the fact that the site has been shown to be potentially capable of accommodating up to eighteen units, the respondent objects to the non-allocation of this site in the Proposed Plan and seeks its inclusion.

The site in the Proposed Plan is currently identified as `land safeguarded for open space'.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0153 (Balmoral Gardens)

WL/LDP/PP/0194 (Scott Graham on behalf of Dr Rehana Karim)
Request a change to the designation of the site as land safeguarded for open space and for it to be allocated instead for housing with a notional capacity of up to eighteen houses and included in the Schedule of Housing Sites in Appendix Two (page 201) of the LDP and shown as such Proposals Map 3.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0153 (Balmoral Gardens)

WL/LDP/PP/0194 (Scott Graham on behalf of Dr Rehana Karim)
The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is (a) insufficient justification to allocate this land for housing in the LDP and (b) specifically not for up to eighteen units.

The site is regarded as a windfall site and it is recognised that it benefits from planning permission in principle (0213/P/14) for up to four houses. It is however the case that the council does not allocate sites of less than 5 units in the development plan. The council is also aware that there are constraints on the developable area of the site because of its physical relationship to the adjacent railway line and this, at the very least, calls into question the capacity of the site to satisfactorily accommodate any more houses. Notwithstanding the previous 'minded to grant' indication for eighteen flats, taken incidentally under a different planning authority regime, it is significant that a legal agreement was never concluded and permission has therefore not been granted. The subsequent granting of permission for four houses also supersedes this.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this site.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16G	Allocation of land for housing at Ettrick Drive, Craigshill, Livingston	
Development plan reference:	H-LV 5 - Ettrick Drive, Craigshill, Livingston	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0004 and CSC 101004870224 (Jessie Young) **WL/LDP/PP/001** (Isabel Findlay) **WL/LDP/PP/002** (Karen Winters) **WL/LDP/PP/003** (Christine Hodgson) **WL/LDP/PP/004** (Jessie Young) **WL/LDP/PP/005** (Eugene Tomany)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 90) Appendix 2 - Schedule of Housing Sites / Site Delivery Requirements, Livingston (page 203) Proposals Map 3, Livingston Area.	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-LV 5 (Eldrick Drive, Craigshill, Livingston)

WL/LDP/PP/0004 and CSC 101004870224 (Jessie Young)
WL/LDP/PP/001 (Isabel Findlay)
WL/LDP/PP/002 (Karen Winters)
WL/LDP/PP/003 (Christine Hodgson)
WL/LDP/PP/004 (Jessie Young)
WL/LDP/PP/005 (Eugene Tomany)
Objection is raised to the allocation of the site for housing for one or more of the following reasons:-

- the physical relationship of new development to existing properties in terms of loss of daylight (it is advised that the residents in Ettrick Drive are predominantly elderly, infirm and disabled, and many have impaired vision);
- the physical relationship of new development to existing properties in terms of overlooking and loss of privacy;
- road safety issues through the generation of additional traffic (both during and after construction) and placing additional pressure on already congested roads. There is particular concern about access to the Health Centre and a local special needs school being especially difficult;
- the impact on 'on street' car parking given that existing residents have parking bays by their bungalows which, they believe, are for their sole use, and as many are blue badge holders they would object to having these spaces used by non-disabled people. There is also an issue with a small car park to the side of the site which fills up rapidly and with some of the spaces being used by Health Centre Staff.

- the likelihood of noise, particularly during the construction period as many of the local

residents are elderly and disabled and the impact of having a building site in close proximity would have a detrimental effect on their health; and

- the loss of an open space which has always been used and enjoyed by residents.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-LV 5 (Eldrick Drive, Craigshill, Livingston)

WL/LDP/PP/0004 and CSC 101004870224 (Jessie Young)
WL/LDP/PP/001 (Isabel Findlay)
WL/LDP/PP/002 (Karen Winters)
WL/LDP/PP/003 (Christine Hodgson)
WL/LDP/PP/004 (Jessie Young)
WL/LDP/PP/005 (Eugene Tomany)
The respondents seek the removal of site H-LV 5 as a housing allocation from the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-LV 5 (Eldrick Drive, Craigshill, Livingston)

WL/LDP/PP/0004 and CSC 101004870224 (Jessie Young)
WL/LDP/PP/001 (Isabel Findlay)
WL/LDP/PP/002 (Karen Winters)
WL/LDP/PP/003(Christine Hodgson)
WL/LDP/PP/004(Jessie Young)
WL/LDP/PP/005 (Eugene Tomany)
The site was originally allocated in the Livingston Local Plan 1996 (CDX) as site C35 and "Reserved for a range of specified uses" within the Craigshill local centre boundary. Specifically, these were identified as "Commercial / Community / Housing" and for many years a temporary Co-op shop was located in portable accommodation on the site before being demolished and the site grassed over when it permanently relocated to a new building at Howden South Road, Almondvale.

It is a long standing reserve site from the earlier "Stage A" plan for Craigshill. "Stage As" were akin to mini-local plans that the former Livingston Development Corporation produced to govern development within the new town.

As an established site, it was rolled over into the Adopted West Lothian Local Plan 2009 (CDX) where it was identified as site HLv76. Due to its small size (0.24ha), it was considered an appropriate small scale housing site that would be suitable for an estimated 10 houses.

The site is now carried forward to the Proposed Plan where it has been referenced as H-LV 5 and the site requirements in Appendix 2 notes that a Planning Brief has been approved to guide its development. (CDX) This dates from 2002, and while probably needing to be refreshed, the basic principles remain sound. In terms of layout and design, it anticipates a two storey flatted or terraced development. It was specifically not considered suitable for a four storey flatted development (as occurs to the north east of the site) due to the adverse physical impact this could have on neighbouring properties. The Planning Brief also requires privacy distances of a minimum of 18m between habitable rooms to be respected. The north / south terraced properties along Ettrick Drive

have blank gables on their north elevation, so there is no issue of overlooking or loss of daylight.

In terms of car parking, there is a car park to the north used by the adjacent Health Centre and mall. The car parking to the east of site had originally been part of the co-op building parking but remains outwith the development area and of use to residents. The brief states any new development would be required to provide parking within the site boundaries. There is existing open space to the southwest, opposite Tweed Drive and to the northeast at Forth Drive and other small areas of open space spread throughout the scheme. The existing footpath on the north east boundary would be retained. An outline planning application for 24 flats in two 3/4 storey blocks (ref. 0234/P/07) was submitted in 2007, but later withdrawn. (CDX)

Overall, the council considers the site to be a viable and appropriate location for a modest urban infill development and is satisfied that the concerns which have been raised can be satisfactorily addressed through the Development Management process and by also having regard to the council's approved Residential Development Guide. (CDX) For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16H	Former Eagle Brae Depot, Eliburn, Livingston	
Development plan reference:	H-LV 24	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0022 (Robert Wilson)		
Provision of the development Plan to which the issue relates:	Allocation of land for housing in Livingston. Appendix 2: Schedule of Housing Sites / Site Delivery Requirements (page 213). Proposals Map 3: Livingston Area	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0022 (Robert Wilson) - has raised an objection to allocation of the former council depot at Eagle Brae Eliburn for housing use but did not elaborate.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0022 (Robert Wilson) – no modification suggests but infers removal of the site from the LDP.		
Summary of responses (including reasons) by planning authority:		

WL/LDP/PP/0022 (Robert Wilson)

Housing Land

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan, SESplan (CDX - paras 85 – 92, 106 – 113 and policy 5, and page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024.

As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP2014 (CDX – para 110), the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the first plan period. Deletion of the site would reduce the availability of housing land supply within the first plan period and over the plan period as a whole (CDX).

As an established site, there was no allocation of the site, or the surrounding area, in either the adopted 1996 Livingston Local Plan or the adopted West Lothian Local Plan (2009).

As a vacant former depot building, the council's Estates Services had identified it as surplus to the council's requirements and raised it at the "Expressions of Interest" stage to inform the Main Issues Report for the LDP (PJ 0005) (CDX). Within the Main Issues Report in 2014 it was considered a "Preferred New Site".

The site is located in the middle of an area dominated by housing and there is existing residential use

on all 4 sides of the development site, thereby the site lends itself to residential development by removing it from a business use within a residential neighbourhood, albeit, as it was operated as a Class 4 business use this was compatible with surrounding houses.

There is a small watercourse to the north west of the site. SEPA have no evidence to suggest it flows through the site, however any applicant should be minded that Planning Advice Note 69 'Planning for Flooding' states that *"Buildings must not be constructed over an existing drain (including a field drain) that is to remain active."*

The council's historical maps were reviewed, no evidence of potentially contaminative activities having been carried out on the site was recorded. Other potentially contaminative activities, e.g. quarries that form the adjacent play park and oil tanks related to the depot have operated within the vicinity of the site.

Developers must submit with any planning application a study and report assessing the site for contamination and adverse ground conditions. If there is any indication of contamination, or other ground condition problems, a remediation statement and environmental insurance must be provided by suitably qualified persons or organisations acceptable to the council and be made available with the submission of any planning application. The above requirement will not prejudice any action that may be taken under the statutory contaminated land regime.

In terms of education capacity, the site is within the catchments of Harrysmuir and Howden St Andrew's Primary Schools and Inveralmond Community High and St Margaret's Academy. However, there are capacity issues emerging at Harrysmuir Primary School where a school extension would be required. The developer contributions required for the appropriate catchment schools would have to be paid.

Planning gain is required towards upgrading the quality of access and signage to Heatherbank Neighbourhood Park in Ladywell from the developers of site. There are trees within the site boundary and the council's arborist should be consulted on their health and longevity at an appropriate time in the process i.e. at the planning application stage.

Vehicular access would be via existing access at Eagle Brae, but details would again be considered at the planning application stage.

In terms of archaeology, the plot itself was depicted as largely undeveloped on the 1st edition Ordnance Survey (OS) Map, with the exception of a structure annotated as 'North Lodge', which occupied the northern-western corner. This was originally on the western side of the road shown on the 1st edition, but the re-alignment of Eagle Brae means that its location now lies within the plot. There may be some potential for elements of this structure to survive below ground level, but it appears unlikely to be of major archaeological significance.

The majority of the rest of the plot appears likely to have been subject to reasonably extensive levels of previous disturbance, meaning that there is a limited possibility of earlier deposits surviving. No sites have been recorded from within this large plot, which was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps of the area.

Modern maps and aerial photographs suggest that it remains as undeveloped farmland, and the fact that it does not appear to have been affected by disturbance during the modern period means that it retains some potential to produce buried deposits associated with earlier phases of occupation. It is likely that a programme of evaluation would be required to assess this potential in advance of development of the plot.

Overall it is considered there is no significant impediment to developing this site for housing (CDX).

Summary

The site is a brownfield site located in an established residential area. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

This site is within the settlement boundary and would present a logical next phase of residential development. The council does not intend to alter the Proposed Plan in response to this objection.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16l	Allocation of land for employment uses at Appleton Parkway, Eliburn Campus, Livingston	
Development plan reference:	Sites E-LV 13 & E-LV 14 – Appleton Parkway, Eliburn Campus, Livingston	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0184 (Robert & Maureen Sommerville) **21871541-ff7b3a** (Sandra Hebenton on behalf of Network Rail)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 91) Appendix 1 – Schedule of Employment Sites, Livingston (page 112) Proposals Map 3, Livingston	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0184 (Robert & Maureen Sommerville)
While not opposed to suitable development proposals, the respondents identify a number of concerns regarding both sites, E-LV 13 and E-LV 14, which lie to either side of their house. They are also keen to ensure that previous assurances given by former council officers should be honoured.

Notes that Map 3 accompanying the Proposed Plan obscures their house "Schoolhouse" under a label with the site name E-LV 13 and could wrongly give the impression to potential developers that it doesn't exist. They point out that on the supplied Map 3, "is obscured by the site name E-LV 13, and feel that anyone considering a development might think there is no house there. They are not totally against any suitable proposal, but state that previous assurances given by former Heads of the Planning Department should be honoured.

E-LV 14

Advises that a surface/flood water collection pond to catch and store flood water was constructed at Appleton Parkway Roundabout as part of the flood defences and queries whether this feature will be retained.

Concerned that there appears to be insufficient consideration given to the geological underground workings in this area although the whole of site E- LV 14 has been deep drilled on a number of occasions. This area has been mined for coal and large scale room and stoop shale workings and has previously been zoned only as suitable for single storey development, with large raft type foundations. The "Middleton Hall" fault is a well-documented major underground fault line which runs north easterly through this site. Collapses of mine workings have occurred on numerous occasions and these should be a major consideration for any proposed development.

Indicates that there is a 250 mm high pressure gas main just outside the bund fence to the south and east boundary of schoolhouse and advise that the owners of the School House had agreed to a raised bund or mound of soil with trees/shrubs planted on it, constructed to the south and east of their house, by Livingston Development Corporation before Houston Road West was constructed. The bund and trees was to afford some screening and noise protection from the "Houston Road West" and Appleton Parkway Roundabout and any proposed future developments, and it was

agreed this would be maintained and retained.

E-LV 13

The respondents note there is no firm commitment to the location of the road access to site E-LV 13.

Advises that there is a 250mm distribution water main in a T shape running from the under the railway, through the wood up to Houston Road West. Relocating this water main was a key reason why the site was considered uneconomical to develop in the past.

Concerned that since the construction of "Schoolhouse Road ", it has remained un-adopted and is not maintained by the council. This means that there are no arrangements for snow ploughing, gritting or grass cutting. Neighbouring house owners are also inconvenienced by illicit HGV parking with noisy refrigerated vehicles arriving and leaving at unsocial hours. Private hire taxis use the turning area to the west of the house as a toilet or to dump waste and the site is occasionally used by travellers which brings additional issues of noise and nuisance. Late night revelry and drug dealing are also commonplace. When Police Scotland are contacted they advise that they have no powers as it is a private road,

The pedestrian crossing on Schoolhouse Road was constructed to give access to the underpass at Houston Road West. The crossing appears to be built too high and vehicles are damaged. The public persist walking on the roadway despite there being a footpath. Suitable signs are required to make them aware there are still vehicles using it.

The respondent suggests that the only way to stop the continued disruption on Schoolhouse Road is to erect a temporary lockable barrier which could be accessed by authorized vehicles as required. Suggests that WLC and British Transport Police see no problem with a barrier. This barrier was requested by the school house owners at the original construction stage but never provided.

21871541-ff7b3a (Sandra Hebenton on behalf of Network Rail)
Notes that sites E-LV 13 and E-LV 14 are identified for employment uses falling within Use Classes 4 and 4, 5 and 6. Requests that consideration is instead given to identify these sites as residential allocations and modify the Proposed LDP.

Suggests that there is a surplus of employment land in West Lothian and implies that sites E-LV 13 and E-LV 14 are not required.

In support of removing the employment allocation, references:

- Policy 2 of the South East Scotland Strategic Development Plan (SESsplan) which states that the West Lothian Local Development Plan will support the delivery of 123ha of the established strategic employment land supply. Also states that "the development of mixed communities (with residential and compatible employment opportunities jointly provided) on strategic employment sites may be appropriate provided this is justified through an LDP and does not result in a net loss to the overall strategic land supply".

- Notes that the Proposed Plan (Figure 2) states that in relation to the SESplan employment land requirement of 123ha, there is 206ha currently marketable with a total of 575ha of identified employment land within the West Lothian area and suggests that this represents a significant surplus.

In support of allocating the sites for housing, references:

- paragraph 119 of Scottish Planning Policy which states that LDPs should allocate a range of

sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption;

- paragraph 122 of Scottish Planning Policy which states that LDPs should allocate appropriate sites to support the creation of sustainable mixed communities and successful places and help to ensure the continued delivery of new housing;

- paragraph 90 of the South East Scotland Strategic Development Plan (SESplan) which states that the scale of the housing requirements for West Lothian will require the identification of sites in sustainable locations where infrastructure is either available or can be provided and in locations where there are no environmental constraints; and

- Figure 5 of the Proposed Plan which shows a shortfall of 3,623 units over the period 2009-2019.

It is also noted that land to the east and north of sites E-LV 13 and E-LV 14 is identified for housing (H-LV 23, H-LV 25 , H-LV 26 and H-LV 27)

It is argued that the allocation of sites E-LV 13 and E-LV 14 would contribute to the identified current housing shortfall on the basis that:

- the site can be immediately made available;
- there is an existing site access and the site is flat;
- the site is in close proximity to Livingston North station, a bus route on Appleton Parkway and is also close to key road links;
- the site is in walking distance to the Deans 'Local Centre', primary school and is in close proximity to Livingston town centre;
- the Proposed Plan identifies housing to the north and east and Sites ELv13 and ELv14 would represent a logical 'rounding-off' of a residential area in this part of Livingston;
- Appleton Parkway provides a strong division between residential and business/industry uses; and
- there is a mature landscape framework which could assist in providing an attractive residential environment.

Modifications sought by those submitting representations:

WL/LDP/PP/0184 (Robert & Maureen Sommerville)
Mr & Mrs Sommerville state they are not against a suitable development.

21871541-ff7b3a (Sandra Hebenton on behalf of Network Rail)
Network Rail seeks wishes to change sites E-LV 13 and E-LV 14 from employment to residential use.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0184 (Robert & Maureen Sommerville)
The West Lothian Local Plan (2009) (CDX) carried forward the employment allocations on both sites (ELv22 and ELv23). Appendix 5.1 covering Employment Sites for ELv22 lists the "Development Requirements" and notes that it should to have "regard to the proximity and amenity of school house". The allocations and requirements are now carried forward into the Proposed Plan (sites E-LV 13 and E-LV 14).

At E-LV 14, the underground conditions and gas pipe line location were picked up in the detailed Stage A produced by LDC. They can be re-introduced into Proposed Plan - Appendix 1: Employment Land Allocations under "Infrastructure & other requirements" (page 112) to guide future applications.

Both the SUDs pond and planted embankment, to give protection to the residential amenity of the school house, are expected to remain in any development of E-LV 14.

The issue of travellers, late night revellers, taxi and overnight lorry use is outwith the scope of the Development Plan. However, development of both these site would lead to increased usage and surveillance and adoption of the road and removal of many of these issues.

The respondents claim there is "*no firm commitment to a location of the road access to E-LV13*" However, it is noted in Proposed Plan - Appendix 1: Employment Land Allocations under "Infrastructure & other requirements" (page 112) that "access from Appleton Parkway Roundabout" and this is the newly constructed road with an access stub opposite / west of School House.

Transportation engineers have checked the traffic calming on the School House Road and confirm it meets their standards. As Old School House Road is a public adopted road it is not possible to erect a barrier to restrict access.

It is unfortunate about the length of time it has taken to secure employment development on these sites within Eliburn Campus. Many of the anti-social issues listed would be reduced and/or removed through development, but they remain suitable for employment uses so long as future planning applications respect the existing residential amenity of the old School House.

21871541-ff7b3a (Sandra Hebenton on behalf of Network Rail)
Network Rail state that *"the railway bounds the sites to the north, beyond which is a large recreational park and a large established residential area*". However, the park area has been redeveloped for social housing and the Deans South area (sites H-LV 25, 26 & 27) is due for substantial redevelopment for c 240 units to transform this existing Deans residential neighbourhood which has suffered from structural issues through substandard design and construction.

They continue *"…….and vacant land to the south and east."* Land to the south is part of the Eliburn Campus area where the road network and services were laid into the entrance of sites. Several of these are owned by Scottish Enterprise and they have not been marketed. Until recently there was a single user allocation on E-LV 15 to the south and this restriction has now been removed and the site is capable of being split up for smaller employment uses.

The land to the east (site H-LV 23) is a former Scottish Enterprise site (WLLP site ELv24) that was advanced by them at the Main Issues Report (MIR) stage for a change from employment to housing. This has been carried through into the Proposed Plan. Scottish Enterprise, who own sites E-LV 13 & 14, did not advance a change of use on these sites at the MIR stage, nor during the Proposed Plan consultation.

In 2013, Scottish Enterprise applied for planning permission in principle (LIVE/0822/P/13) for a 7.6 ha residential development including access, parking and landscaping (grid ref. 302918 668237) on site H-LV 23. This application has yet to be determined due to agreeing the level of developer contributions to provide education capacity.

Network Rail has not given any significant reasons why the E-LV 13 &14 sites should be altered from employment use to housing. The argument on oversupply of employment land fails to recognise that many employment sites covered in the total supply figure are either under ownership for expansion or have some other constraint. The final set of bullet points Network Rail raise can equally be applied to the employment use for which these sites are allocated.

At a combined area of just over 6ha and say at a standard residential density of 25 dwellings per hectare, this could derive c 150 units. The local schools catchment would be Deans Primary and St John Ogilvie Primary school and Deans Community high School and St Margaret's Academy. There is insufficient capacity in the education system to cater for an additional 150 houses.

Overall, the council considers these sites to be a viable and appropriate location for employment uses and is satisfied that the concerns which have been raised can be satisfactorily addressed through the Development Management process. For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16J	Allocation of land for mixed use (including housing) at Murieston Valley Road, Livingston	
Development plan reference:	H-LV 31- Murieston Valley Road	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0195 (David Boland) **WL/LDP/PP/0222** (Michelle Fraser and Paul Brown) **21890399-18ce9b7** (Mrs Shelagh Taylor) **21061671-69be2b8** (Mrs Jill Simpson)		
Provision of the development Plan to which the issue relates:	Objection to allocation of H-LV 31 as a mixed use housing development. Chapter 6 - Development Proposals by Settlement, Livingston (page 90) Appendix 2 - Schedule of Housing Sites, Livingston (page 217) Map 3: Livingston	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-LV 31- Murieston Valley Road

WL/LDP/PP/0195 (David Boland)
The respondent resides adjacent to the allocated site and is concerned about additional traffic through the community and traffic movements in the immediate vicinity of his property that would require vehicles to either reduce speed or stop to turn left into the proposed development. The potential for overlooking and loss of privacy is also a concern.

WL/LDP/PP/0222 (Michelle Fraser and Paul Brown)
Object to the proposed use of the site for a "mixed development and housing".

Notes reference to the fact that the site has been contaminated in the past, but that it does not specify the type of contamination (which is understood to have been toxic waste from Edinburgh). This is believed to be the reason why the site was not developed for housing at the time when Murieston Valley was initially established.

Advises that the site is largely waterlogged and hence would need to be drained. Suggests that this runs the risk of toxic contamination entering local watercourses. Concludes that this makes it totally unsuitable for a housing development and that development of the site would be in contradiction of Environmental Policy ENV 11 on the water environment.

As a consequence of the waterlogging, states that the site is rich in wildlife with heron frequently seen feeding on the large populations of frogs that inhabit the site. The vegetation is typical of a wetland site, and some trees are beginning to become established on the site, which will enhance its value for wildlife and amenity. Development of the site would therefore be in contradiction of Environmental Policy ENV 19 on protection of local biodiversity

While the Plan has safeguards for protecting existing sites of landscape and conservation value, it has little to say about increasing the areas to be set aside for these purposes. The respondents recommend that the proposed use for the site be changed to nature conservation and that it should be set aside as a local wildlife sanctuary or nature reserve. The site is not large in terms of its potential contribution to the expected future demand for housing but in the context of Murieston Valley it is a valuable resource for landscape and biodiversity.

21890399-18ce9b7 (Mrs Shelagh Taylor)
Indicates that the allocation of this site for mixed use, including housing, would have an extremely detrimental effect to local wildlife in the Murieston area, as well as causing a significant impact on local residents and increasing traffic. Regards it as inevitable that the road would lead to further applications for development in this area. As a long term Murieston resident notes that local people frequently walk around this area with children and dogs and enjoy the peace, wild flora and fauna and regular sighting of deer and birds of prey. The area is also used for horse riding.

21061671-69be2b8 (Mrs Jill Simpson)
Seeks to require the developers of site H-LV 31 to improve broadband as it is poor in the Murieston Valley area.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-LV 31- Murieston Valley Road

WL/LDP/PP/0195 (David Boland)
Make no specific reference to modifications.

WL/LDP/PP/0222 (Michelle Fraser and Paul Brown)
21890399-18ce9b7 (Mrs Shelagh Taylor)
Proposes that the use of the site be changed to nature conservation and for it to be set aside as a local wildlife sanctuary or nature reserve or similar.

21061671-69be2b8 (Mrs Jill Simpson)
Seeks to require developers of the site to improve broadband.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-LV 31- Murieston Valley Road

Background
The site is of the former Dressellrig Farm House. The original "Stage A" prepared by the former Livingston Development Corporation (LDC) for this area considered it could be converted for local centre uses. However, due to vandalism and decay, the buildings needed to be demolished. Evidence from LDC is that this area was cleared of a tipped ash layer but suggests that there is no toxic contamination on the site.

The Livingston Area Local Plan (CDX), subsequently allocated the site for Local Centre uses (sites MSR2 / MSR3 & MS10B). The land was later transferred to the ownership of the council with the wind-up of the LDC.

The site is identified in the adopted West Lothian Local Plan 2009 (WLLP) (CDX) as site for a 'Local Neighbourhood Centre (Policy TC13). This is explained as a location where small-scale retail, business, community, leisure and recreation development serving local needs would be supported. However, the slow take up of land in the adjacent local centre to the north east, by Livingston South rail station, suggested that this site was probably larger than it needed to be for purely local facilities and it has been concluded that a more efficient use could be made of the site. The Proposed Plan now indicates that it should be developed for a mix of housing in addition to the uses previously envisaged and the site has been referenced as H-LV 31 in the Plan.

The council is aware that the site has mistakenly been identified in Chapter 6 - Development Proposals by Settlement (page 90) as a housing allocation, while the corresponding entry in Appendix 2 correctly identifies it as a new site for Mixed-use (including housing). The council would be pleased to be invited by the Reporter to delete the site entry from the housing table on page 90 and move it to the mixed use table on page 92 including reference to 24 units.

WL/LDP/PP/0195 (David Boland)
WL/LDP/PP/0222 (Michelle Fraser and Paul Brown)
21890399-18ce9b7 (Mrs Shelagh Taylor)
It will be apparent that the site has long been intended for some form of built development despite having become absorbed into the local environment and perceived as a natural green space over time. Despite this, the council disputes that it genuinely merits to be considered as a Local Biodiversity Site. The site has been previously occupied by farm buildings (now demolished) and any scrub is not natural. There are in any event substantial areas of formal and semi-formal open space within the Murieston Valley at Campbridge Pond Park and along the Murieston Trail.

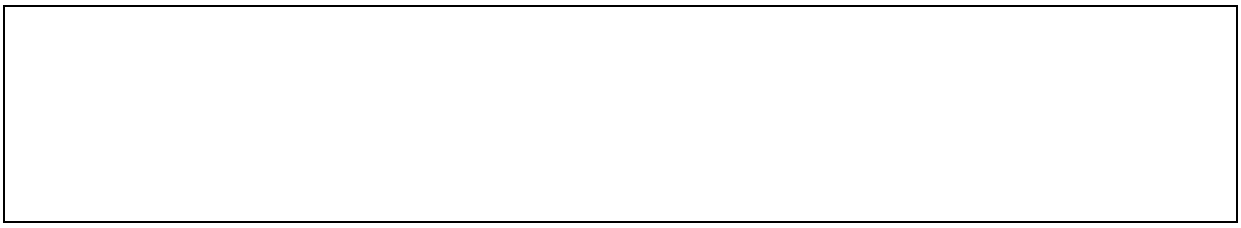
Because the site is located within a part Livingston where there has previously been a history of land contamination the precaution has been taken to require an appropriate site investigation to be undertaken and for any necessary remediation to be implemented should the site come to be developed. Developers would have to ensure the land was fit for the purpose proposed and did not carry an unacceptable risk from contamination to the health of future users of the site or pose a threat to the surrounding environment. The site would be dealt in accordance with the councils SPG - Development of potentially contaminated land. (CDX) This document sets out the standard procedures for such works which follows authoritative best practice which are designed to be protective of human health.

Overall, the council considers the site to be a viable and appropriate location for a modest urban infill development and is satisfied that the concerns which have been raised can be satisfactorily addressed through the Development Management process and by also having regard to the council's approved Residential Development Guide. (CDX) For these reasons, the council does not agree to modify the plan in response to these representations.

21061671-69be2b8 (Mrs Jill Simpson)
The council does not have the powers to enforce broad band improvements on developers and does not therefore propose to make any modification to the Proposed Plan.

Reporter's conclusions:

Reporter's recommendations:



West Lothian Council

Issue: 16K	Modification of Policy EMP 1 to facilitate a broader range of uses at 1 Simpson Parkway, Kirkton Campus, Livingston	
Development plan reference:	Policy EMP 1 - Safeguarding and Developing Existing Employment Land	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0250 and 21872446-ce48d2 (Rapleys on behalf St Francis Group Limited)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 83) Appendix 1 – Schedule of Employment Sites, Blackridge (page 104) Proposals Map 3, Livingston Area Policy EMP 1	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0250 and 21872446 / ace48d2 - (Rapleys on behalf St Francis Group Limited)
The respondents present evidence which they contend demonstrates that the need for employment land of the type and stock exemplified by this site at 1 Simpson Parkway and elsewhere within Livingston and West Lothian is now much reduced and unlikely to pick up during the currency of the LDP. A report prepared by Ryden states that; "*Areas such as Fife, West Lothian, Falkirk and Grangemouth have experienced a reduction in enquiries from this normally active (industrial) business sector*."

As of November 2015, the respondent advises that over 500,000 sq ft of available business property space was on the market for sale or let within 1 mile of 1 Simpson Parkway. This comprises over 150,000 sq ft of industrial and over 220,000 sq ft of office space not including the subject property of 120,000 sq ft. This is a regarded as a very significant supply of available business space. Most will be characteristically the same in terms of scale, type, function and form leading to a market lacking in variety, purpose and function fit for business needs today. In between the available buildings, there are also vacant, undeveloped sites which have been allocated for Employment Use in the current adopted West Lothian Local Plan and appear to have been carried through into the Proposed Plan.

No 1 Simpson Parkway is located within Kirkton Campus. It sits within a total gross area of 4 Hectares (11 acres) and comprises a modern detached headquarters building/production and warehouse facility with 200 car parking spaces. It is currently vacant and has been marketed by professional agents for lease or purchase on behalf of the landowners for over five years without success. There have been limited firm enquiries and few sustained notes of interest. Coupled with the limited market interest (due mainly to restrictive planning policies, and to the limited flexibility of the production facility to change itself without significant cost or reworking), there is a real challenge to sustain the property as a future employment area, without support from West Lothian Council to incentivise appropriate change.

The respondents are at the same time concerned that new allocations for Employment Use are still being identified in the Proposed Plan for locations elsewhere in Livingston, also within the Kirkton Campus and further afield around the district and cannot comprehend the reasons why the council should do this, given the evident over-supply of property and sites in the immediate surroundings
It is the case that the same allocated land was identified in the adopted Local Plan 2009 (sites E-LV 48, E-LV 39, E-LV 41 & E-LV 46). In the period of pre-adoption (2007-09) through to now, (8 years)

none of these sites have come forward and have not contributed to the employment land supply.

The respondents cite the case of a Proposal of Application Notice (PAN) which was lodged in 2015 for sites EL-V 48 and EL-V 46 at Gregory Road, and outlined the developer's intention to bring forward a future planning application for a "mixed use development including residential, business, industry, storage & distribution and community/leisure facilities" (CDX). This site lies immediately adjacent to No 1 Simpson Parkway and is said to provide evidence of developer interest, and policy pressure, that the current Local Plan proposals and restrictions on use and type of use at Kirkton is having a negative effect on future investment decisions. Additional research revealed that within 1 mile of 1 Simpson Parkway other developer-led change of use applications which demonstrate that the current Local Plan policy relating to Kirkton Campus is having a limited positive effect on development proposals coming forward for the allocated sites in the adopted plan (and for the proposed sites coming forward in the emerging LDP.

Policy EMP 1 of the Proposed Plan seeks to safeguard Employment Areas within the designated boundaries, including Kirkton Campus. In part, the policy confirms that proposals for non-business/non-industrial uses on allocated employment sites will only be supported in circumstances where certain criteria can be demonstrated. The respondents have sought to demonstrate through a property market analysis and developer interest activity the following:

(e) it has been satisfactorily demonstrated that there is no net detriment to the overall supply of employment land; It has been shown that the overall supply of employment land in the immediate vicinity of 1 Simpson Parkway, and within 1 mile of the site, remaining within the designated Employment Area, that around 500,000 sq ft of space is currently available. The supply of employment land is therefore excessive, and evidence shows there is limited, if any take up of this stock. So we do not consider that a net detriment would occur in the event of a proposal came forward for non-business/non-industrial use on the site within the Employment Area.

(f) it can be satisfactorily demonstrated that there is no reasonable or realistic demand for the retention of the existing premises or sites for use classes 4, 5 and 6. Prospective developers will be required to evidence their attempts to secure a continued employment-generating use and in particular that they have actively marketed the premises or site over a sustained period; On the basis of over five years marketing, and limited sustained notes of interest there is little reasonable or realistic demand. There is one potential business, subject to implementation of a planning permission for a meat processing plant, who may secure an employment-generating use following active marketing. However, that consent has not been implemented and there is no firm indication that this may materialise.

(g) the proposal would not restrict the range of uses which can lawfully be carried out by businesses and industry on nearby sites; The proposal, described in the following section, would not restrict the range of uses which can lawfully be carried out by businesses and industry on nearby sites. The nearby sites remain vacant and undeveloped. The PAN for a mixed use with business, residential and other commercial uses on Site Proposal E-LV 46 and E-LV 48 would not arise any use conflicts as there are no immediate neighbours operating an industrial or other incompatible use nearby.

(h) the development of the site would not serve to fragment a larger industrial area or disrupt links between industrial users in that area; Development of 1 Simpson Parkway would not serve to fragment a larger industrial area, as the immediate area is comprised of vacant land, where employment generating proposals have failed to come forward in the current adopted Local Plan and there is little future prospect of doing so. As such, the form, position and arrangement of these sites may better serve a new development opportunity site, or cluster, where fragmentation would not cause disruption.

(i) the proposal would have no unacceptable traffic, amenity or environmental impact and the site is accessible, or can be made accessible by public transport and footway connections to the surrounding area; The proposed development details below can be suitably studied, planned and mitigated to ensure no detrimental impacts.

(j) proposals are ancillary to, or complement the overall employment use, and can be satisfactorily demonstrated to directly benefit those working in that employment area. Proposals would be a mix of uses, including employment-generating uses predominately, with ancillary supporting uses with potential residential.

On the above analysis, the respondent considers there to be an opportunity for change of use of 1 Simpson Parkway. Detail of the proposed change of use is outlined below for consideration to demonstrate an effective and viable reuse of the site can be delivered.

The proposal, in outline, for redevelopment of 1 Simpson Parkway is as follows:

- Remove the single user/large production facility and car park to create a brownfield development site
- Retain more than 50% of the site (net) for employment uses within the Employment Area standard uses, Class 4 (business), Class 5 (general industrial) and Class 6 (warehouse and storage). There is potential to offer bespoke office accommodation however that sector and current stock is also in a state of decline in Livingston.
- Provide supporting or ancillary commercial services to include, subject to market interest – Childcare, leisure or community use with limited non-retail food e.g. hot food / restaurant / café.
- In order to enable the above predominately commercial development, there would be a proposal to provide residential development at a modest scale taking account of position, location and residential amenity in relation to the predominant uses. Landscaping and open space provision would ensure suitable buffering and place making in this context.

The respondents argue that there is a current lack of available small scale housing opportunities in Livingston, coupled with a falling demand for the type of large-scale industrial processing facility as existing. 1 Simpson Parkway is identified as providing an opportunity to contribute towards the strategic housing development objectives of the LDP through the re-use of the site for a use in need, and within a sustainable brownfield location.

The housing component is planned to offer a supporting facilitating role, rather than lead a redevelopment scheme. There are benefits that can be realised through delivery of housing – receipts to provide site clearance, place making and developer contributions towards key Council services such as education, affordable housing and open space.

It is anticipated the site could accommodate up to 75 residential homes of varying styles ranging from terraced, semi and detached family homes. This small number would provide a deliverable source of additional housing for Livingston and West Lothian, where the strategic housing land position is in need of a generous supply according to Scottish Planning Policy.

Paragraph 40 of SPP (CDX) requires spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area. To do this, decisions should be guided by the following policy principles:

- optimising the use of existing resource capacities, particularly by co-ordinating housing and business development with infrastructure investment including transport, education facilities, water and drainage, energy, heat networks and digital infrastructure;

- using land within or adjacent to settlements for a mix of uses. This will also support the creation of more compact, higher density, accessible and more vibrant cores;
- considering the re-use or re-development of brownfield land before new development takes place on greenfield sites;
- considering whether the permanent, temporary or advanced greening of all or some of a site could make a valuable contribution to green and open space networks, particularly where it is unlikely to be developed for some time, or is unsuitable for development due to its location or viability issues; and
- locating development where investment in growth or improvement would have most benefit for the amenity of local people and the vitality of the local economy.

The respondent references the SESplan housing requirement and how this translates to West Lothian. It notes that a substantial part of the delivery of new housing is expected to be in the Core Development Areas but suggests that the economic climate may serve to slow down the implementation of large complex schemes that are dependent on costly new infrastructure and servicing. The effectiveness of the projected housing supply is questioned and it is suggested that the council therefore needs to find alternative sites to replace and enhance the supply.

It is argued that small sites such as 1 Simpson Parkway, which require little investment in infrastructure, can quickly contribute towards meeting the LDP housing land requirement in the short to medium term, unlike the CDAs. It would provide a deliverable source of additional housing for Livingston and West Lothian, where the strategic housing land position is in need of a generous supply.

The respondents have assessed the site against the criteria of PAN 2/2010 (CDX) and conclude that it is 'effective'.

They have also had regard to paragraph 58 of PAN 2/2010 (CDX) which advises that Local Authorities should "ensure that at all times sufficient effective land is available to meet the housing land requirement for at least the following 5 years." It is suggested that a housing development would provide a sustainable and deliverable source of housing which is in high demand for this region. In keeping with the surroundings, development in this area would benefit from existing services and infrastructure and could be delivered without compromising the amenity of surrounding land uses.

In conclusion, the respondents are seeking the change of emphasis and wording relating to Proposed Plan Policy EMP 1 as it applies to the existing Employment Area. This would help relax what is considered by the respondents to be restrictive land use and delivery policies for the Kirkton Campus, particularly in relation to legacy issues where there is absolutely little prospect of such an initiative occurring in the life of the new LDP. There is little prospect for the Kirkton Campus, on the evidence of lack of development activity for adopted Local Plan allocated sites coming forward; on the evidence of limited developer activity to seek planning permission for any change of use (save for 3 proposals) and based on the market evidence that shows there is a very large over-supply of employment land within 1 mile of the Kirkton Campus and with limited prospect of change occurring in the life of the new plan, given the same allocations have been rolled over into the next plan.

The respondents seek to relax planning restrictions, open up the site for a wider range of employment generating uses, alongside a wider marketing effort as a result, may have a positive effect on re-energising the future for Kirkton Campus.

Modifications sought by those submitting representations:

WL/LDP/PP/0250 and 21872446-ce48d2 (Rapleys on behalf St Francis Group Limited)

The respondents seek modifications to Policy EMP 1 - Safeguarding and Developing Existing Employment Land as it applies to Employment Areas and which would allow for employment sites to be diversified and redeveloped for a mix of uses, including housing and relates this to a specific site at 1 Simpson Parkway, Kirkton Campus, Livingston.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0250 and 21872446-ce48d2 (Rapleys on behalf St Francis Group Limited)
The Livingston Area Local Plan (CDX) identified Kirkton Campus with an Industrial Area Boundary on the Proposals Map. Policy EM 1 safeguarded various industrial estates across the New Town for "employment generating development". The types of acceptable uses for Kirkton Campus were defined as "business and general industry. At the time this local plan was drawn up in early 1990s, 1 Simpson Parkway had already been built.

The West Lothian Local Plan 2009 (CDX) continued to protect Kirkton Campus as part of an Employment Area. Policy EM5 stated *the expansion, conversion or redevelopment of premises within the areas shown on the proposals map, and on other established sites will be encouraged for uses falling within classes 4,5 and 6, or as restricted in policy EM2 and specified in Appendix 5.1."*.

Consequently, there has been a long history of Kirkton Campus being laid out as the first high-amenity, science and technology campus in Livingston. This is stated on the road entrance signs into the Campus. It remains almost 75% developed with 6 undeveloped sites, including a new site following demolition of a building near to 1 Simpson Parkway.

The Campus has been able to accommodate the growth in the business sector and is home to Sky, the largest employer in West Lothian that is housed over a number of different units in the south part of the estate. There are also financial services accommodated with Lloyds Banking group call centre.

While it is acknowledged there is a large number of both vacant premises and sites across Livingston and West Lothian, this can allow a large choice of different sized buildings and plots and continue to generate employment opportunities.

The Agents claim there *"is a significant supply of available business space. Most will be characteristically the same in terms of scale, type, function and form leading to a market lacking in variety, purpose and function fit for business needs today".* However, they also point out the property is capable of sub- division. While it may be 35 years old, the adjacent properties on Kirkton Campus have either been refurbished or demolished and the site available for redevelopment for employment uses.

While the objector address Policy EMP 1 criteria (*e) to (j)* in relation non-business and non-industrial uses; they do not address criteria (a) to (d) related to conversion or redevelopment of sites within such areas as Kirkton Campus for similar uses such as 4/5/6 to ensure they are compatible to neighbouring land uses, do not effect amenity or that transport implications and crucially *"(d) infrastructure deficiencies or requirements are capable of being satisfactorily remedied".* This latter issue in relation to proposed new isolated residential development and addressing the ensuing school capacity deficiencies cannot be rectified.

It is most difficult to reconcile the respondents claim that the introduction of residential units onto the site would not fragment the industrial area; i.e. in contravention of Policy EMP 1 criteria (h).

The site is within a clearly contained business campus. It is remote from other housing areas and the

town centre or local centre for local services. The closest street is Charlesfield Lane over 500m to the east or beyond the Charelsfield distributor road along the south boundary in Adambrae.

The respondents claim *"there is a current lack of available small scale housing opportunities in Livingston" h*owever, there are 27 sites with capacities ranging from 8 - 15 – 29 – 36 units.

Fundamentally, in educational capacity terms, the site falls with the primary school catchment of Livingston Village and St Ninian's. For secondary schools, it is Inveralmond High School and St Margaret's Academy, From a 4ha site, at an average residential density of 25-30 dwellings per hectare, then a site such as this could accommodate between approximately 100 -120 units in excess of the 75 proposed. There is no educational capacity for these additional unplanned units.

In relation to overall housing demand, the agents claim *"given the financial crash, these growth areas were not as successful as hoped and did not deliver the housing figures as expected....."* However, despite the recession, of the 4 allocated major Core Development Areas (CDA), 3 CDA have approved master plans and housing development is well underway on these sites by different developers on different sized plot.

Piecemeal erosion of the Campus is not acceptable as this would allow existing employment sites to be interspersed with pockets of housing and the related expectation of enjoying residential amenity does not sit well with business and general industrial uses that can operate 24 hours a day. The agent proposes half the site be redeveloped for use classes 4,5,6 or offices uses, albeit acknowledging "*that sector and current stock is also in a state of decline in Livingston*", with the remaining half for residential use (approximately 75 houses) .

A scenario can be envisaged whereby the employment half could remain undeveloped and then the whole site is presented for increased residential use. Indeed, when considering the PAN 2 /2010 on effective housing criteria (CDX), it is admitted *"housing is the sole preferred use of the land in planning terms".*

During the Public Local Inquiry into the West Lothian Local Plan (2007), the owner of the site at Lister Road, Kirkton South sought residential use. The Reporter dismissed this objection due to the incompatibility of the uses and the removal of quality employment land. (CDX)

Similarly, the adjacent site at Lister Road was promoted for housing. It has recently re-opened as an office and depot facility.

SPP requires local planning authorities to provide a wide range and choice of employment sites.

SDP Policy 2 requires the council to allocate a further 123ha of employment land across the whole of West Lothian.

The agent does acknowledge that there have been 3 recent active enquiries to reuse the site for employment purposes.

Finally, the objector seeks to *"....open up the site for a wider range of employment generating uses...."* However, Policy EMP1 does allow for this flexibility, so long as various criteria are met, but it excludes retail use. Isolated housing use in Kirkton Campus would not be compatible with existing or future business, general industrial, storage and distribution and ancillary uses in the employment area.

For these reasons, the council does not propose to change Policy EMP1.

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16L	Re-definition of Employment Area Boundary at Fleming House, Simpson Parkway, Kirkton Campus, Livingston and modification of Policy EMP 1.	
Development plan reference:	Policy EMP 1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0252 and 21872215-270903f (Rapleys on behalf of Bizspace Limited)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 83) Appendix 1 – Schedule of Employment Sites, Blackridge (page 104) Proposals Map 3, Livingston Area Policy EMP 1 - Safeguarding and Developing Existing Employment Land	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0252 and 21872215-270903f (Rapleys on behalf of Bizspace Limited)
The respondents object to the property known as Fleming House being located within a defined Employment Area Boundary and being subject to the provisions of Policy EMP 1 – Safeguarding and Developing Existing Employment Land. The respondents seek the removal of the site from the Employment Area and a redefinition of the alternative uses permitted by Policy EMP 1 which would assist their aspirations to redevelop the site for housing.

The respondents present evidence which they contend demonstrates that the need for employment land of the type and stock exemplified by Fleming House and elsewhere within Livingston and West Lothian is now much reduced and unlikely to pick up during the currency of the LDP. A report prepared by Ryden states that; "*Areas such as Fife, West Lothian, Falkirk and Grangemouth have experienced a reduction in enquiries from this normally active (industrial) business sector*."

It is however argued that demand for housing in West Lothian, of the right type and scale, remains strong given the area's prime location with good strong transport connections to Edinburgh, Glasgow and other key employment areas within West Lothian along the M8 corridor. It is on this basis that they believe that the site should be identified as a housing allocation in the forthcoming Local Development Plan with a potential of delivering 50 - 60 units.

The site at Simpson Parkway extends to some 2.7 acres (1.1 ha), and is relatively small in comparison with other large housing sites allocated in the Proposed Plan. The site is located within the boundary of the Kirkton Campus Employment Area, however it is not specifically identified as a specific employment site. Kirkton Campus provides business accommodation for primarily Class 4, 5, and 6 uses. Appendix 1 - Employment Land Allocations, suggests that due to the decline in demand for the properties on site, there is a need to diversify the acceptable use classes as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997; from the familiar Class 4,5,6 (business, general industry, storage and distribution) to include Class 2 – Financial/Professional Services, or other uses not in a class of their own e.g. sui generis.

It is argued that this evidences a surplus of employment land available within Livingston and West Lothian. A review of the property's planning history shows that planning permission was granted in 2013 for the change of use of 3 units within Fleming House to change from office space to Fitness Centre (0809/FUL/12)(CDX).

The respondent contends that this strengthens the evidence that the need for serviced office accommodation of this form and scale within West Lothian is no longer in demand should other compatible uses be proposed where there is a market interest. With the building now ageing and with more superior and better located premises available elsewhere within West Lothian, the landlord is having difficulty in justifying rental values to compete with these other locations. The concern is that there is a risk of losing further occupiers and this may lead to a downward decline of the property itself.

The respondent is therefore looking for support and future certainty from the Local Development Plan process to help it address this situation and encourages the council to support additional alternative uses to prevent an increase in vacant properties. As such, it is suggested that this site presents an excellent opportunity for a quick and effective housing development which would contribute towards the strategic requirements whilst offering a wider flexible mix of business uses that are compatible and viable at this location.

Modifications sought by those submitting representations:

WL/LDP/PP/0252 and 21872215-270903f (Rapleys on behalf of Bizspace Limited)
It is proposed that Fleming House, an employment site located at Kirkton Campus, Livingston should be excluded from the Employment Area Boundary (where Policy EMP 1 applies) and the policy modified to allow for a wider range of uses to include housing. In this particular instance it is suggested that 50 to 60 houses could be accommodated.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0252 and 21872215-270903f (Rapleys on behalf of Bizspace Limited)
The Livingston Area Local Plan (CDX) originally defined the boundary of Kirkton Campus Industrial Area with boundary on the Proposals Map. Policy EM 1 safeguarded various industrial estates across the New Town for "employment generating development". The types of acceptable uses for Kirkton Campus were cited as "business and general industry".

The West Lothian Local Plan (CDX) 2009 continued to protect Kirkton Campus as part of an Employment Area. Policy EM5 stated "*the expansion, conversion or redevelopment of premises within the areas shown on the proposals map, and on other established sites will be encouraged for uses falling within classes 4,5 and 6, or as restricted in policy EM2 and specified in Appendix 5.1*."

Kirkton Campus has the distinction of being the first high-amenity, science and technology campus in Livingston. It remains almost 75% developed with 6 undeveloped sites, including a new site following demolition of a building south east of Fleming House.

The Campus has been able to accommodate the growth in the business sector and is home to SKY, the largest employer in West Lothian which is housed in a number of units in the southern part of the campus. There are also financial services accommodated with Lloyds Banking group call centre opposite Fleming House.

While it is acknowledged that there are a large number of vacant premises and sites across Livingston and West Lothian, this does present a wider selection of different sized buildings and plots for incoming businesses to choose from.

The respondents claim there *"is a significant supply of available business space. Most will be characteristically the same in terms of scale, type, function and form leading to a market lacking in variety, purpose and function fit for business needs today"*. However, they also point out the property is capable of sub-division. While it may be 35 years old, the adjacent properties on Kirkton

Campus have either been refurbished or demolished and the site made available for redevelopment for employment uses.

While the respondent addresses Policy EMP 1 criteria (*e) to(j)* in relation non-business and non-industrial uses, they do not address criteria (*a)* to (*d)* related to conversion or redevelopment of sites within such areas as Kirkton Campus for similar uses such as Classes 4/5/6 to ensure they are compatible with neighbouring land uses, do not effect amenity or that transport implications and crucially *"(d) infrastructure deficiencies or requirements are capable of being satisfactorily remedied".* This latter consideration in relation to proposed new isolated residential development and addressing the ensuing school capacity deficiencies cannot be rectified.

It is difficult to reconcile the respondents claim that the introduction of residential units onto the site would not fragment the industrial area; i.e. in contravention of Policy EMP1 criteria (h).

The consultants claim "*the Employment Land Allocation provided in Appendix 1 of the Proposed Plan suggests that due to the decline in demand for the properties on site, there is a need to diversify the acceptable use classes .....from the familiar Class 4,5,6 (business, general industry, storage and distribution) to include Class 2 – Financial/Professional Services or other uses not in a class of their own e.g. sui generis."*

This is not the case. In reviewing the employment land availability, to assist in site delivery the Proposed Plan further provides a detailed site categorisation of employment land supply and requirements. This categorisation recognises that different types of employment development within Use Classes 4, 5 and 6, will have different locational and environmental requirements. The granting of planning permission for uses such as a fitness centre, as in the case of Fleming House, demonstrates that the council have actively supported redevelopment for <u>appropriate</u> ancillary uses.

Residential use is however not appropriate. The site is located within a clearly contained business campus. It is remote from other housing areas and the town centre or local centre for local services. The closest residential street is Charlesfield Lane over 700m to the east.

The respondents claim *"there is a current lack of available small scale housing opportunities in Livingston".* However, there are actually 27 sites with capacities ranging from 8 - 15 – 29 – 36 units.

Fundamentally, in educational capacity terms, the site falls within the primary school catchment of Livingston Village Primary School and St Ninians RC Primary School. For secondary schools, it is Inveralmond High School and St Margaret's Academy. From a 1.1ha site, at a high residential density of 35-50 dwellings per hectare, then it could accommodate between approximately 50-60 units as the agent suggest. However, neither primary or secondary schools have capacity for this number of new housing units.

In relation to overall housing demand, the agents claim *"given the financial crash, these growth areas were not as successful as hoped and did not deliver the housing figures as expected....."* However, despite the recession, of the 4 allocated major Core Development Areas (CDA), 3 CDA have approved master plans and housing development is well underway on these sites by different developers on different sized plots.

Piecemeal erosion of the Campus is not acceptable to allow existing employment sites to be interspersed with pockets of housing and the related expectation of enjoying residential amenity do not sit well with business and general industrial uses that can operate 24hrs a day.

During the Local Plan Inquiry in 2007, the owner of Lister Road, Kirkton South (site E-LV 32) sought

residential use. The Reporter dismissed this objection due to housing uses being incompatible within the campus area, as well as the potential loss of quality, serviced employment land. (CDX)

Similarly, the adjacent site at Lister Road to the north that had contained a printers, became redundant and had been promoted for housing. It has recently re-opened as an office and depot facility for after having been acquired by the council.

SPP requires local planning authorities to provide a wide range and choice of employment sites.

SDP Policy 2 requires the council to allocate a further 123ha of employment land across the whole of West Lothian.

The agent does acknowledge that there have been 3 recent active enquiries to reuse the site for employment purposes.

Finally, the respondent seeks to *"....open up the site for a wider range of employment generating uses...."* However, Policy EMP 1 allows for this flexibility, so long as various criteria are met, but it excludes retail use. Isolated housing use in Kirkton Campus would not be compatible with existing or future business, general industrial, storage and distribution and ancillary uses in this employment area.

For these reasons, the council does not propose to re-define the Employment Area Boundary or change Policy EMP 1.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16M	Allocation of land for housing at Eucal Business Centre, Craigshill Road, Livingston.	
Development plan reference:	Craigshill Road (formerly HLv 68 in WLLP)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0253 and 21859634-10cb7de (Rapleys on behalf of Bizspace Limited)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 90) Appendix 2 - Schedule of Housing Sites, Livin (page 165-175) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

WL/LDP/PP/0253 and 21859634-10cb7de (Rapleys on behalf of Bizspace Limited)
The Eucal Business Centre is located within a predominately residential part of south east Livingston. The site has a gross area of 1.7acres (0.8ha). It can be accessed from the north (Craigshill Road) and the west (Craigshill Street). It comprises a small single storey business/industrial unit, offering serviced business space, storage, office and mechanical service uses. However there is only a 33% occupancy rate and despite refurbishment, tenant incentives and other interventions to improve the position there are 17 vacant units. Market evidence demonstrates that the need for employment land of this type and stock within Livingston and West Lothian is now much reduced, and unlikely to improve. It is therefore the case that the site is deemed suitable for redevelopment.

It is explained that the adopted West Lothian Local Plan (2009) identifies the site as HLv 68 and allocates it for housing, suggesting that the site could accommodate 25 units. (CDA) The site continues to form part of the established housing land supply (in the 2014 and 2015 Housing Land Audits) but it was decided not to carry it forward to the Proposed Plan as a consequence of a previous grant of planning permission for a flatted development (CDA) (ref. 0519/P/96) having lapsed some years before and because of a failure to confirm the effectiveness of the site at the time of the Main Issues Report. The respondents, who have newly acquired the property, are now seeking the re-instatement of the previous housing allocation.

The respondent references the SESplan housing requirement and how this translates to West Lothian. It notes that a substantial part of the delivery of new housing is expected to be in the Core Development Areas but suggests that the economic climate may serve to slow down the implementation of large complex schemes that are dependent on costly new infrastructure and servicing. The effectiveness of the projected housing supply is questioned and it is suggested that the council therefore needs to find alternative sites to replace and enhance the supply.

It is argued that small sites such as Craigshill, which require little investment in infrastructure, can quickly contribute towards meeting the LDP housing land requirement in the short to medium term, unlike the CDAs. It would provide a deliverable source of additional housing for Livingston and West Lothian, where the strategic housing land position is in need of a generous supply and would be compatible with Scottish Planning Policy (Para 40) (CDX) which requires spatial strategies within

development plans to promote a sustainable pattern of development appropriate to the area.

Public transport serves the site with frequent bus services running around the town providing connections to further beyond. It is bounded by green open space to the east beyond which is residential. To the south and the west lies residential housing and to the north is a fire station (with planning permission for housing), beyond which is further housing. It is argued that the redevelopment of this site for housing would not be out of keeping with the character of the area.

The respondents (new owners of the site) have undertaken a strategic review of its portfolio of sites and believe that if it is specifically allocated for housing (rather than just as 'white land' within the settlement boundary) it would greatly assist in marketing the site to developers and enhance the likelihood of redevelopment.

The respondents have assessed the site against the criteria of PAN 2/2010 (CDA) and conclude that it is 'effective'.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

WL/LDP/PP/0253 and 21859634-10cb7de (Rapleys on behalf of Bizspace Limited)
Seeks re-instatement of this site at Craigshill Road, Livingston as an allocated housing site, as shown in the adopted West Lothian Local Plan (site H-LV 68) with and indicative capacity of 25 units.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

WL/LDP/PP/0253 and 21859634-10cb7de (Rapleys on behalf of Bizspace Limited)
In the lead up to the preparation of the Main issues Report, there were no representations received from the owners of the site to have it retained and carried over to the LDP. Indeed, a questionnaire seeking to establish the effectiveness of allocated sites in the West Lothian Local Plan was not returned but it now appears that this may have been at the time of change of ownership. In the Main Issues Report (2014), due to the lapsed planning permission not being implemented, the site was identified as being "de-allocated" together with six other apparently 'non effective' housing sites in Livingston.

Having been presented with information which advises that the existing business centre is no longer fit for purpose, and suggesting that there is now genuine interest in redeveloping the site for housing, the council accepts that the circumstances which informed it's previous decision to 'de-allocate' this site have changed.

Given the previous planning history, and having already established that housing would not be out of character in this area, or adversely impact on adjacent uses, the council would not take issue to the Reporter recommending that the site should be allocated in the LDP for approximately 25 houses (as was the case in the adopted West Lothian Local Plan).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16N	Wellhead Farm, Murieston, South Livingston.	
Development plan reference:	None specific for site.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)		
Provision of the development Plan to which the issue relates:	Promotion of site for housing at Wellhead Farm, Murieston, Livingston. Policy ENV 7: Livingston Countryside Belt, page 44. Proposals 101: South Murieston / Linhouse distributor road. Proposals Map 3: Livingston.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Wallace Land Investment & Management propose a development in three phases for a total of 680 homes and a community hub. Each phase is stand-alone and the agents indicate the site can come forward in one, two or all three phases together.

The LDP Main Issues Report (MIR) identified part of the site as "Preferred New Site" (EOI- 0051). The council considered this site had capacity for 100 homes on 8.3ha site. This was part of a larger site promoted to the council, in advance of the MIR, by the owners of Wellhead Farm (EOI-0055).

This MIR Preferred Site was supported by the council's Site Assessment through the Strategic Environmental Assessment (SEA) process (SEA Environment Report: Appendix 2). This confirmed that the environmental impacts of the proposal were acceptable for 18 out of 23 SEA assessment questions. An identical Assessment was also included for the remainder of the site (EOI-0055).

In response to the MIR, Wallace Land submitted representations supported by Development Framework Reports for the phases of development at Wellhead Farm. The representation for Phase 1 supported the allocation of the MIR Preferred Site, albeit for a higher 150 homes capacity. The representation for Phase 2 (assessed by the Council as EOI-0055), promoted the additional allocation of 7.4ha of land for 130 homes. The representation for Phase 3 promoted the allocation of the remaining phase for 400 homes in the latter plan period (also assessed by the Council as EOI-0055). (Total = 680 houses).

The LDP Proposed Plan now excludes the MIR Preferred Site at Wellhead Farm. Instead, the whole site is proposed to form part of the *Countryside Belt* around Livingston. No justification is provided for this designation. No indication is given in the Proposed Plan or any of its supporting evidence, of the reasons for the change in position from the MIR stage.

The "*Assessment of the Housing Land Supply*" submitted with this representation demonstrates that the Proposed Plan fails to allocate sufficient effective housing land to meet the housing requirements set by SESplan. Further, that the council's assessment of the housing shortfall does

not comply with Scottish Planning Policy (SPP). Accordingly, more land should be allocated to ensure that the LDP accords with the requirements of SESplan and SPP.

This Supporting Statement confirms the council's conclusion that the proposal at Wellhead Farm is in a sustainable location. It forms an attractive and logical extension to the south side of Murieston.

The site is within walkable distance of existing amenities and has good public transport accessibility. The proposal will meet local housing need and demand, 170 homes (25% of this development will be affordable). The scale and design of the development will integrate with and be in keeping with the character of the local area.

This proposal has been updated to take account of public consultation, held in September 2015.

Phases 1 and 2 are promoted for residential development with Phase 3 incorporating a community hub. Earlier phases are capable of coming forward independently. The facilities in the community hub would be agreed with the Council. This could include a site for a new Primary School, should this be necessary to support later phases of development.

The site will be accessed by vehicles from two access points on Murieston Road. Pedestrian access will also be provided to Murieston Road. A new footpath will be provided along Murieston Road on the frontage to the proposal.

A new distributor road is identified as P-101 in the proposed LDP. The rationale and justification for this is not clear. If the road is required, it can be provided through the northern half of the Wellhouse Farm site. This will link through to the economic development site at Linhouse. It could help to alleviate traffic flows on Murieston Road and provide further vehicular connections around the south of Livingston to the wider area.

The agents undertook a Re-Assessment of the SEA appraisal of the site and consider the Council concludes that this site is in a sustainable location.

When the mitigation measures embedded in the design of the proposal are taken into account, then no unacceptable adverse environmental impacts will arise.

It is noted that the council has raised some concerns on the potential landscape and visual impacts in its Site Appraisal. Wallace Land has commissioned a Landscape and Visual Appraisal for Phases 1 and 2. This concludes that the site is well screened. This conclusion would equally apply to Phase 3.

Modifications sought by those submitting representations:

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Allocation of site for housing at Wellhead Farm, Murieston Road, Livingston

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The issue of housing land supply is dealt with in Schedule 4: 1A .

The issue of the Linhouse distributor road (P 101) is dealt with in 16Ap.

The issue of the Countryside Belt around south Livingston is addressed in Schedule 4: 26L and the council's position statement on countryside belt.

West Lothian Local Plan (2009) (CDX) designated the site as Livingston Countryside Belt, (Policy ENV22) although the southern half is part of the adjacent Linhouse extension safeguard as a "Proven Site of National Importance" (Policy EM1). The core Linhouse development site lies to the east, beyond the structural shelter belt.

The Main Issues Report (2014) (CDX) had the northern half of the Wellhead site (EOI 0051 / EOI 0055) as a "Preferred New Site", to help facilitate the adjacent "Preferred New Site" for housing at north Linhouse (WLLP-ELv54 / EOI 0099) in relation to numbers of units necessary to support primary school extensions or a new primary school; while the southern half of Wellhead, that was part of a larger submission (EOI 0051 / EOI 0055) extending to the south west, was a "Not Preferred Site".

The LDP Proposed Plan retains the Livingston Countryside Belt designation (Policy ENV 7), along with a Proposal 101 for the South Murieston / Linhouse distributor road.

The distributor road connecting onto Murieston South Road has been modelled by Transportation Services and found to be appropriate in accommodating the dispersal of additional traffic from the Linhouse site.

The link road is required to service the E-LV 46 industrial site. Depending on the scale of build out from the site there may be a requirement for a secondary access onto Murieston Road. Whether the link is completed all the way through to Oakbank Park Road will once again be dependent on proposed layouts for the development area.

Planning permission in principle (LIVE/0918/P/15) for a 16.6 ha residential development with associated landscaping, engineering and infrastructure works including new vehicular accesses (grid ref. 306208 664469) on land at Wellhead Farm, Murieston Road, Livingston was applied for in December 2015.

This was refused planning permission in May 2016 (CDX). The reasons for refusal were as follows:

"1. The proposal is contrary to Policy 1B of the Strategic Development Plan for Edinburgh and South East Scotland since the application site is a greenfield site located outwith the settlement envelope of Livingston on land designated in the adopted local plan as the Livingston Countryside Belt. Development of this site would have a significant adverse impact on the integrity and character of a local landscape designation and would be detrimental to the natural environmental qualities of the area.

2. The proposal is contrary to Policy 5 of the Strategic Development Plan for Edinburgh and South East Scotland. The site is unallocated and the majority of the SESplan requirement for additional housing in West Lothian will be met through sites allocated in the current local plan or which have gained planning permission since the local plan was adopted.

3. The proposal is contrary to Policy 6 of the Strategic Development Plan for Edinburgh and South East Scotland. The council adopts the position that there is a generous supply of housing land in West Lothian and granting permission to this unallocated site would be outwith the terms of this policy. In any event, it is unlikely that this site could contribute to any perceived short term deficit in housing land supply in the period to 2019.

4. The proposal is contrary to Policy 7 of the Strategic Development Plan for Edinburgh and South East Scotland insofar as the site is not allocated for housing in the adopted local plan. The proposal would not be in keeping with the countryside setting of the site and the proposal does not comply with criterion (a). There are known education infrastructure issues which mean that the proposal does not comply with criterion (c).

5 The proposal is contrary to Policy 8 of the Strategic Development Plan for Edinburgh and South East Scotland. The development site is outwith the settlement envelope of Livingston and a large proportion of the site is remote from local facilities, schools and public transport connections. Granting permission to the development is likely to result in a high proportion of journeys by car and potentially lead to a resource commitment by the council in terms of transporting children to catchment schools.

6. The proposal is contrary to Policy 9 of the Strategic Development Plan for Edinburgh and South East Scotland. There are known educational infrastructure constraints within the catchment schools. Granting permission would exacerbate this situation and potentially prejudice the development of allocated housing sites.

7. The proposal is contrary to Policy ENV22 of the adopted West Lothian Local Plan. The Livingston Countryside Belt forms an area of high amenity on this edge of the town. The proposed development within the Countryside Belt is unjustified and would neither protect nor enhance that designation.

8. The proposal is contrary to Policy ENV23 of the adopted West Lothian Local Plan. The application site is outwith the Livingston settlement envelope in an area designated as the Livingston Countryside Belt. Development of the site will have a significant adverse impact on the integrity and character of this local landscape designation and would be detrimental to the natural environmental qualities of the area.

9. The proposal is contrary to Policy ENV31 of the adopted West Lothian Local Plan as the site is located outside the settlement boundary of Livingston, where there is a presumption against development except in limited circumstances where development is compatible with a rural area. The proposed development can be characterised as an unjustified development of a greenfield site and, therefore, does not meet the criteria contained in policy ENV31 of the local plan for allowing development in the countryside.

10. The proposal is contrary to Policy HOU1 of the adopted West Lothian Local Plan. The application site is not allocated as a housing site in the adopted local plan. As such, the proposal is contrary to Policy HOU1.

11. The proposal is contrary to Policies IMP2 and IMP3 of the adopted West Lothian Local Plan as there are known educational infrastructure constraints within the catchment schools. Granting permission would exacerbate this situation and potentially prejudice the development of allocated housing sites.

12. The proposal is contrary to the policies and provisions of the emerging West Lothian Local Development Plan. In particular, it is contrary to the following proposed policies :
(i) ENV2, Housing development in the countryside,
(ii) ENV7, Countryside Belts and settlement setting,
(iii) HOU1 & 2, Housing sites and Maintaining an effective land supply and
(iv) INF 1, Infrastructure.

13. By granting planning permission in principle, the council would set an undesirable precedent for other similar developments in the countryside. The cumulative effect of which would be the gradual erosion of rural areas of West Lothian and the coalescence of settlements and these factors would be to the detriment of the area's visual amenity and rural character."

The agent raises various points on the need for additional housing land. The council's position on housing land supply is covered in Schedule 4: 1A that addresses "housing land supply and housing need and demand".

Under the SEA re-assessment , the consultant picked 2 comparator sites: Site H-LW 1: Gavieside, by Polbeth and Sites H-WC 2/ H-WC 3/ H-WC 4: Mossend Core Development Area

However, Site H-LW 1 was the subject of a planning permission, while Mossend was previously allocated in the West Lothian Local Plan as part of the wider West Livingston CDA.

The catchment area schools for this site are Bankton and St Ninian's Primaries and James Young High School (JYHS) and St Margaret's Academy. There would be educational catchment issues at both primaries and secondary schools for this significant level of c 680 additional unplanned for houses.

While Bankton Primary would have some capacity and more limited capacity at St Ninian's, there is a concern that both these primary schools are more remote and could potentially require off-site improvements works to underpasses and overbridges to enhance the safe route to school from the edge of town.

Also across Livingston as a whole, the oversupply of pupils in the north of the town means that JYHS is a popular school. However, by 2020 there will have insufficient places at S1 across the whole of Livingston.

For these reasons, the council does not propose to allocate some or all of Wellhead Farm in south Livingston to allow residential use. No modification is proposed.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16O	Open space designation at Murieston Valley, Livingston.	
Development plan reference:	Open Space designation at Murieston Valley, Livingston	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21910008-a0bfa45 (Mr Craig Browning)		
Provision of the development Plan to which the issue relates:	Allocation of land as open space Proposals Map 3, Livingston Area	
Planning authority's summary of the representation(s):		
21910008-a0bfa45 (Mr Craig Browning) Observes that the area to the south of Murieston, behind Murieston Gardens and Murieston Court, is a very valuable area for recreation and offers the possibility of "escaping to the countryside" whilst still remaining in Livingston. It is presumed that the respondent supports the designation of this area as open space.		
Modifications sought by those submitting representations:		
21910008-a0bfa45 (Mr Craig Browning) Make no specific reference to any modification.		
Summary of responses (including reasons) by planning authority:		
21910008-a0bfa45 (Mr Craig Browning) The area referred to lies to the south of Murieston, behind Murieston Gardens and Murieston Court, and is known as Southern Woods. It is owned by West Lothian Council. The area was technically outwith the Livingston 'new town' boundary and came to be designated in the Calders Area Local Plan (CDX) as part of the Livingston Countryside Belt (Policy ENV 18). This identified a general presumption against development and afforded it a degree of protection that it might not otherwise have had. The Livingston Countryside Belt designation was carried over into the Adopted West Lothian Local Plan (Policy ENV 22) (CDX). The area has been designated as "Land Safeguarded for Open Space" in the LDP Proposed Plan in recognition of being an open space asset associated with the urban area of south Livingston. Key recreational routes around the Linhouse site continue to be protected as core paths (#13 in the adopted Core Path Plan 2013)(CDX) The council is pleased to receive support for the safeguarding of this site as open space.		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

Issue: 16P	Allocation of land for employment uses at Caputhall Road, Deans Industrial Estate, Livingston	
Development plan reference:	E-LV 8 - Caputhall Road (Central) E-LV 9 - Caputhall Road (West 1)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0021 (Stephen A Matthews for Caledonian Group)		
Provision of the development Plan to which the issue relates:	Allocation of land for employment uses. Chapter 6 - Development Proposals by Settlement, Livingston (page 91) Appendix 2 - Schedule of Housing Sites, Livingston (page 111) Proposals Map 3, Livingston Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

E-LV 8 - Caputhall Road (Central)
E-LV 9 - Caputhall Road (West 1)

WL/LDP/PP/0021 (Stephen A Matthews for Caledonian Group)
The respondents support the allocation of these sites at Caputhall Road, Livingston.

Modifications sought by those submitting representations:

Representations to Allocated Sites

E-LV 8 - Caputhall Road (Central)
E-LV 9 - Caputhall Road (West 1)

WL/LDP/PP/0021 (Stephen A Matthews for Caledonian Group)
No modification of allocations E-LV 8 and E-LV 9 has been sought.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

E-LV 8 - Caputhall Road (Central)
E-LV 9 - Caputhall Road (West 1)

WL/LDP/PP/0021(Stephen A Matthews for Caledonian Group)
Both these small employment sites have been carried forward from the Adopted West Lothian Local Plan 2009 (CDX) and the council is pleased to receive support for their continued allocation for employment uses within Deans Industrial Estate, Livingston.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Q	Policy TCR2	
Development plan reference:	Proposed Plan - policy TCR2	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0160 + 21450464-c80b28f (Scottish Enterprise c/o Scott Hobbs Planning) **WL/WLP/PP/0220 + 21416622-3fd8b29** (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP)		
Provision of the development Plan to which the issue relates:	Policy TCR 2 Location of New Retail and Commercial Leisure Developments.	
Planning authority's summary of the representation(s):		

Representations to Policy TCR2

WL/LDP/PP/0160 + 21450464-c80b28f (Scottish Enterprise (SE) c/o Scott Hobbs Planning) Fully supports policy TCR2 which meets the requirements of Scottish Planning Policy relating to town centres first approach, without conflicting with the requirements of other employment policies (particularly regarding Class 4 development). For this reason, SE would not support any future amendment to this policy which may introduce the requirements for sequential testing for office development.

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP) Supports the requirement for the LDP to identify, support and promote the network of town centres, including appropriate opportunities for their improvement, links to green networks and any new retail provision which may be required. It is noted that Livingston is referred to as the 'prime shopping centre' within West Lothian and that The Centre provides for wider shopping needs, whilst neighbourhood centres provide for more local needs.

However, concerns are raised regarding Policy TCR2: for the following reasons: Policy TCR2 requires a sequential approach to be taken for new retail and commercial leisure developments within town centres. In principle, this is supported by our client. However, the town centre boundary for Livingston is such that new unrestricted Class 1 retail development could be developed remotely from The Centre, which the LDP recognises as the primary shopping centre for Livingston, and on sites which may serve a better town centre use.

A situation could occur where new Class 1 unrestricted retail development is proposed on an area within the defined town centre for Livingston but on a site that is allocated for another use, such as business or leisure etc. It could also be a site that is located a significant distance from The Centre, with inadequate or no public transport or pedestrian links to The Centre. West Lothian Council would require to be flexible in determining such an application on the basis that a retail development within the town centre is likely to be acceptable in principle, even if it is not located close to the existing retail area or public transport and pedestrian links. In order to combat this situation from arising, it is submitted that a Prime Retail Area should be identified within Livingston.

The Prime Retail Area should be the first place for retail development to be located before other town centre sites are considered appropriate. It is submitted that this will protect the vitality and viability of the town centre and protect the threat that dispersed retail areas could have within Livingston.

Modifications sought by those submitting representations:

WL/LDP/PP/0160 + 21450464-c80b28f (Scottish Enterprise (SE) c/o Scott Hobbs Planning) SE would not support any future amendment to policy TCR 2 which may introduce the requirements for sequential testing for office development.

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP) Suggests that the town centre boundary should identify a "Prime Retail Area" where new retail development should be directed in the first instance. This boundary should include The Centre, The Designer Outlet Centre, Almondvale West Retail Park and Almondvale Retail Park.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0160 + 21450464-c80b28f (Scottish Enterprise (SE) c/o Scott Hobbs Planning)
Noted. The council does not propose any amendment to this policy.

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP)

Scottish Planning Policy (SPP) states that "*planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into town centres. The planning system should; apply a town centre first policy when planning for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities; encourage a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening and consider opportunities for promoting residential use within town centres where this fits with local need and demand*" (paragraph 60 SPP CDX).

In line with SPP, Livingston as a sub-regional centre has an established town centre boundary at Almondvale within which a range of appropriate town centre uses are located. Within this boundary the plan identifies a number of sequentially suitable and viable sites with regard to size, location and availability. All allocated sites within the town centre boundary at Almondvale will help to reinforce and strengthen the town centre by providing a range of opportunities which would contribute to the consolidation of its status as a strategic town centre as identified in Strategic Development Plan (SDP) (SDP table 1 network of centres CDX).

In terms of responding to comments on the accessibility of allocated sites within the town centre boundary at Almondvale it should be noted that the LDP has been subject to transport appraisal for all sites in the proposed plan (transport appraisal LDP CDX). Within the context that the town centre covers a large area the council is satisfied that the allocated sites are not remote from the centre and are within an acceptable walking distance of the primary shopping centre, can be accessed by public transport or car and that any upgrades to these links could be made satisfactorily with specific arrangements being addressed through any eventual planning application. As such, the council disagrees with the suggestion that a "Prime Retail Area" boundary should be defined in the plan.

In light of the above, the Council does not agree to modify the Plan in response to this

representation.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16R	Livingston General	
Development plan reference:	N/A	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21910008-a0bfa45 (Craig Browning) **21690215-f53d2c1** (Robert Rae) **WL/LDP/PP/0240** (Brian Johnstone on behalf of Livingston Village Community Council)		
Provision of the development Plan to which the issue relates:	Miscellaneous	
Planning authority's summary of the representation(s):		

21910008-a0bfa45 (Craig Browning)
The area to the south of Murieston behind Murieston Gardens and Murieston Court is a very valuable area for recreation and offers the possibility of "escaping to the countryside" whilst still remaining in Livingston.

A71 Corridor (page 35, paragraphs 5.114-5.115)

21690215-f53d2c1 (Robert Rae)
The respondent observes that the parking at Livingston South Station is frequently full, on normal working days, which discourages the use of the train service. Electrification of the route is also likely to increase passenger numbers at the station and the respondent suggests that the station itself is now too small for the peak hour passenger flows due to the narrow wooden platforms. The respondent acknowledges that this is the responsibility of Network Rail but questions if the Council has any influence on the facilities provided.

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)
The respondent has commented on 9 topics:

1. Maps or plans as tabled at a public event
Suggests some legibility improvements in the Maps. For instance large green areas obscure paths and roads. The town centre boundary requires to be checked by allocation MU 5. Additionally, the majority of a designated local biodiversity site opposite Almondvale Stadium to the west, is now occupied by council housing.

2. Housing developments
The area of greatest potential growth throughout West Lothian is housing. Given the housing targets set by the Scottish Government, the respondent has concerns about the supporting infrastructure.

3. Infrastructure concerns
Concerned at the likely strain on existing infrastructure within Livingston, principally education, medical facilities and roads; also reference to drainage systems and primary energy provision; notes reference in the LDP to limited capacity at both at East Calder and Newbridge waste water treatment plants; suggests pressure is applied to Scottish Water for funding to augment capacity for waste water treatment to fit into the housing growth plan; advises that support infrastructure must

be part of the composite planning and grown similarly and contemporaneously and where funding is the issue the council must seek and obtain additional Scottish Government funding for fast infrastructure growth; intolerable to saddle private developers with huge infrastructure developer contributions all the time; private sector should make contributions however, reasonableness has to prevail; other fund sources are also needed if the infrastructure growth stands a chance of keeping pace with 1100 plus houses per year. Suggests a financial element be introduced by loans or whatever for infrastructure to load the front end capital of developments so that delays are minimized for the integrated planned proposal.

4. Transport issues

Suggests that the council should identify ways of funding infrastructure costs up front, developers should contribute to the improvements as their development progresses. North/south traffic movements should be addressed with improvements to Alderston Road. A71 improvements are required now and should not wait until developers are in a position to provide the improvements. Seek update on delivery of A801 Avon Gorge improvement.

5. Edge of centre retail provision

As housing sites sprawl further and further outward toward the Livingston town boundaries there should be some provision for the smaller retail zones.

6. Allotment provision

Following the resounding success of the Killandean Allotment site this sort of development should find space in the Plan. This is a growing interest activity in West Lothian and should be encouraged either as Killandean a private enterprise leasing council land or by West Lothian Council running similar sites.

7. Affordable housing percentage

Concerned that the affordable housing requirement from new market housing is proposed to increase from the current 15% to 25%. Suggest that this risks deterring some developers because the economics no longer stand up.

8. Unconventional gas extraction

References Policy MRW 5 and notes that a moratorium is in place over this at present but that there could be pressure for this to be lifted. Advises that INEOS are holding exhibitions in the potential extraction areas to the west of West Lothian and anticipates there being interest in West Lothian at some point. In that event there would be concern that the drilling process would be visible above ground and also that horizontal drilling and extraction radiates outward from the well deep underground. Questions how the council as planning authority would define a boundary for this radiated extraction to prevent unforeseen problems of contamination, or other issues, spreading in the substrata and affecting ground below properties.

9. Planning Integration

Seeks the integration and co-ordination of developers and infrastructure providers. Lack of funding will be raised as the reason why infrastructure tends to be reactive. Therefore suggests a financial element be introduced by loans or whatever to load the front end capital of developments so that delays are minimised for the integrated planned proposal.

Modifications sought by those submitting representations:

21910008-a0bfa45 (Craig Browning)
21690215-f53d2c1 (Robert Rae)
No modification proposed

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)

1. Maps or plans as tabled at a public event
No modification proposed

2. Housing developments
The council should forward fund infrastructure improvements and then recover the cost as developments are built out.

3. Infrastructure concerns
The council should forward fund infrastructure improvements and then recover the cost as developments are built out.

4. Transport issues
The council should forward fund infrastructure improvements and then recover the cost as developments are built out.

5. Edge of centre retail provision
No modification proposed

6. Allotment provision
No modification proposed

7. Affordable housing percentage
No modification proposed

8. Unconventional gas extraction
No modification proposed

9. Planning Integration
No modification proposed

Summary of responses (including reasons) by planning authority:

21910008-a0bfa45 (Craig Browning)
Comments are noted, however no modifications are necessary.

21690215-f53d2c1 (Robert Rae)
Comments are noted, however no modifications are necessary.

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)

1. Maps or plans as tabled at a public event
Comments noted, however no modifications are necessary.
2. Housing developments
The council's response to infrastructure and developer contributions is set out in a separate Schedule 4 number 1F.

3. Infrastructure concerns
The council's response to infrastructure and developer contributions is set out in a separate Schedule 4 number 1F.

4. Transport issues
The council's response to the Transport Infrastructure is set out in a separate Schedule 4 number 1T and 26V.

5. Edge of centre retail provision
The council notes the comments made, and no modifications are necessary.

6. Allotment provision
The council's response to the Allotment Provision is set out in a separate Schedule 4 number 26O.

7. Affordable housing percentage
The council notes the comments made, but does intend to make any further changes to the plan. The council's response to Affordable Housing is set out in a separate Schedule 4 number 1H.

8. Unconventional gas extraction
The council notes the comments made, and no modifications are necessary.

9. Planning Integration
The council notes the comments made, and no modifications are necessary.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16S	Livingston - Issues raised by Murieston Community Council and Livingston Village Community Council.	
Development plan reference:	H-LV3 Tarbert Drive, Murieston. P-101 South Murieston, Linhouse Distributor Road. Policy ENV 10 - Protection of Urban Woodland. MU5 – Adambrae. P-51- Killandean Allotments, South Kirkton. Policy MRW 5.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0346 (Murieston Community Council). **WL/LDP/PP/0410 (**Livingston Village Community Council).		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (pages 90-92). Appendix 2 - Schedule of Housing Sites, Livingston (pages 201-217). Appendix 6 – List of Proposals (pages 277-278). Proposals Map 3: Livingston Area.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0346 - Murieston Community Council
Three specific issues are commented upon:

(1) Allocation of site H-LV 3 (Tarbert Drive, Murieston) for housing
The proposal to develop this site was rejected by the Scottish Government's Directorate for Planning and Environmental Appeals Ref: PPA-400-284 on 3rd April 2009 (CDX) and is the subject of a Tree Preservation Order. The Community Council therefore consider the inclusion of this site in the proposed plan as inappropriate and oppose any development of this site.

(2) Proposal P-101 (South Murieston, Linhouse Distributor Road)
It is assumed that the function of this new road is to provide access to site E-LV 46 (Linhouse) employment. The Community Council considers the extension of this road from E-LV 46 to Murieston Road to be unnecessary and inappropriate, and suggest that the road from Oakbank Industrial Park to E-LV 46 should be terminated within E-LV 46. Consequently, the Community Council oppose the development of this road west of E-LV 46.

(3) Policy ENV 10 - Protection of Urban Woodland
The Community Council agree with the Proposed Plan to designate land parallel to the Edinburgh-Glasgow railway line and Murieston Valley limited to the west by Murieston Road and to the east by Robin's Lane as "Land Safeguarded for Open Space".

WL/LDP/PP/0410 - Livingston Village Community Council
9 specific issues are commented upon:

(1) Maps/plans tabled at briefing sessions
Suggests some legibility improvements to aid interpretation of these maps. The dominance of the dark green denoting "land safeguarded for open spaces" obliterates some map features such as paths and roads. At this scale the faintness of the background street maps can make navigation tricky. A similar obliteration is also present in the larger light green areas denoting "countryside belt".

The dark blue line meant to delineate the town centre area requires to be checked throughout its length. There is at least one error adjacent to area MU5 at Adambrae.

The land to the west of Alderstone Road opposite the stadium is almost fully covered by green diamonds which we interpret as "local diversity". The majority of this land has had council housing and an access road built here under planning reference 0778/FUL/10 (CDX) This map therefore needs to be refreshed to reflect the current development.

(2) Housing Developments
The area of greatest potential growth throughout West Lothian is housing. The level of completions, approximately 1,100 per year up to 2024, is probably greater than for any other council. This is obviously heaviest in the named core areas such as Winchburgh but Livingston also has a significant share in the allocation of land for housing.

The Community Council is of the view that the Scottish Government has set the housing targets and which West Lothian Council is required to meet, rather than let the council decide what it can realistically contribute, and issue is taken with is approach.

Notes that the Proposed Plan has not taken forward some of the preferred housing sites in the Main Issues Report and in particular the areas to the south of Murieston. Queries whether this may give rise to some non-compliant planning applications or indeed appeals.

Advises that the Community Council's main concern regarding the provision of houses is not the number of houses per se but the lack of infrastructure to support them. This is more of a concern in areas NOT defined as the core areas where new infrastructure seems to be reasonably well catered for.

(3) Infrastructure Concerns.
Indicates that there is strain on existing infrastructure support within Livingston as a whole. The main areas are education, medical facilities and roads. Less at risk but still important are drainage systems and primary energy provision. Re drainage, it is noted within the plan that there are repeated mentions of limited capacity at both at East Calder and Newbridge waste water treatment plants. Pressure must therefore be applied to Scottish Water for funding to augment capacity for waste water treatment to fit into the housing growth plan.

Indicates that the support infrastructure must be part of the composite planning and grow contemporaneously. Lack of funding seems to be the barrier to the early development of adequate infrastructure capacity. Notes that it is procurement always lags behind the need. Recognises that the council cannot support the development without external funding and proposes that Scottish Government should contribute. It is considered intolerable to saddle private developers with monstrous infrastructure developer contributions all the time. While agreeing that they should make some contributions, reasonableness has to prevail. Hence, other fund sources are also needed if the infrastructure growth stands a chance of keeping pace with 1,100 plus houses per year.

(4) Transport Issues
Observes that North/South routing within Livingston is primarily served by the dual carriage way to the east which seems to cope – and Alderstone Road to the west – which does not cope at present at peak times and there are concerns about any increase of traffic here. Suggests that improvements are required to Alderstone Road.

Identifies a need for longer term upgrading of the A71 to address the volume of existing traffic and the likely increase in commuter traffic due to new development. While some improvements are identified in the Plan it is doubtful if these will be sufficient longer term.

Suggests that the A801 corridor improvements need to be brought forward. In particular the cross border Avon Gorge scheme should be implemented without delay. Notes that it has been approved for some time. Aware of rumours that the savings achieved for the Queensferry Crossing would be re-allocated to Avon Gorge but unsure what the current situation is.

(5) Edge of Centre Retail Provision
Suggests that provision should be made for smaller, more localised retail zones as housing sites sprawl further and further outward from the Livingston town boundaries.

(6) Allotment Provision
Following the resounding success of the Killandean Allotment site it is suggested that this sort of development should be encouraged and promoted in the Proposed Plan. There is a growing interest in this activity in West Lothian and should be provided for, either as at Killandean, a private enterprise leasing council land, or by West Lothian Council operating similar sites.

(7) Affordable Housing provision
Raises concern about proposed increase in affordable housing requirements from the current 15% to 25% in some instances and believes that this creates a risk that some developers will be dissuaded from building because the economics no longer stand up.

(8) Unconventional Gas Extraction (fracking) - Policy MRW 5.
Understands that Scottish Government have placed a moratorium for the time being but suspect that INEOS and possibly others operators will lobby for this to be lifted thereby raising the prospect of drilling in West Lothian. The Community Council is aware of events being staged by the fracking industry to promote and improve the image of fracking. In practical terms there are concerns that the drilling process is visible above ground but the horizontal drilling and extraction radiates outward from the well deep underground. Queries how a planning authority would define and police a boundary for this radiated extraction to prevent unforeseen problems of contamination – or other issues- spreading in the substrata and affecting ground below properties.

(9) Planning Integration
Identify an urgent need to introduce some mechanisms into development planning whereby early co-ordination from the developer's embryo and first alert of housing proposals appearing on the horizon is conveyed to the various infrastructure providers at the earliest possible opportunity.
This can also be defined as pro-active planning rather than re-active reaction and should be an integral part of the planning process. As previously stated, the main areas of infrastructure that often lag too far behind housing building are education and medical facilities. The respondents are unsure how these agencies are made aware of development proposals in order that they can plan for them. Question whether 'triggers' are early enough, powerful enough to get reaction, or if they really exist at all.

Suspect that a lack of funding will be put forward as the reason why infrastructure tends to be

reactive and therefore suggest that a financial element be introduced by loans or whatever to load the front end capital of developments so that delays are minimized for the integrated planned proposal.

Modifications sought by those submitting representations:

WL/LDP/PP/0346 - Murieston Community Council
No specific modifications proposed.

WL/LDP/PP/0410 - Livingston Village Community Council
Indicate that the land to the west of Alderstone Road, opposite the stadium and shown as a Local Biodiversity Site (relating to the River Almond) should have the boundary redrawn back to the river corridor to reflect the recent council house building on this vacant site. In addition, the Almondvale town centre boundary is drawn in error adjacent to area MU5 at Adambrae; i.e. it should be placed around the south and west boundaries of the MU5 site.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0346 - Murieston Community Council
In response to the issues raised the council offers the following comments:

(1) Site H-LV 3 Tarbert Drive is addressed in a separate Schedule 4, reference number (**16A**)

(2) Linhouse distributor road - WLC Transportation has confirmed that the Transport Assessment prepared in support of the LDP (CDX)) indicates no significant impact on the road network, or with the present level of information on use and density, no need for improvement arising from the development. Indeed, this new road would aid the network. This issue is also address in Schedule 4 reference number (**16Ap**)

(3) Policy ENV 10 "Protection of Urban Woodland", it is acknowledged that Murieston Community Council, in relation to land west by Murieston Road and to the east by Robin's Lane, support this designation.

WL/LDP/PP/0410 - Livingston Village Community Council
In response to the issues raised, the council offers the following comments:

(1) Mapping - There were specific Geographic Information Systems (GIS) issues related to the mapping package that produced the Proposed Plan maps. The council is aware of the legibility and transparency issue of the Ordnance Survey map bases and would seek to address it in the final map production run of the adopted Proposed Plan.

It is recognised that the Almondvale Town Centre boundary is erroneous adjacent to area MU5 at Adambrae and that it should be drawn around the south and west boundaries of the MU5 site to locate it within the town centre. A Planning brief has been approved by the council advocating a number of mixed uses (CDX). The council would therefore have no objection to the Reporter requiring the boundary to be amended to accurately define the boundary in the interests of accuracy of the Plan.

(2) Housing developments – the council cannot anticipate whether a landowner or developer will submit a planning application and then appeal a decision. However, it is beneficial to have an up-to-date development plan that is the first point of reference in determining planning applications and is one of the reasons why the council is keen to expedite the

process of having the Local Development Plan approved.

(3) Infrastructure concerns – It is acknowledged that school roles are often close to the maximum capacity but capacity nevertheless exists in both the primary and secondary sector for those houses allocated in the Proposed Plan, albeit in some cases with the need for developer contributions for school extensions to manage the additional pressure arising from their development or for the commencement of development to be delayed pending the provision of a new school or an extension.

In terms of medical facilities, NHS Lothian was consulted on the plan and confirmed the existing and proposed level of development was at a level which they believed could be accommodated by the health service. It is however ultimately for the health providers to make the necessary provisions.

Transport Assessment prepared in support of the LDP (CDX) advises of no significant impact on the Livingston road network or need for major improvement arising from the overall development outwith the CDAs.

Scottish Water has advised of capacity constraints in some communities but has not objected to developments within the plan.

Developer contributions are an acceptable practice across Scotland and governed by a Planning Circular (CDX) that ensures they are proportionate and related to the application.

(4) Transport Issues - Alderstone Road has been identified as an issue on the overall Livingston road network. However, there are no major new planned developments that feed onto this road. Should any non-residential schemes come forward, then the required Transport Assessment would identify improvements to the network. This could also include sustainable transport solutions involving more Active Travel improvements. As part of the west Livingston CDA a new distributor road is planned at Gavieside to link the A71 northwards to Toll Roundabout / A779. This will relieve pressure on Alderstone Road.

The A71 corridor is the subject of a study by consultants to identify active travel corridor improvements to help reduce car journeys. This is associated with the Calderwood CDA developer having been required to create a park & ride facility at Kirknewton Station. A planning application has been submitted for this facility. (CDX)

It is the council view that the A801 link road and bridge over the Avon linking the M8 to M9 is a strategic road connection of national importance and should be funded by the Scottish Government. The council will to continue to lobby for the implementation of the project at the earliest opportunity.

(5) Edge of Centre Retail Provision – "Smaller retail zones" are already catered for by the 9 local centre boundaries identified across Livingston.

(6) Allotment Provision – The council has an Allotment Strategy that addresses many of the issues raised. It will be noted that land to the west of Killandean Allotments in Kirkton South has been identified for expansion (Proposal P51).

(7) Affordable Housing – the 25% rate has been in place with CDA developments since 1999 and there is no evidence to suggest that it has held back development. The council is currently in the process of revising its affordable housing policy.

(8) Unconventional Gas Extraction (fracking) - as mentioned, a moratorium on Unconventional Gas Extraction is currently in place. If the moratorium should end, then the suggestion for additional training for community councils on this issue will be raised with the Improvement Service and Planning Aid Scotland.

(9) Planning Integration - Consultation was undertaken with all key agencies (such as NHS Lothian, Transport Scotland, Scottish Water etc during the preparation of the Main Issue Report that sets the stage for the Proposed Plan. There is ongoing dialogue between the council and these key agencies; e.g. quarterly liaison meetings with Scottish Water. This is part of the forward planning exercise that it forms the Local Development Plan allocation and phasing of housing and employment sites. It also establishes what development infrastructure needs are required for particular sites and these are highlighted in the LDP so that developers are aware that these requirements must be costed, designed for and accommodated within their planning applications.

Either Section 75 legal agreements, between the council and developer or planning conditions can be placed on a planning application to ensure that developers' contributions from sites are linked to the council for e.g.; provision of school extensions. The government is progressing integration of the social care and health aspects of local government provision with local authorities and NHS Trust through the Health Care Partnerships.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16T	Employment Sites (E-LV 33 and E-LV 35), Gregory Road, Kirkton South Livingston.	
Development plan reference:	E-LV 33 (Gregory Road East) and E-LV 35 (Gregory Road West)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0352 & WL/LDP/PP/0420 (Naomi Cunningham, Holder Planning for Manse LLP)		
Provision of the development Plan to which the issue relates:	Landowner seeking change from employment land to residential use. Appendix 1: Employment Land Allocations (page 114). Proposals Map 3: Livingston Area.	
Planning authority's summary of the representation(s):		

Holder Planning for Manse LLP **(WL/LDP/PP/0352 & WL/LDP/PP/0420)** re-submitted to the Proposed Plan their statement that they had lodged at the Main Issues Report stage in Autumn 2014 when the sites were known as ELv46 Gregory Road east and ELv48 Gregory Road west as allocated in the adopted West Lothian Local Plan (CDX).

This submission supports the allocation of two sites identified on MIR Map 6 South Livingston with references ELv48 (Gregory Road West) and ELv46 (Gregory Road East) for housing. Gregory Road West is approximately 8.4 hectares in size and Gregory Road East measures 3.69 hectares. The sites are identified on Map 6 as committed employment sites.

The council is advised that the land has been in their clients ownership for some time with little prospect emerging of viable development for their allocated use. The council is advised thatthe owners of the site were not aware of the Council's 'Expression of Interest" exercise undertaken in 2011, and so the subject sites have not previously been brought to the attention of the council.

The council is asked to read this representation in conjunction with the agents representation on housing supply and demand issues, which considers the context set by SESplan and its Supplementary Guidance in terms of the housing requirements for West Lothian and the housing supply position set out in the MIR. This concludes that there do not appear to be enough preferred sites for housing identified in the MIR to meet the Housing Supply Target in the two periods identified by SESplan i.e. 2009 – 2019 and 2019 – 2024.

They contend the sites at Gregory Road, within the existing urban area of Livingston, are well placed to assist in meeting this apparent shortfall in identified housing sites. The sites are serviced and currently comprise and have the appearance of wasteland and can be defined as brownfield.

A meeting to discuss the sites' availability for housing was discussed with the Council in March 2014, at which they were advised by the planning officer that it was then too late to refer to the sites within the MIR. However, Manse LLP was encouraged to respond to the MIR to support their case for the sites' allocation for housing in the Proposed LDP.

The agents indicate they are aware that a great deal of work has been undertaken by the Council in assessing the suitability of many sites for development, and understand that to date the subject sites have not been considered in this context. The purpose of this submission, therefore, is to provide

information that will assist the Council is assessing its merits. Welcome further discussion with the council on the potential for allocating the sites for housing development and to provide any further information that might be required.

The sites have been allocated for employment use for a number of years. Realistically, there is no prospect of them coming forward for such use in the foreseeable future. This is also in the context that there is currently an over-supply of employment land in Livingston, and the fact that additional land for such use is identified in the existing Core Development Areas, which are likely to be more attractive to potential occupiers.

The sites are located within the urban area and are within walking distance of local services and facilities. Whilst other proposed housing sites in West Lothian are constrained by education capacity, the sites are located within a local catchment where capacity is available.

The sites are extremely well connected by public transport and there are bus stops at both ends of Gregory Road, which have a choice of regular buses (First Group and Horsburgh Coaches), connecting the area with Livingston Town Centre, Edinburgh and Glasgow. Moreover, the sites are within walking distance of employment opportunities in Kirkton Campus.

The proposed development offers an opportunity to create a new, distinctive residential development in a sustainable location. Allocating the sites for housing will enhance the character of the area, by bringing unused sites back into use and will create a genuinely mixed use environment.

The capacity for new housing is significant, amounting to almost 300 units between both sites, assuming a broad mix of accommodation from 2 bed terraced houses to 5 bedroom detached houses. Site A (to the east) has a capacity for approximately 90 new homes, including affordable housing. Site B (to the west) has a capacity for approximately 195 new homes, including affordable housing.

Indicative layouts have been prepared for both sites; the sites meet the effectiveness criteria set out in Scottish Government guidance.

Modifications sought by those submitting representations:

WL/LDP/PP/0352 & WL/LDP/PP/0420 (Naomi Cunningham, Holder Planning for Manse LLP) - seek a change from employment land to residential use in order to meet the shortfall in housing land supply at two sites within Kirkton Campus ELv33 Gregory Road (East) and ELv35 Gregory Road (West) Livingston.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0352 & WL/LDP/PP/0420 (Naomi Cunningham, Holder Planning for Manse LLP) - wider housing land supply issues are dealt with in a separate Schedule 4: 1A and Position Statement on Housing Land.

The Livingston Local Plan (CDX) identified Kirkton Campus with an Industrial Area Boundary on the Proposals Map. Policy EM 1 safeguarded various industrial estates across the New Town for "employment generating development". The types of acceptable uses for Kirkton Campus were defined as "business and general industry. At the time this local plan was drawn up in early 1990s, the site to the north had been built and occupied by Apollo Computers.

The West Lothian Local Plan (CDX) continued to protect Kirkton Campus as part of an Employment Area. Policy EM5 stated the expansion, conversion or redevelopment of premises within the areas shown on the proposals map, and on other established sites will be encouraged for uses falling

within classes 4,5 and 6, or as restricted in policy EM2 and specified in Appendix 5.1.

Consequently, there has been a long history of Kirkton Campus being laid out as the first high-amenity, science and technology campus in Livingston. This is stated on the road entrance signs into the Campus. It remains almost 75% developed with 6 undeveloped sites, including a new site following demolition of a building on Simpson Parkway.

The Campus has been able to accommodate the growth in the business sector and is home to Sky, the largest employer in West Lothian that is housed over a number of different units in the south part of the estate. Sky also use part of the Alba Campus to the west and they lease the car park of the former Apollo Computers building for staff use. There are also financial services accommodated with Lloyds Banking group call centre, and multinational firms such as WL Gore and Johnston & Johnston. On the east side of the Campus, there is a wide range of smaller class 4 offices and also medium sized units along Charlesfield Road.

While it is acknowledged there is a large number of both vacant premises and sites across Livingston and West Lothian, this can allow a large choice of different sized buildings and plots and continue to generate employment opportunities.

There is no evidence that the owners have marketed the sites for employment use.

The Agents claim "*the sites form part of the extension to Kirkton Campus*", while in fact they are centrally located and part of the Campus laid out and serviced by the former Livingston Development Corporation.

Further the agents state the sites "are within walking distance of local services and facilities" However, the main retail and bus interchange at Almondvale Centre are well over 800m.

Fundamentally, the agent claims, under the assessment of site effectiveness, "that there are no infrastructure constraints". The reference to West Calder High School and Livingston Village Primary School are misleading as they are not within the school catchment of these 2 sites.

The catchment area schools are Bankton and St Ninian's Primaries and James Young High School (JYHS) and St Margaret's Academy. There would be educational catchment issues at both primaries and secondary schools for this significant level of c 300 additional unplanned for houses, isolated within the centre of Kirkton Campus.

While Bankton Primary would have some capacity and more limited capacity at St Ninian's, there is a concern that both these primary schools are more remote and could potentially require off-site improvements works to underpasses and overbridges to enhance safe route to school.

Also across Livingston as a whole, the oversupply of pupils in the north town means that JYHS is a popular school. However, by 2020 there will have insufficient places at S1 across the whole of Livingston.

For these reasons, the council does not propose to change the LDP to allow residential use of these 2 employment sites.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16U	Livingston Town Centre Mixed Use Sites MU1-MU9.	
Development plan reference:	MU1 – Site east of Almondvale Stadium MU2 – Site north of Almondvale Road MU3 – Site north of Almondvale Road MU4 – Site south of Almondvale Way MU5 – Almondvale Roundabout South, north of Bluebell Glade, Adambrae MU6 – Site north of Almondvale Roundabout MU7 –Site west of , Almondvale Roundabout MU8 –Site south of Almondvale Way MU9 – Site west of Almondvale Place	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP). **21889062-c99098f** (Bellsquarry and Adambrae Community Council c/o Mr Peter Jeppeson). **WL/LDP/PP/0413** (Petition Bellsquarry and Adambrae Community Council c/o Mr Jim Wilkie). **21620319-b51c95b** (Henry Boot Developments Ltd c/o Alex Mitchell of Zander Planning Ltd). **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Mixed use allocations in Livingston; Livingston settlement statement (page 92 CDXXX); Livingston Settlement Map 3.	
Planning authority's summary of the representation(s):		

Representations to allocated sites

MU1, MU2, MU3, MU4, MU5, MU6 and MU9

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP)

The representation supports the Vision Statement to provide an adequate and diverse range and quality of employment land and maintain West Lothian's attraction as an area which provides a range of choice for those wishing to invest and do business. Supports the promotion of West Lothian as an attractive tourist destination. Supports the development and regeneration of town and village centres. In particular, supports the consolidation and enhancement of Livingston's role as a sub-regional retail and commercial centre, as outlined in the vision statement.

However, the representation has concerns with respect to unrestricted Class 1 retail development being allowed on these sites, prior to other suitable existing retail sites being available. These sites are not well linked to The Centre and do not provide adequate pedestrian links between each other or The Centre. The location of these sites will lead to a dispersed shopping area with an increased reliance upon the use of private transport (car) to undertake shopping trips. This is not in accordance with Scottish Planning Policy.

MU5

21889062-c99098f (Bellsquarry and Adambrae Community Council c/o Mr Peter Jeppeson) MU5 was originally intended for amenity use by the former Livingston Development Corporation. It is mixed woodland and bounded to the south by more woodland, which is safeguarded for open space in the Proposed Plan and with which it forms a natural continuation. There is also a short boundary to the west with open land reserved for future cemetery expansion. The remaining sides are bounded by Charlesfield Road, Almondvale Roundabout and Alderstone Road.

The site was carried over from West Lothian Local Plan (2009), when it was included in the Livingston Town Centre area and designated TCU11, zoned for mixed town centre use. In the West Lothian Development Plan, Proposed Plan, the site is now shown outside the Town Centre boundary (Map 3), but it is still proposed that it be zoned for mixed use. As the site is apparently no longer considered part of the Town Centre, we believe that mixed town centre use is inappropriate and the zoning should be reconsidered. The difficulty in accessing this site from either of the adjacent roads, owing to the proximity of the busy Almondvale Roundabout, also argues against developing it for housing. This land is popular with the local community for recreational purposes, dog walking, etc. The site should be retained as open amenity space. A much more appropriate use than a housing development, for the reasons given above.

WL/LDP/PP/0413 (Petition Bellsquarry and Adambrae Community Council c/o Mr Jim Wilkie) A community petition which seeks to have this site (MU5) designated as 'Land Safeguarded for Open Space'. The extent of community support for this petition of 670 voters, who are exclusively Adambrae residents, is overwhelming. 97% of Adambrae voters resolutely supported the petition. Desire as Council Tax Payers that our concerns and aspirations are recognised by your Planning Officials.

MU2 and MU3

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP) Supports the use of MU2 (temporary car park, Almondvale Road) and MU3 (former police station, Almondvale Road) for mixed use development, in principle. Site MU2, in particular has well established pedestrian links to The Centre and is accessible by public transport.

MU8 and MU9

21620319-b51c95b (Henry Boot Developments Ltd c/o Alex Mitchell, Zander Planning Ltd)
The allocation within the Proposed LDP or Mixed Use (MU) requires to be defined in the plan. These are town centre sites and it needs to be made clear in this schedule that town centre uses are acceptable and included Classes 1, 2, 3, 4, 11 and "sui generis" uses. The location description of MU8 as a temporary car park is not correct - this has never been used as a car park. The reference in the schedule to 'residential capacity' is also misleading. These particular sites are not being promoted for residential use. At face value this table could be interpreted to mean residential use is all that is permitted, although that is not the intention.

MU1, MU4, MU5, MU6, MU7 and MU9

WL/LDP/PP/0243 (SEPA) The requirement for flood risk assessment (FRA) should be included in the LDP for mixed use sites MU1, MU4, MU5, MU6, MU7 and MU9. SEPA have been unable to locate the site in the Appendix. If the LDP is updated to include details for the sites then SEPA's requirement for an FRA should be reflected.

Modifications sought by those submitting representations:

Representations to allocated sites

MU1, MU2, MU3, MU4, MU5, MU6 and MU9

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP). The allocation of these sites is not in accordance with SPP.

MU5

21889062-c99098f (Bellsquarry and Adambrae Community Council c/o Mr Peter Jeppeson), Request that the site MU5 be retained as open amenity space for the local community.

WL/LDP/PP/0413 (Petition Bellsquarry and Adambrae Community Council c/o Mr Jim Wilkie) Seek to have site MU5 re-designated as 'Land Safeguarded for Open Space'.

MU8 and MU9

21620319-b51c95b (Henry Boot Developments Ltd c/o Alex Mitchell Zander Planning Ltd)
Reference to residential capacity in the mixed use table is misleading (e.g. LDP page 92 CDxxx). This title should be replaced with the title 'use classes' that identifies which uses can be supported on each site. With specific reference to MU8 and MU9, the amended table should note that Use Classes 1, 2, 3, 4, 7, 9, 11 and "sui generis" uses are acceptable at these locations.

The location description of MU8 need to be changed as it has never been a temporary car park.

MU1, MU4, MU5, MU6, MU7 and MU9

WL/LDP/PP/0243 (SEPA) If the sites are included in an appendix, site delivery requirements should include SEPA's requirement for an FRA.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

MU1, MU2, MU3, MU4, MU5, MU6 and MU9
WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP)

Scottish Planning Policy (SPP) states that "*planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into town centres. The planning system should; apply a town centre first policy when planning for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities; encourage a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening and consider opportunities for promoting residential use within town centres where this fits with local need and demand*" (paragraph 60 SPP CDX).

In line with SPP, Livingston as a sub-regional centre has an established town centre boundary at Almondvale within which a range of appropriate town centre uses are located. Within this boundary the plan identifies a number of sequentially suitable and viable sites with regard to size, location and availability. The mixed use sites help to reinforce and strengthen the town centre by providing a range of opportunities which would contribute to the consolidation of its status as a strategic town

centre as identified in Strategic Development Plan (SDP) (SDP table 1 network of centres CDX).

In terms of responding to comments on the accessibility of the mixed use sites it should be noted that the LDP has been subject to transport appraisal for all sites in the proposed plan (transport appraisal LDP CDX). Within the context that the Almondvale town centre covers a large area the council is satisfied that the mixed use sites are within an acceptable walking distance of the primary shopping centre, can be accessed by public transport or car and that any upgrades to these links could be made satisfactorily with specific arrangements being addressed through any eventual planning applications.

In light of the above, the Council does not agree to modify the Plan in response to this representation.

MU5

21889062-c99098f (Bellsquarry and Adambrae Community Council c/o Mr Peter Jeppeson); **WL/LDP/PP/0413** (Petition Bellsquarry and Adambrae Community Council c/o Mr Jim Wilkie) and **WL/WLP/PP/0220 + 21416622-3fd8b29** (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP)

When Livingston Development Corporation formed the road network they included underpasses on the north and east boundaries. Access was intended from the NW corner of the site off Charlesfield Road. However, in the interim, since the roads were formed the site was wooded over. The site was first allocated for mixed use in the West Lothian Local Plan, which was adopted by the council on 13 January 2009 (WLLP CDX). The allocation is retained in the LDP and contributes to the growth of Livingston as a sub-regional centre by providing a mixed use opportunity within the town centre boundary. The site is subject to an approved planning brief (Almondvale Road, SW Quadrant Planning Brief CDX). The approved brief identifies a range of uses suitable to a town centre location which could be accommodated on the site including retail, leisure, offices, business, recreation and residential development. The site is included in the council's capital programme for disposal.

The approved planning brief was the subject of consultation with interested parties. Local members were consulted on the brief prior to a wider consultation being carried out. The wider consultation encompassed neighbouring properties and the local Community Council.

The site is considered to be an appropriate development site in the town centre that is subject to an approved planning brief. With regard to the representations received in relation to site MU5 being retained for amenity open space, the council does not consider that the plan should be modified in respect of any of these issues. It should be noted however, that Map 3: Livingston Area includes a cartographic error which wrongly shows site MU5 outwith the town centre boundary. The council proposes to correct the cartographic error amending the town centre boundary to include site MU5, as it was shown in the West Lothian Local Plan 2009 (Map 3 CDx) and considers this to be a non-notifiable modification.

MU8 and MU9

21620319-b51c95b (Henry Boot Developments Ltd c/o Alex Mitchell Zander Planning Ltd) and **WL/WLP/PP/0220 + 21416622-3fd8b29** (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP).

Scottish Planning Policy (SPP) states that "planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into town centres. The planning system should; apply a town centre first policy when planning for uses which attract significant numbers of people,

including retail and commercial leisure, offices, community and cultural facilities; encourage a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening and consider opportunities for promoting residential use within town centres where this fits with local need and demand" (paragraph 60 SPP CDX). SPP clearly identifies uses that can be supported within the town centre and this has been translated through policy TCR 1 Town Centres of the Proposed Plan (page 40 LDP CDx), therefore the council does not propose to include any further information in the table titled mixed use (page 92 LDP CDx) that identifies specific use classes for those sites.

It is agreed the locational description of mixed use site MU8 (page 92 LDP CDx) has been wrongly identified as a temporary car park, Almondvale Road. The council propose to amend the descriptions to a number of Livingston town centre sites as noted below.

MU1, MU4, MU5, MU6, MU7 and MU9
WL/LDP/PP/0243 (SEPA)

The LDP does not include an Appendix which provides specific details on the uses supported on mixed use sites therefore there is no place to include site delivery requirements. The council does not propose to include an appendix section for mixed use sites however, it should be noted that any eventual planning application would involve reviewing flood risk map data which would flag up any flood risk issue and the need for a FRA. In addition, SEPA are consulted on planning applications as a statutory consultee and able to provide comments and advice at that stage.

Errors in Livingston Settlement Statement mixed use table – page 92
It should be noted that a number of the site descriptions in the Livingston settlement statement mixed use table (page 92) have been incorrectly referenced to Map 3 Livingston Area and will be amended as follows. This is considered to be a non-notifiable modification.

LDP (page 92):
MU1 Site east of Almondvale Stadium
MU2 Site north of Almondvale Way
MU3 Site north of Almondvale Road
MU4 Site south of Almondvale Way
MU5 Almondvale Roundabout South North of Bluebell Glade, Adambrae
MU6 Site West of Almondvale Roundabout
MU7 Former Police Station, Almondvale Road
MU8 Temporary, Car Park, Almondvale Road
MU9 Site west of Almondvale Place

Amended Site Descriptions:
MU1 Site east of Almondvale Stadium
MU2 Temporary, Car Park, Almondvale Road
MU3 Former Police Station, Almondvale Road
MU4 Site West of Almondvale Roundabout
MU5 Almondvale Roundabout South North of Bluebell Glade, Adambrae
MU6 Site north of College Roundabout
MU7 Site north of Almondvale Way
MU8 Site south of Almondvale Way
MU9 Site north of Almondvale Road/west of Almondvale Place

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16V	Livingston CDA	
Development plan reference:	Housing allocations	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21716490-c057327 (John Orr) **WL/LDP/PP/0243** (Alasdair Milne for SEPA)		
Provision of the development Plan to which the issue relates:	West Livingston CDAs housing allocations. H-LV 13 Appendix 2: Housing Site Requirements; page 207. H-WC 1-4 Appendix 2 Housing Site Requirements; page 203-231.	
Planning authority's summary of the representation(s):		

21716490-c057327 (Mr Orr) objects in relation to sustainable housing locations. A large proportion of housing sites are non-effective and have significant infrastructure issues which make them both impractical and uneconomic to develop; to continue to support the principle of further housing development in existing CDAs is misguided and pointless, the allocations are not delivering and some are virtually undevelopable.

Lack of any progress in CDA at West Livingston. Suggests the allocation is not economically viable and suffers from some of the worst ground conditions in the area. The roads and transport links are inadequate. In addition, it has incompatible neighbouring uses which may give rise to major environmental issues.

In relation to Livingston CDA (Previous WLLP ref: CDA-GF), SEPA **(WL/LDP/PP/0243)** cannot see this site within the table in the proposed plan.

They require a FRA to assess risk to site from Breich Water and River Almond. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

At Polbeth part of the wider West Livingston CDA (Previous WLLP ref: CDA-MO), SEPA point out no developer requirements noted in proposed plan relating to flood risk.

They require a FRA to determine flood risk to site from Breich Water and West Calder Burn. They previously commented on LIVE/0349/FUL/11 and LIVE/0875/FUL/14 and had no objection as the sites did not encroach on the functional floodplain. This larger site includes area immediately adjacent to the watercourses. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. SEPA have a river gauging station on Breich Water adjacent to site.

Also at Polbeth CDA (WLLP ref: CDA-CB) No developer requirements noted in proposed plan relating to flood risk. SEPA require a FRA to determine flood risk to site from the West Calder Burn. It is likely

the majority of the site is developable and site layout and topographic information may be sufficient. Report of surface water flooding adjacent to site in July 2007.

Modifications sought by those submitting representations:

21716490-c057327 (Mr Orr) suggests that alternative housing sites are required which are as far as possible free from constraints, although none are specifically identified.

WL/LDP/PP/0243 (SEPA) seek Flood Risk Assessment at Sites H-LV13 and H-WC 1-4 in the West Livingston CDA.

Summary of responses (including reasons) by planning authority:

21716490-c057327 (Mr Orr) **-** whilst development is not yet underway at the more major part of the West Livingston Core Development Area (CDA) at Gavieside Farm, planning applications have been approved in other parts of the CDA at Mossend by West Calder.

The Core Development Areas remain a key strand of the development strategy for West Lothian and are supported through the Strategic Development Plan (paragraphs 90-91) (CDX).

It is anticipated that the major electrification and upgrade of the Edinburgh – Shotts rail line that goes through West Calder station and due to open in Autumn / Winter 2016, combined with a new replacement West Calder secondary school will kick start the Gavieside CDA. There will be a new entrance to West Calder Station and a 200 space park and ride facility provided by the developer that will contribute to the site's overall sustainability. Of the 4 CDAs identified in the LDP proposed plan, those at Winchburgh, Armadale and Calderwood are well underway with hundreds of houses either complete or on site.

The council's approach to housing land is set out in its Housing Land Position Statement and Schedule 4 number 1A.

In relation to SEPA comments about Flood Risk Assessments **(WL/LDP/PP/0243)** being required these are already stated at Appendix 2 Housing Site Requirements, under column 10, "Flood Risk", page 207. Similarly , with the 4 sites at West Calder/Polbeth also identified as requiring a Flood risk Assessment (page 230-231).

The council does not propose to amend the LDP in relation to the issues raised.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 W	Brucefield Industrial Park, Livingston	
Development plan reference:	E-LV 1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 111. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned in the LDP. SEPA would require a Flood Risk Assessment (FRA) to assess the flood risk from the small watercourse which runs along the western and southern boundary of the site. The impact of culverts on flood levels in the watercourse should be considered. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 111, under site entry: E-LV1 Brucefield Park West, column 7 "Infrastructure & other requirements" i.e.; *"A Flood Risk Assessment by a developer is required for the site in relation to the small water courses along the site boundaries".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) <u>Background</u> The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xix, site reference ELv2 and proposals map 3). It is carried forward into the LDP. It received planning permission for 3 units in 2000, but this has not been implemented. It remains one of the few remaining sites to be developed in the South west corner of the Estate. <u>Flooding</u> SEPA advise that a small part of the site may be subject to flooding. However, it has not objected to development of the site, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1. Infrastructure requirements). The WLC Flood Risk Officer is aware of the issue and is content that a FRA study be carried out to inform any future planning		

application.

The Estate has a history of water quality issues due to connections from the estate direct to a culvert through it and the council have been working with the estate owners, SEPA and others to improve the water quality by a series of off-line ponds to the east of the estate in Bellsquarry & Dedridge.

Consequently, the council's Flood Risk Team generally agrees with SEPA comments and note that some minor surface water flooding is possible on the site.

Therefore, the council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16X	Caputhall Road, Deans, North Livingston	
Development plan reference:	E-LV 11	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 111. Proposals Map 3.

Planning authority's summary of the representation(s):

Employment Land

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use.

No developer requirements are mentioned. SEPA would require a Flood Risk Assessment (FRA) to assess risk from the small drain to the north of site. Given proposed site use, basic information likely to be acceptable including site layout and levels. Measures to ensure no increased run-off likely to be required.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 111, under site entry:
E-LV 11 Caputhall Road column 7 "Infrastructure & other requirements" i.e.;
" A Flood Risk Assessment by a developer is required for the site in relation to the small water courses along the site boundaries".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background

The Deans Industrial Estate was a former large shale bing that was rehabilitated by the former Livingston Development Corporation in the 1970's and the industrial estate laid out. It was identified for "Business, General Industrial & Storage & Distribution use" in the Livingston Local Plan (1996) as site DI 34.

The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xix, site reference ELv18 and proposals map 3).

It is carried forward into the LDP. It is owned by West Lothian Council and received planning permission for a Waste Transfer Station / Management Facility. However, the council altered their Waste Strategy and have now pursued another alternative site (north part of E-BB 4: Inchmuir Road

3) at Whitehill Industrial Estate and work is underway on that site.

Flooding

SEPA advise that there is a small drain on the north part of the E-LV 11 site and if a waste management facility were to be pursued at some future date, then specific information, such as site levels and ensuring no increased surface water run-off, would be required.

However, SEPA has not objected to development of the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1. Infrastructure requirements).

The council's Flood Risk Team generally agree with SEPA comments and note some minor surface water flooding is possible on site.

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 Y	Appleton Parkway East, Eliburn, Livingston	
Development plan reference:	E-LV 15	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.

Planning authority's summary of the representation(s):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raised an issue on potential flooding related to allocation of the site for employment use.

Developer requirements mention *"Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary*". SEPA require a Flood Risk Assessment (FRA) to determine the risk to the site from the Lochshot Burn and also small watercourses that run along north and west boundaries.

Advise that the majority of the site is likely developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 112, under site entry: E-LV 15 Appleton Parkway east, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the site in relation to the Lochshot Burn along the south boundary and adjacent small water courses".

Summary of responses (including reasons) by planning authority:

Background
The former Livingston Development Corporation laid out and serviced Eliburn Campus in the mid-1990's. It was identified for "High Amenity Industrial or Business" use in the Livingston Local Plan (1996) as site ENW 3 (CDX).

The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xx, site reference ELv25 and proposals map 3). It is owned by Scottish Enterprise and was considered a "single-user" site due to its large size and related to earlier Scottish Planning Policy and the former Edinburgh & Lothian Structure Plan. However, the single-user caveat has been removed. The site is carried forward into the LDP as E-LV15.

Flooding

SEPA note the existing LDP site requirements related to a stand-off from Lochshot Burn, but request that a Flood Risk Assessment should be carried out to determine the flood risk associated not only with the Lochshot Burn, but also adjacent smaller water courses on the north and west boundaries.

While the existing site requirements also identifies, *"Additional structural woodland shelterbelt planting along south boundary"*, this buffer would also allow for measures to mitigate flood risk and surface water run-off.

SEPA indicate there may be flooding issues on part of the site. The council's Flood Risk Officer's initial view is that due to the site location upstream in the catchment and the existing level of the site above the Lochshot Burn, there should be no major flooding issues, but a Flood Risk Assessment would assist and help identify development platform levels and the position of the development boundary along the south site boundary. There is some minor surface water flooding possible on the site.

However, SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Z	Appleton Parkway South, Eliburn, Livingston	
Development plan reference:	E-LV 16	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.

Planning authority's summary of the representation(s):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. Advise that developer requirements mention "*Respect Lochshot Burn and Greenway to north*". SEPA require a Flood Risk Assessment (FRA) to determine flood risk to the site from the Lochshot Burn. The majority of the site is likely developable and site layout and topographic information may be sufficient.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 112, under site entry: E-LV 16 Appleton Parkway south, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the site in relation to the Lochshot Burn along the north boundary.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background
The former Livingston Development Corporation laid out and serviced Eliburn Campus in the mid-1990's. It was identified for "High Amenity Industrial or Business" use in the Livingston Local Plan (1996) as site ENW 4 (CDX). The former agricultural fields sit someway above the level of the Lochshot Burn along the northern boundary that is formed by a steep wooded slope.

The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xx, site reference ELv26 and proposals map 3). It is owned by Scottish Enterprise and suitable for sub-division. The site is carried forward into the LDP as E-LV16.

Flooding
SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council's Flood Risk Team generally agrees with SEPA comments. The council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Aa	Appleton Parkway south west, Eliburn, Livingston	
Development plan reference:	E-LV 17	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.	

Planning authority's summary of the representation(s):

WL/LDP/PP/0243 (SEPA)
raise an issue on potential flooding related to allocation of the site for employment use.

No developer requirements mentioned. SEPA require a Flood Risk Assessment (FRA) to assess the risk of flooding to the site from the small watercourse to the west of the site.

Consideration of flood risk from the pond is also advised.

It is likely the majority of the site is developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in the developed area of Appleton Place and the map may also be indicating a pond on site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (SEPA) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment land Allocations, page 112, under site entry:
E-LV 17 Appleton Parkway south west, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the site in relation to a water course to the west of the site".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (SEPA)

Background
The former Livingston Development Corporation laid out and serviced Eliburn Campus in the mid-1990's. It was identified for "High Amenity Industrial or Business" as part of a wider single-user site in the Livingston Local Plan (1996) as site ESW2 & R1 (CDX). The site has subsequently been split into a number of parcels for employment uses to the west that have been constructed and more recently mixed uses and housing uses (H-LV14) to the east that are under construction.

The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xxi, site reference ELv27 and proposals map 3). The site is carried forward into the LDP as E-LV17.

The pond referred to is a major SUDs facility relating to the development of the adjacent E-LV18. The WLC Flood Risk Officer is content that it is serving its purpose. His view is that some minor surface water flooding may be expected in the south west corner of the site. The existing basin on site deals with surface water run-off from the developed areas.

Flooding

SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ab	Former Rosebank Nursery, Kirkton, Livingston	
Development plan reference:	E-LV 23	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 113. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raised an issue on potential flooding related to allocation of the site for employment use. SEPA require a Flood Risk Assessment (FRA) to determine the flood risk to the site from the Killandean Burn and advise that the majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk. However, flood risk from the small watercourse issuing to the southwest of the site should also be considered.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified as a developer requirement and amendment to Appendix 1: Employment land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV23, column 7 "Infrastructure & other requirements" - *"A Flood Risk Assessment by a developer is required for the site in relation to the adjacent Killandean Burn and small watercourse / culvert issuing to the south west".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) <u>Background</u> The site was originally the site of Rosebank Farm which the former Livingston Development Corporation (LDC) used as their horticultural nursery and grounds maintenance depot .LDC laid out and serviced Kirkton Campus in the 1980's. Rosebank was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KSR2 (CDX). The site has subsequently been split into a number of development parcels for employment uses with the farmhouse being demolished and some business units initially built either side of Rosebank Road. The site was identified in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxii, site reference ELv39 (part) and proposals map 3). The site is carried forward into the LDP as E-LV23. However, the north east / lower part of the ELv39 area, adjacent to the Killandean Burn was removed from the allocation due to known flooding issues that left a smaller site alongside the B7015 (E-LV23) While the development requirements in the		

WLLP had asked for a "Flood Risk Assessment", this was removed with the reduction of the site that left the higher road site. The site is the subject of an approved planning brief (CDX). The council's Flood Risk team generally agree with SEPA comments, although the "small watercourse to south west of site" is shown as a culvert on their records. <u>Flooding</u> SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ac	Former Rosebank Nursery, Kirkton, Livingston	
Development plan reference:	E-LV 24	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned. SEPA require a Flood risk Assessment (FRA) to determine the flood risk to the site from the Killandean Burn. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk. Flood risk from the small watercourse in the southwest and northeast of the site should also be considered.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV24, column 7 "Infrastructure & other requirements" i.e.; - *"A Flood Risk Assessment by a developer is required for the site in relation to the adjacent Killandean Burn and small watercourse / culvert to the southwest and watercourse northeast of the site".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) The site was originally the site of Rosebank Farm which the former Livingston Development Corporation (LDC) used as their horticultural nursery and grounds maintenance depot .LDC laid out and serviced Kirkton Campus in the 1980's. Rosebank was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KSR2 (CDX). The site has subsequently been split into a number of development parcels for employment uses with the farmhouse being demolished and some business units initially built either side of Rosebank Road that crates the access to the north into E-LV 24. The site was identified in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxii, site reference ELv39 (part C) and proposals map 3).		

The site is carried forward into the LDP as E-LV24. However, the north east / lower part of the ELv39 area, adjacent to the Killandean Burn, was removed from the allocation due to known flooding issues that left a smaller site alongside the B7015 (E-LV23) and E-LV24 that was part of the former horticultural nursery lying above the lower area and separated by a steep wooded slope. The small water course to the north east is known to have a high discharge.

While the development requirements in the WLLP had asked for a "Flood Risk Assessment", this was removed with the reduction of the site to the higher former horticultural nursery area.

However, the Flood Risk Team generally agree with SEPA comments, albeit the "small watercourse to south west of site" is shown as a culvert on our records.

Flooding

SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ad	Former Rosebank Nursery, Kirkton Livingston	
Development plan reference:	E-LV 25	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned. SEPA require a Flood risk Assessment (FRA) to determine the flood risk to the site from the Killandean Burn and small drain running through the site. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV25, column 7 "Infrastructure & other requirements" i.e.; *"Following discussion with the council's Flood Risk Management Team, a Flood Risk Assessment by a developer may be required in relation to the adjacent Killandean Burn and small watercourse within the site".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - <u>Background</u> The site was originally the site of Rosebank Farm which the former Livingston Development Corporation (LDC) used as their horticultural nursery and grounds maintenance depot .LDC laid out and serviced Kirkton Campus in the 1980's. Rosebank was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KSR2 (CDX). The site has subsequently been split into a number of development parcels for employment uses with the farmhouse being demolished (principally E-LV 25) and some business units initially built to the west at Rosebank Road. There are two houses to the east.		

The site was identified in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxii, site reference ELv39 (part d) and proposals map 3).

The site is carried forward into the LDP as E-LV25. However, the north east / lower part of the ELv39 area, adjacent to the Killandean Burn was removed from the allocation due to known flooding issues that left the main horticultural area alongside two smaller sites (E-LV23 and E-LV24) that lay above the lower area closer to the burn and separated by a steep wooded slope.

While the development requirements in the WLLP had asked for a "Flood Risk Assessment" for the larger site, this was removed with the reduction of the site to the higher former horticultural nursery area.

The Flood Risk team are not convinced there is a real flood risk associated with this site. Some drainage infrastructure (SUDS basin/surface water outfall and foul outfall) has been constructed on this site by the Council.

Flooding

SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out. This consideration can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ae	Kirkton Road South, Kirkton Livingston	
Development plan reference:	E-LV 34	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 114. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned. SEPA require a Flood Risk Assessment (FRA) for the small watercourses running along the western boundary and through the middle of the site. SEPA also indicate the impact of culverts on flood levels should be considered.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 114, under site entry "Kirkton South Road": E-LV 34, column 7 "Infrastructure & other requirements" i.e.; *"A Flood Risk Assessment by a developer is required for the small watercourses running along the western boundary and through the middle of the site".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) <u>Background</u> Livingston Development Corporation (LDC) laid out and serviced Kirkton Campus in the 1980's. The site was originally the extension site for the adjacent building to the west. It was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KC28B (CDX). An enlarged site, extending south east was identified in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxii, site reference ELv47: Gregory Road and proposals map 3). The site is carried forward into the LDP as E-LV34. <u>Flooding</u> SEPA has not objected to development of the site, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The council's Flood Risk Team generally agrees with SEPA comments.		

Consequently, the council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Af	Gregory Road, Kirkton, Livingston	
Development plan reference:	E-LV 36	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 114. Proposals Map 3.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use.

No developer requirements are mentioned. SEPA require a Flood Risk Assessment (FRA) for the small watercourse on the northern boundary. The majority of the site is likely developable and site layout and topographical information may be sufficient.

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues along the east and south parts of the site. This should be investigated further and it is recommended that contact is made with the council's flood prevention officer.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: page 114, under site entry "Gregory Road": E-LV 36, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the small watercourse along the northern boundary".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

<u>Background</u>
Livingston Development Corporation (LDC) laid out and serviced Kirkton Campus in the 1980's. The site was originally part of a larger site. It was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KC34 (**WL/LDP/PP/0243 (**Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))
Appendix 5.1 page xxii, site reference ELv49: Gregory Road and proposals map 3). The site is carried forward into the LDP as E-LV 36.

<u>Flooding</u>
SEPA consider the "*majority of the site is likely developable*" and has not objected to development of

the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The WLC Flood Prevention Officer generally agrees with SEPA comments and is aware of possible surface water flooding on and adjacent to the site and the watercourse to north of it, but these are unlikely to raise any major development issues. The council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ag	Allocation of land for employment uses at Starlaw Park, (Central) Livingston	
Development plan reference:	E-LV 42 – Starlaw Park (Central)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 91) Appendix 1 - Employment Land Allocations, Livingston (page 115) Proposal Map 3, Livingston Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

E-LV 42 – Starlaw Park (Central)

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation however requires a Flood Risk Assessment (FRA) which assesses the risk from the small watercourse which runs under the Tailend Roundabout adjacent to the site. The SEPA flood map indicates that should the culvert under the roundabout surcharge the site may be impacted. Concludes that the site is likely to be developable and site layout and topographic information may be sufficient.

Modifications sought by those submitting representations:

Representations to Allocated Sites

E-LV 42 – Starlaw Park (Central)

WL/LDP/ PP/0243 (SEPA)
Suggests an addition to the text of the entry in Appendix 1 – Employment Land Allocations, Livingston (page 115) requiring a Flood Risk Assessment (FRA) which assesses the risk from the small watercourse which runs under the Tailend Roundabout adjacent to the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

E-LV 42 – Starlaw Park (Central)

Background

The opportunity to develop the vacant Starlaw Farm was identified by the former District Council in the Bathgate Area Local Plan (1998) for "Mainstream Employment Development" as site 2: Starlaw Park East on the west edge of Livingston close to the then new Junction 3A – M8. (CD 113). The remaining undeveloped parts of the wider Starlaw Farm site were rolled forward into the adopted West Lothian Local Plan 2009 (WLLP) for employment development (, Appendix 5.1 page xxiv, site reference ELv57: Starlaw Park and proposals map 3). (CD093) The site has been carried forward into the LDP as E-LV 42.

WL/LDP/ PP/0243 (SEPA)
SEPA consider the "*majority of the site to be developable*" and has not objected to development of the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council's Flood Risk Team state that they are not sure if is there is a real flood risk associated with this site and while there is some minor surface water flooding, the majority of the site has been developed.

However, the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 with the addition of text that requires a Flood Risk Assessment be submitted and that contact is made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ah	Starlaw Park (east), West Livingston	
Development plan reference:	E-LV 43	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 115. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned. SEPA require a Flood Risk Assessment (FRA) for the small watercourse which runs under the Tailend Roundabout adjacent to the site. The SEPA flood map indicates that, should the culvert under the roundabout surcharge, the site may be impacted. The majority of the site is likely to be developable and site layout and topographic information may be sufficient.		
Modifications sought by those submitting representations:		
SEPA **(WL/LDP/PP/0243)** seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 115, under site entry "Starlaw Park east": E-LV 43, column 7 "Infrastructure & other requirements" i.e.; *"A Flood Risk Assessment by a developer is required for the small watercourse which runs under the adjacent Tailend Roundabout".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) <u>Background</u> The opportunity to develop the vacant Starlaw Farm was identified by the former West Lothian District Council in the Bathgate Area Local Plan (1998) (CDX) for "Mainstream Employment Development" as site 2: Starlaw Park East on the west edge of Livingston, close to the, then new, Junction 3A – M8. The remaining undeveloped parts of the wider Starlaw Farm site were rolled forward into the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxiv, site reference ELv57: Starlaw Park and proposals map 3). The site is carried forward into the LDP as E-LV 43 to the north of the main access into the estate. <u>Flooding</u>		

SEPA consider the "*majority of the site to be developable*" and has not objected to development of the site, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The council's Flood Risk Team generally agrees with SEPA comments. There is some minor surface water flooding possible on site. The council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ai	Beugh Burn, North Livingston	
Development plan reference:	E-LV 45	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 116. Proposals Map 3.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use.
Developer requirements mention "*Re-alignment of Beugh Burn and integrated SUDS scheme*". SEPA would require a Flood Risk Assessment (FRA) to assess the risk to the site from the Beugh Burn and any proposed re-alignment works.

A number of small watercourses / drains run through the site and flood risk from these should also be assessed. Developer requirements need to include a requirement for a FRA as burn re-alignment should not be undertaken without detailed assessment. Re-alignment works will also require a CAR licence.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 116, under site entry "Beugh Burn": E-LV 45, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the Beugh Burn, and several other small watercourses that run through the site and any proposed burn realignment, which will also require a CARS licence from SEPA".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background

The Beugh Burn area was designated part of the Livingston Countryside Belt (policy ENV 9) in the Livingston Local Plan (1998) (CDX).

The site was subsequently identified, after revision of the countryside belt boundaries, as a strategic employment site close to M8-J3 in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxiv, site reference ELv64: Beugh Burn and proposals map 3). The site is carried forward into the LDP as E-LV 45.

Flooding

SEPA has not objected to development of the site, subject to a Flood Risk Assessment being carried out on the potential realignment of the Beugh Burn. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council's Flood Risk Team generally agrees with SEPA comments.

Consequently, the council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Aj	Linhouse, South Livingston	
Development plan reference:	E-LV 46	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 116. Proposals Map 3.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use.

Developer requirements mention "*Separation of Linhouse Water and protection of watercourse from surface water contamination*". SEPA require a Flood Risk Assessment (FRA) to determine flood risk from the small water courses that run through the site. This should include any culverted watercourses and no development should take place above these structures.

The majority of the site is likely to be developable and site layout and topographical information may be sufficient.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 116, under site entry "Linhouse": E-LV 46, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for several small watercourses that run through the Linhouse site, including culverted water courses".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background

Linhouse has a long history of development arising from its original national safeguarded single – user site designation and was allocated in the Calders Area Local Plan (1995 – Policy E5) (CDX) for large scale industry that would comprise "high-technology business / industrial development".

The site was subsequently identified as a "Proven site of national importance" in the adopted West Lothian Local Plan (WLLP 2009) (CDX, Appendix 5.1 page xxiii, site reference ELv54: Linhouse and proposals map 3). The site is carried forward into the LDP as E-LV 46.

Flooding SEPA consider "*the majority of the site is likely to be developable*" and has not objected to development of the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The councils' Flood Risk Team generally agrees with SEPA comments. Consequently, the council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ak	Site at Kirkton North (H-LV 9) west Livingston.	
Development plan reference:	Site H-LV 9.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 2: schedule of Housing Sites / Site Delivery Requirements Page 205. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - note that the Developer Requirements mentions *"Introduction of water resilience measures required. The site has a history of flooding and retaining run-off. There is a culverted watercourse traversing the site".* Although no flood risk is identified from SEPA flood maps or historic records, given the comments SEPA would **require a FRA** to determine the flood risk from the culverted watercourse. There should also be no development above, or immediately adjacent to, a culverted watercourse.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - indicate a requirement for a Flood Risk Assessment should be entered into the Site Delivery Requirements in Appendix 2: Schedule of Housing Sites, Page 205 / Column 10, under "Flood Risk"		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) This site at Kirkton North (H-LV9) is carried forward from the West Lothian Local Plan. The presence of a small water course on the west side of the site was identified when the Planning Brief was drawn up Should the Reporter find it warranted, this is an acceptable amendment to the council to aid better development of the site.		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

Issue: 16Al	Site at Howden South (H-LV 29) Livingston.	
Development plan reference:	Site H-LV 29.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 2: schedule of Housing Sites / Site Delivery Requirements Page 215. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - note that no developer requirements are mentioned in relation to flood risk for the site. They **require a Flood Risk Assessment (FRA)** to assess the risk to the site from the River Almond. This should consider any impacts of structures i.e. culverts and bridges. A FRA has been carried out by Mott MacDonald for Rivers and Fisheries Trusts of Scotland to investigate potential removal of Howden Bridge Weir. This does not extend to the full site but indicates potential risk to part of site.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - indicate a requirement for a Flood Risk Assessment should be entered into the Site Delivery Requirements in Appendix 2: Schedule of Housing Sites Page 215 / Column 10, under "Flood Risk".		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) This site is a new housing allocation, as in the adopted West Lothian Local Plan (2009) it was allocated for town centre uses such as offices and retail and it had originally been set out by the former Livingston Development Corporation as a trim track and trail. While the development platform is likely to be associated with the south boundary, Howden Road and therefore well above the level of the River Almond along the north boundary, this is an acceptable amendment to aid better development of the site and the council would not be averse to a requirement for a Flood Risk Assessment being entered into the Site Delivery Requirements in Appendix 2, if that was acceptable to the Reporter.		
Reporter's conclusions:		

Reporter's recommendations:

West Lothian Council

Issue: 16Am	Primary School Extension at Bellsquarry, Livingston.	
Development plan reference:	Proposal P-55.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry and Adambrae Community Council)		
Provision of the development Plan to which the issue relates:	Chapter 6, Development Proposal by Settlement: Livingston - Page 92. Proposals Map3: Livingston Area	
Planning authority's summary of the representation(s):		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry and Adambrae Community Council) - raise two issues in relation to Proposal P-55 concerning the proposed extension to Bellsquarry Primary School: 1. It is not clear where the land for any extension to Bellsquarry Primary School would come from. There does not seem to be any spare land available adjacent to the school. 2. The Community Council would not support extending Bellsquarry Primary School unless and until the school roll from the catchment area warrants it. This is a popular school and at present the school roll is full, swelled by pupils from outside the catchment area taking up spare capacity at the school. Also advise of increased traffic congestion near the school at drop-off and pick-up times from intake of children to the school from outwith the area giving rise to safety concerns for local residents which would only be exacerbated by extending the school with no corresponding increase in pupil numbers from the official catchment area; advise that the school is full to capacity, albeit not entirely with children from the official catchment area. If Limefields site is developed this will put additional strain on the school to cope with the increased number of pupils and amidst uncertainty as to how the school could be extended. Local infrastructure constraints would not currently support any major new housing developments in the Bellsquarry and Adambrae area.		
Modifications sought by those submitting representations:		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry and Adambrae Community Council) - none specified.		
Summary of responses (including reasons) by planning authority:		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry and Adambrae Community Council) – The council's position in relation to education is set out in the council's position statement on education (CDX) and in Schedule 4 number 1J. The existing Bellsquarry Primary School has been previously extended by the council to the north of		

the old school building.

While it is acknowledged the playground space available to the school is restricted, requirements would be informed by a feasibility study to determine the options. Currently the school is operating slightly over capacity, however, school capacity issues can be managed through placing requests.

Any school extension would be funded by developer contributions from those developments within the catchment area.

The adjacent existing West Calder High School is to be relocated to Parkhead, West Calder and the original school buildings demolished. A cleared site has been allocated for housing use (site H-PB1). The primary school catchment area for this new site will involve Polbeth & St Marys Primary Schools and not Bellsquarry Primary School.

The council awaits a final decision from the DPEA in relation to a site at Brotherton Farm, Livingston which may impact on the education estate within the Bellsquarry and Adambrae area, Schedule 4 number 16B refers.

There are only two residential sites allocated in the LDP within the Bellsquarry Primary School catchment area that are anticipated to come forward within the 5 year Proposed Plan period:

- H-LV 4 at Calder Road Bellsquarry for 5 units; and
- H-LV 31 at Murieston Valley Road for 24 units.

There are no allocations within the Adambrae area, other than a small site at Almondvale Roundabout (SW corner) MU- 5. While this site is allocated for mixed use, it could accommodate residential development however, as yet no site capacity is identified as contributing towards housing land requirements for the LDP. At 0.5ha, the site could accommodate approximately 20 flats.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16An	Calder Road, Bellsquarry, Livingston.	
Development plan reference:	Site H-LV 4: Calder Road, Bellsquarry.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry & Adambrae Community Council)		
Provision of the development Plan to which the issue relates:	Appendix 2: Schedule of Housing Sites / Site delivery Requirements Site H-LV 4 (page 202) Appendix 3: Schedule of Land Ownership (page 261) Proposals Map 3: Livingston Area	
Planning authority's summary of the representation(s):		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry & Adambrae Community Council) - advise that reference in Appendix 3 (page 202) to site H-LV 4 having planning permission are incorrect; accept that a planning brief has been prepared for the site; advise that the hedge separating the site from Calder Road is of ancient origin and in any planning application the community council would seek to ensure that this hedge is preserved; advise that a Tree Preservation Order (TPO) might be appropriate.		
Modifications sought by those submitting representations:		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry & Adambrae Community Council) - seek a correction of error in Appendix 3: Schedule of Land Ownership (page 261) and suggest a TPO for the hedge along the north boundary of H-LV4 Calder Road.		
Summary of responses (including reasons) by planning authority:		

21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry & Adambrae Community Council)

The reference to site H-LV 4 in Appendix 3 (page 202) to planning permission having being granted is incorrect and is a typographical error. The council would propose to amend the LDP to correct this error and amend the text to read *"H-LV 4: Proposed housing site. Approved Planning Brief"*

The mature hedge feature along the south side of Calder Road is a recognised feature in the village. However, it is patchy in places with gaps and some non-native species. The approved Planning Brief (2011) (CDX) notes that it should be retained, other than where the access points will need to be created to access the 5 individual house plots; i.e.; page 3 of the approved planning brief states under *"Boundary Treatment: The development proposals shall include details of the boundary treatment of the site including new walls and fencing. Where not removed to form access points, the vegetation onto Calder Road should be retained."*

Given the change that is likely to occur to the mature hedge with the future development proposals, it is not considered necessary to create a Tree Preservation Order for this section of hedge. Further landscaping of this key natural edge within the village can be controlled by appropriate planning conditions on attached to any future grant of planning consent.

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ao	Balgreen Farm, south Livingston.	
Development plan reference:	No specific Proposed Plan reference. Main Issues Report stage reference EOI-0111.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21871160-08ca39a (Rick Finc of Rick Finc Associates for Davidson & Robertson Rural (DRR) on behalf of George Duncan)

Provision of the development Plan to which the issue relates:	Allocation of land for housing. Policy ENV 7 "Countryside Belts and settlement setting" (page 44). Proposals Map 3: Livingston Area

Planning authority's summary of the representation(s):

21871160-08ca39a (Rick Finc of Rick Finc Associates for Davidson & Robertson Rural (DRR) on behalf of George Duncan) - proposes an alternative housing site for inclusion in the LDP; does not accept the council's reasons for the non-inclusion of this land and wishes to challenge the decision through a formal objection to the Proposed LDP. MIR site EOI-0111, Balgreen Farm, Livingston is effective, capable of being delivered in the short to medium term and will help to meet housing need in West Lothian and the site should be allocated for housing development in the LDP: advises that the housing land audit 2015 should inform the LDP; does not agree with the effective supply and advises that the constrained sites programmed for implementation of 4,358 is an over estimate; advises that programming mentioned in Paragraph 5.48 referring to the period beyond the LDP does not assist in meeting immediate and 'effective' land requirements and that in the interim it is not clear how output on currently identified sites can or has been increased. Advises that site EOI-0111 is effective and deliverable within the next 5 years, it does not have any overarching infrastructure constraints and can be serviced to allow development, it is well located for local services and can assist the council in meeting the strategic housing land requirements within the Housing Market Area (HMA), and provide an enhanced range and mix of housing including affordable housing for Livingston in accordance with SESplan's SDP and Scottish Planning Policy objectives. The site is immediately adjacent to the settlement envelope and would allow a logical expansion to the urban area over the plan period. Advises that there is an over reliance on the CDAs and other strategic allocations.

Modifications sought by those submitting representations:

21871160-08ca39a (Rick Finc of Rick Finc Associates for Davidson & Robertson Rural (DRR) on behalf of George Duncan) - requests that the land at Balgreen Farm, identified at the MIR stage (EOI-0111), is reallocated from a countryside designation to a housing allocation in the LDP that can be taken forward in the short-medium term.

Summary of responses (including reasons) by planning authority:

21871160-08ca39a (Rick Finc of Rick Finc Associates for Davidson & Robertson Rural (DRR) on behalf of George Duncan)

The general issues raised on housing land supply, Countryside Belts, other landscape designations and education infrastructure are addressed under schedule 4 number 1A relating to housing land

supply (CDX) and the council's position statements on housing land (CDX), countryside belt (CDX) and local landscape designations. (CDX). This Schedule 4 relates to the planning policy background to the site and its context within south Livingston.

This site fell outwith the new town designated area that was covered by the Livingston Local Plan (CDX) in 1996. The northern boundary of the site with Skivo Tip has been replanted and was designated as "Livingston Countryside Belt" (Policy EN 9). It states, "*The Livingston Countryside Belt is defined on the Proposals Map. Within the Countryside Belt, development will be resisted which could lead to the coalescence of the New Town with neighbouring settlements. There is a presumption against development in the area unless it is of the highest standard in terms of location and design."*

However, the Calders Area Local Plan, adopted in 1995 (CDX), identified all the land south of Livingston, (excluding the Linhouse national safeguarded employment site), up to the Edinburgh – Carstairs rail line and west to the minor C-road that accesses Harburn Village from the east, as Livingston Countryside Belt (Policy EV 18). It states,*" A defined area around the western and southern boundaries of Livingston New Town will be protected as the Livingston Countryside Belt. Development will be resisted which could lead to the coalescence of West Calder/Polbeth, Polbeth/Livingston and Mid/East Calder."*

The preamble in the Calders Area Local Plan to policy EV 8 indicates (Paragraph 5, page 53), *"South of Livingston the countryside belt guards against piecemeal development between Murieston and Harburn*."

Two other sections of the Calders Area Local Plan related to south Livingston:
Section 3.3 Murieston stated, (page 14, paragraph 1)……."*any future proposals to build on the high and exposed land to the south–west of Murieston Road will have to be carefully considered so as to preserve the existing amenity and views……."*

In relation to the review of the boundaries of the then national safeguarded large single user employment site at Linhouse, there was a consideration to a wider safeguarding issue (page 25, paragraph 1). This indicates *"The Linhouse site forms the eastern half of a 200ha tract of land extending to Balgreen Farm and including the new town designated area south of Murieston Road.* (This land subsequently was developed for the very low density housing at Castle View/Lin View/Hill View Lanes and at a later date, Well View Lane).

It continues, *"This tract is of homogeneous character and relatively free of constraints. It may be of interest in whole or larger part for the unpredictable extensive kind of development which has been discussed."* (i.e. page 23/paragraph 4; covered Alternative Large Site Uses for Linhouse in an era of inward investment where *"there are increasingly frequent enquiries for large readily available areas for other purposes. These may be employment related or mixed-development packages, commonly they include leisure components and may be very extensive land users")*

"While it is not proposed to allocate this additional area for development, it is particularly important to safeguard it from piecemeal encroachment in terms of the policies which apply severally to it (Murieston 3.3, E4 – Linhouse, EV18 - Livingston Countryside Belt). Any development proposals for this wider area will be reviewed on their merits as departures from the Local Plan".

Consequently, there has been a long standing acknowledgement in the development plan over the unique open character of the land at Balgreen around south Livingston.

The West Lothian Local Plan in 2009 (CDX) continued the Livingston Countryside Belt allocation

across Balgreen Farm in policies ENV 22 & ENV 23. The latter policy states: "*Within the Countryside Belts, development that will lead to coalescence between settlements and for which there is no specific locational need will be resisted. Proposals that would result in sporadic development, or the expansion of existing clusters of houses and for which there is no specific locational need, will be similarly resisted."*

At the Main Issues Report stage for the LDP, in the assessment of consultation responses in Autumn 2014 (CDX), it concluded for the site EOI-0111 at Balgreen Farm, that as a green field site:

- *"Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the redevelopment of brownfield land.*

- *This is a greenfield site and there are other more suitable sites available for development. There is no education capacity available to support development of the site at the moment, but there could be in the future.*

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement beyond the existing Murieston Road and housing south of the road." This remains the view of the council and it sees no need to allocate this large remote site on the south west edge of the town for development with a consequent impact on education and local road capacities. There are other sites elsewhere in the LDP area to accommodate housing requirements.

The agent claims the site "*is well located for local services* ", However, the local centre at Livingston South Station, which serves the Murieston area would be in excess of 2,500m from the edge of Balgreen site on Castleview Lane/Skivo Road and consequently also remote from the public transport interchange at the rail station.

As the agent points out, the council's position in Autumn 2014 at the Main Issues Report stage that the Balgreen site was not supported was for 3 main reasons:

• *"Development of the site is not in accordance with the Council's preferred development strategy which supports development within the core development areas and other strategic locations and the release of brown-field land in the first instance for development. There are other more suitable sites available for development.*

• *The physical development of this site would constitute an intrusive physical expansion into the Countryside Belt and that more acceptable sites are proposed to be brought forward to support development requirements.*

• *Those education capacity constraints within the area which prevent development of this site in the short term."*

Nothing has changed in the interim 18 months to alter the council's views on this site.

To summarise, with regards to the representations received in relation to Balgreen Farm, the council does not consider that the LDP should be modified in respect of any of the issues raised in the representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ap	South Murieston / Linhouse Distributor Road, Livingston	
Development plan reference:	Proposal P-101: South Murieston/Linhouse Distributor Road	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21899921-4c8efa5 (Arthur Marris) **21893213-fc072f1** (Gillian de Felice)		
Provision of the development Plan to which the issue relates:	Section 6: Development proposals by Settlement: Livingston Proposal P-101: South Murieston/Linhouse Distributor Road (page 92) Proposals Map 3: Livingston Area	
Planning authority's summary of the representation(s):		
21899921-4c8efa5 (Arthur Marris) - objects to the proposed new road link and while supporting non-allocation of sites at Murieston Castle and almost everywhere else in south Livingston, objects to new housing at Linhouse; advises that the *proposed new road is unnecessary and will lead to pressure to put lots of houses in Linhouse and Linhouse is unsuitable for housing because it is too cold leading to increased carbon emissions due to the need for extra heating.* **21893213-fc072f1**(Gillian de Felice) objects to proposed new road on grounds of increase in traffic and an adverse impact on wildlife.		
Modifications sought by those submitting representations:		
21899921-4c8efa5 (Arthur Marris) and **21893213-fc072f1** (Gillian de Felice) - none specified but assume removal of Proposal P-101 relating to South Murieston/Linhouse Distributor Road from the Proposed Plan.		
Summary of responses (including reasons) by planning authority:		
21899921-4c8efa5 (Arthur Marris) and **21893213-fc072f1** (Gillian de Felice) The Linhouse site has a long development history through the safeguarding of it in the Calders Area Local Plan (CDX) adopted in 1996 and the West Lothian Local Plan (CDX) adopted in 2009. Proposals maps with both plans showed an access from the A71 into the site. Both local plans discussed the potential access to the large development site: The Calders Area Local Plan noted (page 24) that in any planning brief that was to be prepared for the site it was to address …….. *"e) means of a secondary access and employee transport* *f) upgrading the access onto the A71 to form a roundabout"* (this subsequently became Oakbank Roundabout). In the West Lothian Local Plan, in Chapter 8 "Transport and accessibility", within the section on "Other Roads", page 146, para 8.74 states, *"Land will be safeguarded for the provision of a distributor road to access the employment site at Linhouse which is identified as a site of national*		

importance".

Policy TRAN 30 states, *"Land for the following road schemes will be safeguarded which would be realised through development …….*

- *Linhouse access road".*
-

The distributor road connecting onto Murieston South Road has been modelled by Transportation Services and found to be appropriate in accommodating the dispersal of additional traffic from the Linhouse site.

The link road is required to service the E-LV 46 industrial site. Depending on the scale of build out from the site, there may be a requirement for a secondary access onto Murieston Road. Whether the link is completed all the way through to Oakbank Park Road will once again be dependent on proposed layouts and uses for the development area.

The "Oakbank Loop" recreational walkway would remain in any development proposal for Linhouse, though the issue of location and specification of pedestrian / cyclist crossings of the distributor road at its west and east ends has yet to be determined. This would occur at the outline design stage of the carriageway when the specific alignment and interacting issues such as crossings would be assessed in detail should the proposal be advanced.

The "loop path" around the Linhouse site remains protected by large swathes of either an open space designation, or the countryside belt policy. The SSSI at Linhouse Valley on the south side of the rail line remains unaffected by the Linhouse proposal.

The council does not propose to modify the LDP in relation to the submissions received.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Aq	Murieston Castle Farm, south west Livingston.	
Development plan reference:	Main Issues Report reference – EOI 0110	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21863641-89d0459 (David Howel for BDW Trading Ltd and H&J Russell)		
Provision of the development Plan to which the issue relates:	Allocation of greenfield land within the countryside belt for housing. Policies: HOU1, HOU2, HOU8, INF1. Proposals Map 3: Livingston Area.	
Planning authority's summary of the representation(s):		

21863641-89d0459 (David Howel for BDW Trading Ltd and H&J Russell) - raised a large number of points concerning the development of Murieston Castle Farm, south west Livingston for housing use and they can be grouped under the following headings:

SESplan:
The objector supports the:
• role and purpose of plan, but disputes that the plan is compliant with SPP 2014 which requires a generous supply of housing land and maintenance of a 5 year effective housing land supply.
• key aims and vision statement but does not believe these can be achieved until the council can demonstrate a 5 year effective housing land supply;
but calls for additional housing land to be identified in the plan.

The objector:
• suggests that SESplan Figure 7 showing Strategic Development Area in West Lothian should be included in the LDP for clarity and would also serve to highlight that new housing can come forward in locations which can satisfactorily address SESplan Policy 7 criteria;
and is critical of:
• references to HONDA 2 and their weighting in addressing housing land requirements and cites recent appeal decisions which emphasises the need for the LDP to conform with the SDP; and
• failure to meet housing land requirements over the first period 2014 to 2019 and the subsequent shortfall.

They query the numbers set out in figure 5 of the Proposed Plan and provides alternatives and concludes that the council has failed to meet SESplan and SPP 2014 requirements.

Housing Land Audit:
They are critical that:
• re-programming of 2014 HLA was not agreed with the house building industry; and
• "constrained" sites have been included in 2009 to 2019 programming and suggests that there is little prospect of them coming forward; and regard the proportion of "constrained" sites in the second period to be too high and is critical that no evidence has been presented to support this figure as required by SPP.

They conclude that the LDP is flawed and that additional deliverable short term housing sites should

be identified and Figure 5 should be reworked to exclude "constrained" sites and suggests that this identifies a requirement for a further 4,300 houses, the majority being required in the first period.

They allege that the council is failing in its obligation to facilitate the identified housing land requirement and are critical of the council for not having justified the 10% generosity allowance it has adopted and as required by SPP.

They suggest that:
• reference to the SESplan paper "*Maintaining an Effective Five Year land Supply*" should be removed as it was not consulted on and has no material status;
• revisions to the text to reflect the need to meet the requirements of both SESplan plan periods; and
• in the absence of there being a clear commitment to infrastructure delivery, the council will fail to meet its housing growth requirements and economic aims.

The objectors are critical of responsibility for providing additional education infrastructure being placed on developers and suggest that there is a fundamental requirement for the council to forward fund such infrastructure and to then recoup expenditure later. Hence they object to Policy HOU8 as being unreasonable, unquantifiable and addressed by other funding.

CDAs
The objector:
• concludes that there is an over reliance on constrained sites and historic large scale allocations within the CDAs.

They note that:
• previous structure plan requirement were not achieved.
• development in CDAs accounts for 47% of total effective land supply but that this is heavily dependent on infrastructure being available; and suggests that the development industry is unable to maintain funding beyond current section 75 agreements and that future development could stall unless the council is willing to forward fund.

Consequently they propose that:
• an additional range of small to medium potentially effective sites should be identified to help meet the SESplan housing requirement to 2019; and
• identifies SG on Developer Contributions for Transportation Infrastructure as being fundamental to delivery of LDP strategy and suggests that there is a risk until the content of this document is confirmed and agreed.

Murieston Castle Farm, south west Livingston
The agent:
• objects to the non- inclusion of the site as an LDP housing allocation and cites the housing land supply shortfall as justification for now including it and supporting documents as part of this representation
.
• notes Planning Permission in Principle has been sought to develop the northern part of the site for approximately 100-120 units with the intention that the southern part of the site forms a longer term growth option to be safeguarded for residential development in this LDP.

The development of the site:
• for housing is supported for reasons allied to SPP and specifically because it would contribute to sustainable housing, it would outweigh any adverse impacts and because the development plan is

out of date.
• is supportable against SESplan Policy 7 criteria.
• would be consistent with national planning outcomes.

It is claimed there would be:
• economic benefits arising from the development of this site including the realisation of developer contribution for infrastructure and services employment opportunities, affordable housing provision and opportunities to sustain local services;
• consistent with place-making agenda and would support good design and address the six qualities of successful places;
• support for Murieston's local centre;
• no adverse impact on the natural or historic environment;
• in keeping with the character of the local area and would integrate with established housing within a strong woodland setting; and
• could be implemented to exclude areas of known flood risk.

The site is well located in terms of accessibility and public transport and provides opportunities for new walking and cycling linkages and public access generally and could be integrated with the wider green network.

Development would address the deficit in the housing land supply while increasing choice and affordable housing availability.

Finally the site:
• is recognised as being greenfield and in the Countryside Belt, but it is argued that such releases are needed as there are not enough brownfield opportunities and that development can in any event be accommodated without detrimental impact.
• will also provide a logical extension to the west side of Livingston.
• lies with the Harburn/Hartwood Fringe Landscape Character Area (LCA) but is not subject to specific landscape restrictions and development would not be inconsistent with the main characteristics.

There is education capacity available to service the site, albeit that contributions may be required to fund extensions.

Transport mitigation measures can be funded through developer contributions.

The site is effective in terms of SPP criteria.

The MIR previously supported the development

Modifications sought by those submitting representations:

21863641-89d0459 (David Howel for BDW Trading Ltd and H&J Russell) propose that:

• Policy HOU2 is amended to remove the word '*endeavour*' and should provide criteria to assess new sites (consistent with SESplan Policy 7).
• Policy INF1 is amended to reflect Supplementary Guidance.

and object to the non-inclusion of the Murieston Castle Farm, south west Livingston site as an LDP housing allocation with Phase1 forming the northern part of the site and Phase 2 forming the southern part of the site.

Summary of responses (including reasons) by planning authority:

21863641-89d0459 (David Howel for BDW Trading Ltd and H&J Russell)

The general issues raised above on housing land supply, countryside belts, other landscape designations and education infrastructure are addressed under the council's position statements on housing land (CDX), countryside belts (CDX) and landscape designations (CDX) and associated Schedule 4s. This Schedule 4 relates to the planning policy background to the site at Murieston Castle Farm and its context within south west Livingston.

The site was always located outwith the new town designated area covered by the Livingston Local Plan (CDX). The Livingston Local Plan adopted in 1995 designated the area as Countryside Belt (Policy EN 9). It states, "*The Livingston Countryside Belt is defined on the Proposals Map. Within the Countryside Belt, development will be resisted which could lead to the coalescence of the New Town with neighbouring settlements. There is a presumption against development in the area unless it is of the highest standard in terms of location and design."*

However, the Calders Area Local Plan, adopted in 1995 (CDX), identified all the land south of Livingston, (excluding the Linhouse national safeguarded employment site), up to the Edinburgh – Carstairs rail line and west to the minor C-road that accesses Harburn Village from the east, as Livingston Countryside Belt (Policy EV 18). It states,*" A defined area around the western and southern boundaries of Livingston New Town will be protected as the Livingston Countryside Belt. Development will be resisted which could lead to the coalescence of West Calder/Polbeth, Polbeth/Livingston and Mid/East Calder."*

The preamble in the Calders Area Local Plan to the policy, indicates (Paragraph 5, page 53), *"South of Livingston the countryside belt guards against piecemeal development between Murieston and Harburn*."

Two other sections of the Calders Area Local Plan related to south and west Livingston:
Section 3.3 Murieston stated, (page 14 , paragraph 1)……."*any future proposals to build on the high and exposed land to the south–west of Murieston Road will have to be carefully considered so as to preserve the existing amenity and views……."*

Page 25 / paragraph 3 states in relation to the adjacent Balgreen Farm, *"While it is not proposed to allocate this additional area for development, it is particularly important to safeguard it from piecemeal encroachment in terms of the policies which apply severally to it (Murieston 3.3, E4 – Linhouse, EV18 - Livingston Countryside Belt). Any development proposals for this wider area will be reviewed on their merits as departures from the Local Plan".*

Consequently, there has been a long standing acknowledgement in development plans over the unique open character of the land at Balgreen around south Livingston as well as west at Murieston Castle and Westfield Farm.

The West Lothian Local Plan in 2009 (CDX) continued the Livingston Countryside Belt allocation across Murieston Castle and Westfield Farms in policies ENV 22 & ENV 23. The latter policy states: "*Within the Countryside Belts, development that will lead to coalescence between settlements and for which there is no specific locational need will be resisted. Proposals that would result in sporadic development, or the expansion of existing clusters of houses and for which there is no specific locational need, will be similarly resisted."*

However, at the Main Issues Report stage, in the assessment of consultation responses in Autumn 2014, (CDX , page 351), the conclusion for the greenfield site EOI-0110 at Murieston Castle Farm was that:

- *"Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance on part of the site as an alternative to other sites in the Murieston Valley locality.*

- *The overall integrity and function of the countryside belt will be minimal through the area suggested to be allocated. It will also present a logical extension to the west side of Livingston.*

- *Education capacity is available.*

- *Capacity in and access to the local road network would, however, require to be fully assessed and agreed"*.

However, the council view was that part of the site was an "alternative" to the development of the long standing Linhouse development area, for housing use to the east. The northern section of the Linhouse site was identified as a "Preferred New Housing" site, (Site EOI - 0099 at 9.1ha for 250 units), with the reminder rolled forward as a committed employment site.

Fundamentally, an extensive greenfield area of approximately 85ha with a suggested 375+ houses was considered to create to great an impact on education capacity, local services and road capacities in the Murieston Valley to sanction the whole Murieston Castle and Westfield Farms as a sin gel greenfield release.

A Planning Permission in Principle application was submitted to WLC in May 2015 for the northern part of the promoted landholding (Phase 1). The application, as amended, is for approximately 100-120 units which can be accommodated with feasible extensions to education infrastructure (CDX).

The southern part of the site forms a longer term growth option (Phase 2) which the objector seek to be safeguarded for residential development in this LDP and can be delivered once necessary infrastructure capacity becomes available.

The application for planning permission in principle at Murieston was referred to the West Lothian Council Planning Committee in February 2016 with the summary that the application is significantly contrary to the development plan (CDX).

While it is acknowledged that the effective housing land supply and any potential short term deficit is a material consideration in determining the application, it was judged that the SESplan criteria in Policy 7, against which any shortfall should be assessed, cannot be met as the development proposal does not meet the terms of 7a nor 7c (CDX).

A defensible western boundary to the settlement of Livingston is formed by Murieston Road. Development to the west of that road will have a detrimental impact on the rural setting of Murieston and that of the Category B Listed, Westfield House.

The site is a greenfield site in an unsustainable location and is remote from public transport connections. There is no locational justification for the proposed development, which is contrary to strategic and local policies in respect of housing land supply; development in the countryside;

infrastructure provision and cultural heritage.

While there is a responsibility on the council to maintain a supply of land, in the right places, for a mixture of tenures and which is free from constraints which would prohibit early development of the site, HoNDA2 identifies that there is a very significant reduction in the housing requirements in West Lothian up to 2038 compared to the requirements set out in the SESplan SDP.

Even without this reduction the application site is unlikely to be able to contribute to any housing completion figures by March 2019 and would therefore not meet the tests for effectiveness set out in PAN 2/2010 (Affordable Housing and Housing Land Audits) (CDX).

In summary, the planning application conflicts with a number of development plan policies and there are no the material considerations that outweigh the presumption against development in this location.

Minute of West Lothian Planning Committee on 3rd February 2016 (CDX) on application 0355/P/15 notes:
"Having concluded the pre-determination of the application, agreed to refer the planning application to a meeting of West Lothian Council (Planning) for decision."

The West Lothian Council (Planning) also on 3rd February 2016 view on application 0355/P/15 for Planning permission in principle for a 14.5ha residential development with associated landscaping, roads and footpaths at land at Murieston Road, Murieston, Livingston with a recommendation to refuse planning permission in principle was:

"*To refuse planning permission in principle as the application had immediately beforehand been the subject to a pre-determination hearing by West Lothian Planning Committee and had been referred to the meeting for determination."*

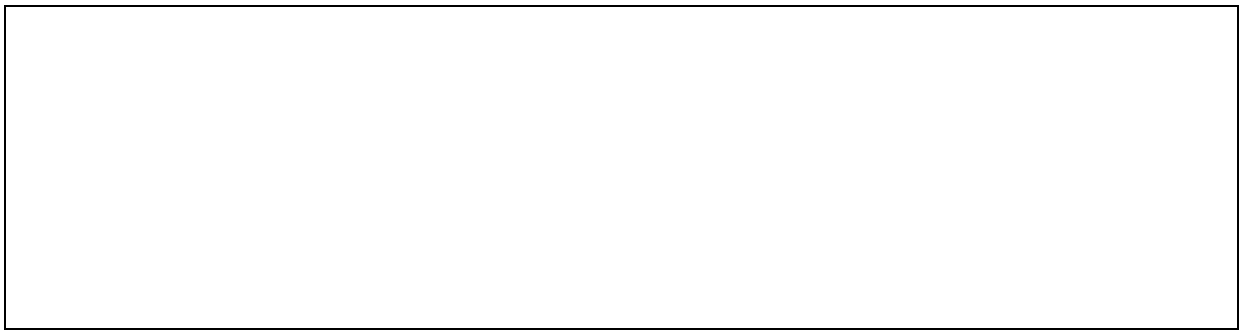
Decision: To unanimously approve the terms of the report and refuse planning permission." (CD XXX)

The application was then submitted to the DPEA for consideration at appeal (PPA-400-2067 - Planning Permission Appeal) in May 2016. The outcome of this appeal is awaited by the council. The council's submission documents set out the council's case for refusal of planning consent (CDX).

To summarise, with regards to the representation received in relation to Murieston Castle Farm, the council does not consider that the plan should be modified in respect of any of the issues raised in the representation.

Reporter's conclusions:

Reporter's recommendations:



West Lothian Council

Issue: 16Ar	Houstoun Road North, north west Livingston.	
Development plan reference:	Site H-LV 23.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21842643-ad77b89 (Andrew McNab of Colliers International on behalf of Scottish Enterprise)

Provision of the development Plan to which the issue relates:	Housing Growth (pages 20- 28). Appendix 2: Schedule of Housing Sites (page 212). Proposals Map 3.

Planning authority's summary of the representation(s):

21842643-ad77b89 (Andrew McNab of Colliers International on behalf of Scottish Enterprise) - support the allocation of the H-LV 23 as a housing site; marketing of the site over several years for business use as been unsuccessful; the site is located adjacent to a residential area and within comfortable walking distance of Livingston North Station. The site is effective and can be added to the 5 year effective housing land supply as developer contributions are able to overcome local education constraints; the site is located close to Eliburn Park, offering leisure facilities. All of the issues raised in Appendix 2 of the LDP (page 212) have been considered in a suite of documents supported a planning application 0822/P/13 which is currently before West Lothian Council. The applicants are currently discussing the terms of a section 75 agreement regarding developer contributions prior to the consent being issued. Proposals set out in the LDP action programme relating to extension of primary and secondary schools in the Livingston area are noted and education capacity at educational facilities recognised as a longstanding issue for West Lothian Council. However, the agents believe that there is need for more transparency from council officials on how new development can be utilised to assist in overcoming these issues and claim that obtaining information from the council on what is required to overcome these issues is difficult and is hindering development.

Modifications sought by those submitting representations:

21842643-ad77b89 (Andrew McNab of Colliers International on behalf of Scottish Enterprise) – no modification sought.

Summary of responses (including reasons) by planning authority:

21842643-ad77b89 (Andrew McNab of Colliers International on behalf of Scottish Enterprise)

In the early days of Livingston New Town, the Livingston Development Corporation originally designated all the land north of the Houstoun distributor road for residential development. However, a re-appraisal of the need for employment land in the 1980's, saw the 4 pockets of land north of the roads and westwards from Livingston North Station, allocated for employment uses.

Later further revisions for the housing land supply saw the east sections (sites EN 2A and EN 3) revert to housing allocations in the 1996 Livingston Local Plan (CDX). These housing sites, which subsequently became Waverley Crescent and Buchanan Crescent, were to support the adjacent

Carmondean Centre providing for local services and take advantage of the location next to the rail station. Site EN 4 was safeguarded by Policy EM3 as an extension to Eliburn Campus.

In the West Lothian Local Plan (2009), site EN 4 was re-titled site ELv 24 and allocated for business uses (CDX). However, representation from the owner, Scottish Enterprise, and their view that there was sufficient undeveloped employment land remaining in Eliburn Campus and adjacent Starlaw Park, saw the site identified as a Preferred New Housing site for c 130 units within the Main Issues Report (2014), site EOI-XXX (CDX). The Proposed Plan (2015) continued this housing use as Site H-LV 23.

The planning permission in principle application (0822/P/13) submitted for a 7.6 ha residential development including access, parking and landscaping on H-LV 23 and negotiations on a suitable Section 75 agreement continue in relation to education infrastructure.

The council's position on education capacity is set out in its position statement on education (CDX) and in Schedule 4 number 1J.

The council does not propose to amend the LDP in relation to this submission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 As	Former Buchanan House, Kirkton, Livingston.	
Development plan reference:	Site H-LV 22 Kirkton North Road (site of former Buchanan House)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21836104 / 23aee9d (Fiona Stewart for Manor Forrest Ltd.)
21528269 / 5b19fdc (Catherine Brown)

Provision of the development Plan to which the issue relates:	Appendix 2: Schedule of Housing Sites - Livingston (page 212). Proposals Map 3.

Planning authority's summary of the representation(s):

21836104-23aee9d (Fiona Stewart on behalf of Manor Forrest Ltd) - support the allocation of the site for housing; advise that planning permission in principle has been secured; legal agreement outlines the delivery of affordable housing and planning gain contributions; development is expected to commence in early 2016 with the demolition of Buchanan House. Detailed technical assessments illustrate that the site is effective.

21528269-5b19fdc (Catherine Brown) - seeks provision by the developers of a secure fence between the proposed site and the strip of woodland owned by the Woodland Trust.

Modifications sought by those submitting representations:

21836104/23aee9d (Fiona Stewart on behalf of Manor Forrest Ltd) – no modifications sought.
21528269-5b19fdc (Catherine Brown) - seeks provision of secure boundary fence between the site and adjacent woodland.

Summary of responses (including reasons) by planning authority:

The former Buchanan House office building situated within, Kirkton, Livingston adjacent to the Kirkton residential area has been vacant for some considerable time and subject to extensive vandalism and fire raising.

An initial outline planning permission (0676/P/07) for a 3.85ha residential development at Buchanan House in 2007 was withdrawn (CDX). A further planning permission in principle for a 3.85ha residential development (0499/P/09) was refused planning permission in October 2010 (CDX). Another planning permission in principle application (0737/P/11) for a smaller 1.9Ha residential development was submitted in November 2011 and subsequently granted in principle, subject to a Section 75 agreement, in October 2015 (CDX).

An application (0926/MSC/15) for approval of matters specified in conditions of planning permission 0773/P/11 for a residential development of 55 houses including access road, parking and landscaping, was granted in February 2016 (CDX).

Thereafter an application (LIVE/0927/MSC/15) for approval of matters specified in conditions of

planning permission 0737/P/11 for a residential development of 57 houses including access roads, parking and landscaping (grid ref. 304248 667361) was approved in February 2016 (CDX).

The approved landscape plan clearly shows the retention of the woodland strip along the west side of the site along with "retention of the existing fencing" on the west side of the woodland as it abuts Kirkfield View (CDX).

Demolition of the former Buchanan House is underway.

The council does not propose to amend the LDP in relation to this submission other than to update page 212 of Appendix 2: Schedule of Housing Sites/Site Delivery Requirements to reflect the grant of planning permission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 At	Williamston South site at entrance to Linhouse area, south Livingston.	
Development plan reference:	E-LV 39: Williamston South (and E-LV 46: Linhouse)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21833765-2871a29 (Richard Dickson)
21830524-3c4db33 (Joanna MacLaine)
21780505-2277f65 (Nick Lansdell)

Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations (pages 115 & 116). Proposals Map 3.

Planning authority's summary of the representation(s):

21833765-2871a29 Richard Dickson) and **21830524-3c4db33** (Joanna MacLaine**)** - object to the sites due to loss of open space and adverse impact on wildlife.

(**21833765-2871a29)** (Richard Dickson) - states both sites are well used by the local and wider community for recreational use.

(**21830524-3c4db33)** Joanna MacLaine - adds that both these areas are extensively used by locals and visitors; they attract wildlife for which there are no other similar sites.

21780505-2277f65 (Nick Lansdell) - states that E-LV46 retains employment site status; a secondary access is not required for development within this context; the proposal does not represent value for the tax payer with no planning application for employment land identified access road creates pressure for speculative housing which puts strategic employment site at risk from housing. Employment site does not require access into residential area and would contravene policies ENV 7 by impinging on countryside, ENV 21 by impacting upon Core Path Network through intersection, NRG 1 by increasing potential of motor vehicle use and by damaging the amenity of new and existing development including environmental quality and adversely impacting on linkages of communities to the land, EMG 4 by encouraging additional vehicles of a commercial nature to pass through residential areas – Brucefield Industrial Estate to Oakbank Industrial Estate, and EMG 5 by increasing road traffic.

Modifications sought by those submitting representations:

21833765-2871a29 (Richard Dickson), **21830524-3c4db33** (Joanna MacLaine) and **21780505-2277f65** (Nick Lansdell) – none specified but it is implied that removal of the sites from the LDP is sought.

Summary of responses (including reasons) by planning authority:

21833765-2871a29 (Richard Dickson), **21830524-3c4db33** (Joanna MacLaine) and **21780505-2277f65** (Nick Lansdell)

Site E-LV 46 Linhouse has a long standing development history through the safeguarding of it in the

Calders Area Local Plan (CDX) adopted in 1996 and the West Lothian Local Plan (CDX) adopted in 2009.

Site E-LV 39 Williamston South was set out for development through the major rehabilitation scheme undertaken by the former Lothian Regional Council in the 1990's as one of 4 entrance sites into the Linhouse Complex. The Contentibus Bing, which lay to the east, was removed and development platforms created for employment sites off the newly constructed A71 Bypass.

Both sites are within the Livingston urban area with the Edinburgh to Shotts train line forming the southern boundary.

Of the 4 entrance sites, Williamston South is the only site remaining undeveloped. The woodland shelter belts and paths around the site have now matured over the last 25 years. However, they will remain in any future employment development and are protected as "Land safeguarded for open space" on the LDP Proposals Map with a range of LDP policies applicable, most notably policy ENV21 "Protection of Formal and Informal Open Space" (LDP, Page 54).

In relation to Countryside Belts, the sites are clearly surrounded by the countryside belt designation and were never originally designated countryside belt, but have been considered for development since the 1981 National Planning Guidelines identified the Linhouse area as a safeguarded site of national importance.

With open space and the core path network, the substantial woodland shelter belt area that was originally planted around the Linhouse core area in the mid-1990's by the former Lothian Regional Council to screen any future development, will remain. It is protected by either Policy ENV 21 on open space, close the urban area in South Murieston, or the southern portion is protected by Policy ENV 7: Countryside Belts (LDP page 44).

Again, the Core Path surrounding the Linhouse area is recognised on the proposals map as a "protected right of way / core path."

Site E-LV46 is judged to be a sustainable location on the edge of the built up area that has a long history of development. It is within 800 of Livingston South Rail Station.

Air quality is not known to be an issue in the south Livingston area as occurs in the 2 other Air Quality Management Areas in West Lothian at Broxburn and potentially Linlithgow. It is most likely that HGVs will not navigate through residential areas along Murieston South road but take the more direct route via the A71 onto A899 or west Calder Rd rather than go through Brucefield Industrial Estate; however, such matters can be addressed at planning application stage and with any requirements for transport assessment.

Any noise matters arising from development would be also be addressed at planning application stage.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 Au	Deer Park, North Livingston.	
Development plan reference:	Site E-LV 44: Deer Park.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21809901-109e2c2 (James Lochhead of Lochhead Consultancy on behalf of The Muir Group).		
Provision of the development Plan to which the issue relates:	Economic Development & Growth (pages 12-19). Appendix 1: Employment Land Allocations (page 116). Proposals Map 3.	
Planning authority's summary of the representation(s):		
21809901-109e2c2 (James Lochhead of Lochhead Consultancy on behalf of The Muir Group) - supports the economic strategy but seek a broader range of uses on the site E-LV 44 at Deer Park.		
Modifications sought by those submitting representations:		
21809901-109e2c2 (James Lochhead of Lochhead Consultancy on behalf of The Muir Group) - a broader range of uses on the site and extension of the site boundary to the north west up to the M8 boundary.		
Summary of responses (including reasons) by planning authority:		

21809901-109e2c2 (James Lochhead of Lochhead Consultancy on behalf of The Muir Group)

The support for the economic strategy is acknowledged.

The Livingston Local Plan in 1996 (CDX) allocated the site (KW 13) for "Business, commercial or Leisure uses". Policy EM 8 indicated it was "*safeguarded for a high amenity office park development".*

The majority of the site was built out by the time the West Lothian Local Plan was adopted in 2009. The site was referenced as ELv61 in the West Lothian Local Plan (CDX). One site remained on the north boundary along the frontage with the M8. Due to the awkward shape of the site and the development platform that had been created setting out the rest of the estate, the north west corner was outwith the ELv61 site allocation.

In Appendix 5.1 of the West Lothian Local Plan relating to Employment sites (page xxiv) it noted that site ELv61 was identified as suitable for use class 4: business use and under "Requirements" noted:

- *"Site safeguarded for high amenity office park development;*
- *M8 frontage requires high standard of architectural and landscape design"*

Site ELv61 was rolled forward into the LDP Proposed Plan as site E-LV 44. Within Appendix 1: *Employment Land Allocations* of the LDP the site is categorised the site as "D" – i.e. for office use

only that states:

"while recognising the flexibility that is afforded by use class 4, allowing development for office, research and development, as well as light industrial uses, in the same locality, the LDP also recognises that in certain locations development for industrial use may still be inappropriate. The inclusion of this category is therefore intended to ensure that development will take place exclusively for office purposes. Sites included in this category will include the flagship Alba Campus (which is normally restricted to class 4 uses), as well as established office parks, such as Almondvale and Fairways, all in Livingston, protecting the status and quality of these office parks." The Fairways is the marketing name for Deer Park.

The masterplan for the site was for class 4 office development. Road improvements carried out at the start of the development were based on the predicted additional traffic flows. If there is an addition to the area of development, or a change to the classification then the impact of the new allocation would be required to be assesses against the original allocation. Any increases in impact would need to be addressed by the developer, especially on the carriageways at Livingston East (Deer Park) roundabout towards the M8 and A899 towards Livingston.

It is acknowledged that as such a prominent site on the entrance to the town, it would be beneficial for high quality landscaping along this north boundary with the M8 and that inclusion of the north west corner within E-LV 44 would secure this improvement.

The council does not propose to change the LDP in relation to this matter however, it does see merit in the representation and would not oppose any change to the LDP should the Reporter be minded to amend the LDP in relation to this matter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 17A	Allocation of land for housing in Longridge	
Development plan reference:	H-LR 1 - Curling Pond Lane H-LR 2 - Fauldhouse Road H-LR 3 - Land at Back O Moss and Main Street H-LR 4 - Longridge Park	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0048 & 21905532-572f69a (Alexander Smith Jnr.) **WL/LDP/PP/0169** (Dawn Brownlie & Stephen Bryce) **WL/LDP/0243** (SEPA) **WL/LDP/PP/0331** (Dr Stig A. Walsh & Dr Monja A. Knoll) **WL/LDP/0409** (Scottish Water) **21903583-08d20d6** (James Ford)		
Provision of the development plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Longridge (page 93) Appendix 2 - Schedule of Housing Sites, Longridge (pages 183-188) Proposals Map 5, Villages (Longridge)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-LR 1 - Curling Pond Lane

21903583-08d20d6 (James Ford)
Objects to proposed housing sites at Longridge on grounds that some of the sites were obtained through CPO (Compulsory Purchase Order).

H-LR 2 - Fauldhouse Road (North)

21903583-08d20d6 (James Ford)
Objects to proposed housing sites at Longridge on grounds that some of the sites were obtained through CPO (Compulsory Purchase Order).

Housing Land

WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Objection to allocation of the site for housing.

Community Facilities
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Suggests development would place extra pressure on existing community facilities such as schools, medical centre and dentist; there is only one local shop and takeaway in Longridge.

Traffic and Roads
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Concerns raised regarding impact of traffic on the B7010 which is already a dangerous road; seek traffic calming on the proposed entrance to the site but question if this would be a safe solution to

address concerns.

Water and Drainage
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Suggests that increased demand for mains water will affect pressure in existing developments; water pressure at present is only just adequate.

WL/LDP/0409 (Scottish Water)
No objections to development of the site; advises that 'insufficient capacity should not be seen as a barrier to development'.

Flooding
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Notes that the site is waterlogged all year round; flooding continues to be an issue for houses in the village; development of the site will displace flooding to elsewhere around Longridge. Previous refusal of planning consent as this would encroach access to a water facility.

WL/LDP/0243 (SEPA)
Support the relevant development requirements in relation to flood risk.

House Prices and loss of outlook
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Development will likely affect house prices in Longridge and remove current moorland outlook.

Wildlife and Habitat
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Development will result in loss of wildlife habitat.

H-LR 3 - Land at Back O Moss and Main Street

21903583-08d20d6 (James Ford)
Objects to proposed housing sites at Longridge on grounds that some of the sites were obtained through CPO (Compulsory Purchase Order).

WL/LDP/PP/0169 (Dawn Brownlie & Stephen Bryce)
Objects to the allocation of site H-LR 3 for the following reasons:

- possible impact any work might have on already problematic drainage in the area including overflowing raw sewage;
- impact of new development on saturation of garden which required installation of field drains;
- impact of potential traffic volume on noise pollution and vibrations; and
- limited local education capacity and budget to pay for expansion of school.

H-LR 4 - Longridge Park

21903583-08d20d6 (James Ford)
Objects to proposed housing sites at Longridge on grounds that some of the sites were obtained through CPO (Compulsory Purchase Order).

WL/LDP/PP/0048 &21905532-572f69a (Alexander Smith Jnr.)
Understands that the site was donated or compulsory purchased from Easter Longridge Farm on the express condition that it could only be used for recreational use for the village (i.e. football field or

village hall, swing park) but under no circumstances was residential development to be permitted. The current proposal is in breach of that contract.

Representations to Non Allocated Sites

21903583-08d20d6 (James Ford)
Seeks allocation of sites proposed (and rejected) at earlier stages of the LDP process, specifically EOI-0028, Back O Moss Farm (Site A) – 0.98ha / 20 units capacity, and, EOI-0029, Back O Moss Farm (Site B) – 2.2ha / 55 units capacity. The respondent considers that the sites which were submitted have not been allocated due to personal discrimination and claims to have been 'black listed' by the council.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H- LR 1 - Curling Pond Lane

21903583-08d20d6 (James Ford)
Intimates that the site should not be allocated for housing.

H-LR 2 - Fauldhouse Road (North)

21903583-08d20d6 (James Ford)
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Intimates that the site should not be allocated for housing.

H-LR 3 - Land at Back O Moss and Main Street

21903583-08d20d6 (James Ford)
WL/LDP/PP/0048 & 21905532-572f69a (Alexander Smith Jnr.)
WL/LDP/PP/0169 (Dawn Brownlie & Stephen Bryce)
Intimates that the site should not be allocated for housing.

H-LR - 4 Longridge Park

21903583-08d20d6 (James Ford)
WL/LDP/PP/0048 &21905532-572f69a (Alexander Smith Jnr.)
Intimates that the site should not be allocated for housing.

Representations to Non Allocated Sites

21903583-08d20d6 (James Ford)
Seeks the allocation of two sites which were proposed (and rejected) at earlier stages of the LDP process : EOI-0028, Back O Moss Farm (Site A) and, EOI-0029, Back O Moss Farm (Site B)

Summary of responses (including reasons) by planning authority:

Background

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan, paragraphs 85-92, 106-113 and policy 5 and page 6, Table 3.1

(CDX). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP – paragraph 110) (CDX) the council has allocated a number of housing sites across West Lothian for housing development.

The proposed plan designates four housing site in the settlement of Longridge which are identified in Appendix Two: Schedule of Housing Sites / Site Delivery Requirements (pages 218-219) and on the Proposals Map 5: Villages.

Two of these sites were carried forward from the adopted West Lothian Local Plan 2009 (CDX):-

- H-LR 1 Curling Pond Lane was previously allocated as site HLr3; and
- H-LR 2 Fauldhouse Road (North) was previously allocated as site HLr6

And two of the sites are new allocations:

- H-LR 3 Land at Back O Moss and Main Street; and
- H-LR 4 Longridge Park

Further site details regarding representations are given in responses below.

Representations to Allocated Sites

H-LR 1 - Curling Pond Lane

21903583-08d20d6 (James Ford)
This site has an effective planning permission and is largely built out. Construction stalled during the recession due to the developer going out of business but work has recently recommenced. The council looks forward to seeing the completion of this site and does not propose to modify the Plan.

H-LR 2 - Fauldhouse Road (North)

21903583-08d20d6 (James Ford)
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
WL/LDP/0409 (Scottish Water)
WL/LDP/0243 (SEPA)
The 'background' section above details the requirements placed on the council to identify and deliver housing sites across West Lothian.

Site H-LR 2 (16.8ha, 30 unit capacity) is anticipated to commence delivery of housing within the first plan period. It is an established site having been previously allocated in the West Lothian Local Plan as site HLr6.

It should be noted that this site has a valid planning approval 0493/P/02 granted on 10 May 2006 which has been kept live through subsequent reserved matters applications (CDX). Site specific issues raised by the respondents are capable of being addressed through conditions of the planning permission. The council does not therefore agree to modify the Plan in response to these representations.

WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)

Community Facilities
The allocation of new development within Longridge may attract further local shops and facilities.

NHS Lothian has raised no concerns about development of the site. The recently completed Fauldhouse Partnership Centre provides for health needs. NHS Lothian has advised that there is capacity for health provision and has raised no concerns with development of the site. The site falls within the school catchment areas of Longridge Primary School, St John the Baptist Primary School, St Kentigern's High School and Whitburn Academy where there is capacity to accommodate development. The council does not therefore agree to modify the Plan in response to this issue.

House Prices and loss of outlook

House values and loss of outlook/view are not planning matters. The council does not therefore agree to modify the Plan in response to this issue.

H-LR 3 - Land at Back O Moss and Main Street

21903583-08d20d6 (James Ford
WL/LDP/PP/0169 (Dawn Brownlie & Stephen Bryce)
Many of the issues raised in these representations are covered in the council's response to similar issues raised at site H-LR 2 Fauldhouse Road (North) above.

Site H-LR 3 Land at Back O Moss and Main Street is a new allocation for the proposed plan with an area of 2.5ha and capacity estimated as 20 housing units.

Flood risk and drainage

Appendix Two: *Schedule of Housing Sites / Site Delivery Requirements* (CDX, pp. 218 – 219) notes that there is an issues of surface water flooding at this site and thus requires that Flood Risk Assessment and Water impact assessment work is carried out. It is also noted that a 'small watercourse flows behind the existing development on Northfield Meadows' (west across the A706 / Main Street) 'and may be culverted beneath Main Street and the development site'. The feasibility of opening up the watercourse is advised to be considered subject to impacts on localised flooding. For site H-LR 3 it is stated that 'no development should occur on top of the culvert'. Whilst posing a difficulty for site development, it is not insurmountable and the council does not propose to modify the Plan in response to this issue due to the express requirements for site delivery.

Education

The only issues raised in Appendix Two: Schedule of Housing Sites / Site Delivery Requirements (pp. 218-219) with respect to education capacity is at Whitburn Academy which will require to be assessed. Educational capacity changes as cohorts of students move through the school system thus it is a development planning task to ensure that forthcoming sites are allocated and phased to support local education facilities. Should there be any capacity issues regarding this relatively small site then phasing would overcome such a capacity shortage in the near term. The council does not therefore agree to modify the Plan in response to this representation.

H-LR 4 - Longridge Park

21903583-08d20d6 (James Ford
WL/LDP/PP/0048 &21905532-572f69a (Alexander Smith Jnr.)
WLC Property records show that 4.4 acres of land at Easter Longridge Farm, Whitburn was sold and disponed in favour of the former Whitburn and Livingston Council for a cash value and was not therefore subject to Compulsory Purchase Order or other restrictive covenant. No such restrictions can be found in the disposition as recorded at the County of West Lothian on 5 September 1968. While this is first and foremost not regarded as a wholly pertinent consideration for the allocation of land in the Proposed Plan, it is the case that the council does not in any event agree to modify the Plan in response to this representation.

Representations to Non Allocated Sites

21903583-08d20d6 (James Ford)
This representation seeks the allocation of two sites (EOI-0028 and EOI-0029) from Main Issues Report stage for residential purposes - MIR, Settlement Statement (page164, Settlement Map 10). (CDX). Neither of these sites were taken forward into the proposed plan as noted below.

EOI--0028: Back O Moss Farm (Site A):

- housing site: 0.98ha/20 units
- MIR status: 'not preferred'
- Not allocated in the Proposed Plan due to access and utilities issues

EOI-0029: Back O Moss Farm (Site B):

- Housing site: 2,2ha/55 units
- MIR status: alternative site to HLr6 (Proposed Plan site H-LR 2 (Fauldhouse Road North)
- Not allocated in the Proposed Plan because other preferable sites were available

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development. The council does not therefore agree to modify the Plan in response to this representation.

Complaint
West Lothian Council is committed to providing high-quality customer services. If something goes wrong or individuals are dissatisfied with any aspect of our services, there is an established complaints procedure in place to deal with this. Complaints can be made in person at any of our offices, by phone, in writing or email via a complaints form. To date, and to the best of the knowledge of the Development Planning service, no formal complaint has been registered by this respondent.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 18A	Allocation of land for housing at Pumpherston Farm, Pumpherston	
Development plan reference:	EOI-0035	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
210611517-c7faeb2 (John Henderson) **WL/LDP/PP/0354** (Wallace Land Investment & Management)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Pumpherston (page 93) Proposals Map 3, Pumpherston	
Planning authority's summary of the representation(s):		

E0I-0035 – Land at Pumpherston Farm

210611517-c7faeb2 (John Henderson)
While noting that the site has not been allocated for housing in the Proposed Plan, objection is nevertheless raised to any potential allocation of the site for reasons allied to:-

- the temporary impact of construction traffic on local roads and the amenity of existing road users;
- the subsequent volume of additional traffic that such a large development would generate and which would create congestion and add to road safety concerns;
- the loss of undeveloped agricultural land and subsequent urbanisation of the countryside;
- the belief that development of brownfield sites should take precedence.

WL/LDP/PP/0354 (Wallace Land Investment & Management)
It is suggested that there are significant issues regarding the methodology adopted by the council to define the housing land requirement and the effective housing land supply for the LDP Proposed Plan. A detailed assessment of the housing land supply accompanies the representation and expands on this subject together with statements regarding the maintenance of and effective housing land supply and on infill/windfall housing development within settlements.

Objection is specifically raised to Policy HOU 1 and Figure 5 (page 22) of the Proposed Plan on the basis that the council's proposed development strategy does not comply with the requirements of SESplan or SPP 2014. It is stated that the Proposed Plan fails to allocate sufficient effective housing land to meet the housing requirements set by SESplan and that more effective housing land should be allocated to ensure that the LDP meets the requirements.

Specifically, it is proposed that a site at Pumpherston Farm, Pumpherston should be allocated for a phased mixed use development incorporating up to 1,230 homes, with community hub, including a new Primary School if required. A submission was made to the MIR in respect of this site but it was not allocated in the Proposed Plan (EOI-0035).

The site is described as forming an attractive and logical extension to the southeast side of

Pumpherston which will balance the proposed extension at Drumshoreland to the northwest of Pumpherston and the scale and design of the development would integrate with and be in keeping with the character of the local area. The site is described as being in a sustainable location, accessible and close to public transport links and would meet local housing need and demand, around 300 houses could be affordable. This site is said to be immediately effective and could deliver approximately 50 private sales per annum from two housebuilders.

Reference is made to the Strategic Environmental Assessment (SEA) and notes that the environmental impacts of the proposal were deemed acceptable for 11 out of 23 SEA assessment criteria. These conclusions are challenged and a re-assessment of the site's environmental impact has been undertaken which concludes that there are no unacceptable adverse environmental impacts. It is also argued that the site would compares favourably (in SEA terms) with an allocated housing site in the Proposed Plan (H-PU 1).

A supporting statement detailing Pumpherston Farm's suitability for housing development accompanies the representation. It is also noted that a Proposal of Application Notice (PAN) for Phase 1 was submitted to the council in July 2015 in respect of a residential development with associated infrastructure, landscaping and engineering works (0535/PAC/15)(CDX).

The representation also includes an objection to the identification of the land embraced by site EOI-0035 as forming part of the *Countryside Belt* around Livingston as the Proposed Plan has not provided justification for this designation.

Modifications sought by those submitting representations:

E0I-0035 – Land at Pumpherston Farm

210611517-c7faeb2 (John Henderson)
Objects to the site allocation but makes no specific reference to modifications.

WL/LDP/PP/0354 (Wallace Land Investment & Management)
Proposes that more effective housing land should be allocated to ensure that the LDP meets the requirements of SESplan and SPP and the plan should specifically allocate site EOI-0035 for a mixed use development. Seeks removal of the countryside belt designation which embraces the site.

Summary of responses (including reasons) by planning authority:

E0I-0035 – Land at Pumpherston Farm

Background

The site is located east of Livingston, between South Village (Pumpherston) and Mid Calder. It is outwith the established settlement boundaries of these towns, extends to approximately 90 hectares and comprises agricultural land associated with Pumpherston Farm. The northern and central portions of the site are currently identified as part of the Livingston Countryside Belt in the adopted West Lothian Local Plan while the southern sector, bounded by the River Almond, is embraced by the Almond & Linhouse Valley Area of Great Landscape Value. The entire site is embraced by a new countryside belt designation in the Proposed Plan.

210611517-c7faeb2 (John Henderson)
The respondents comments are noted. The council does not propose to allocate this site for housing and welcomes the support given by the respondent to the Spatial Strategy identified in the Proposed Plan.

WL/LDP/PP/0354 (Wallace Land Investment & Management)
Housing Land Supply

The council's justification for its approach to housing land requirements and housing land supply is set out in a separate Schedule 4 number 1A.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites. (LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in this eastern part of West Lothian there are significant committed sites in the Livingston & Almond Valley Core Development Area, particularly at Raw Holdings (H-EC 4/5), Almondell (H-EC 6/9), and at Drumshoreland, Pumpherston (H-PU 1) which cumulatively provide a long term framework for settlement growth in the area over the LDPP plan period. Generally, therefore, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in this particular location at this time.

The Council does not in any event consider Pumpherston Farm to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive area of countryside and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the surrounding AGLV/countryside belt/proposed countryside belt, radically changing the character and appearance of the site and its surroundings and resulting in the coalescence of the distinctive settlements of Livingston, South Village and Mid Calder. It is significant that one of the reasons for having established countryside belts in the first instance was precisely as a bulwark against coalescence.

In this instance there is no justification to amend the various settlement boundaries to include the proposed site, and changes to such boundaries at this location would result in weaker boundaries and a diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes (CDX paragraph 76).

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development on the periphery of Livingston, South Village and Mid Calder would be considered to be contrary to the terms of this policy and out of keeping with the character of these settlements and the local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The site was previously subjected to a detailed assessment (CDX) and a number of issues were identified. These include:

Education capacity - The site lies within the catchment of Pumpherston & Uphall Station Primary Schools, St Paul's Primary School, Broxburn Academy and St Margarets RC Academy where there are known education capacity constraints which would prevent development of this site in the short and medium term. A development of the scale envisaged would require the provision of a new developer

funded primary school, school catchment area review and also pro rata developer contributions to increase capacity in the school estate. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period. An overview of education issues is set out in the council's Position Statement on Education (CDX, para. Xx).

Drainage - The site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity. There is also the complication of a combined sewer running through the site.

Hydrology - There is complex hydrology in and around this site, including a number of culverted watercourses, and a possibility that development could lead to flood risk, both on and off the site.

Land Quality - The site embraces Class 2 and 3 (Macaulay) quality agricultural land and its loss would be detrimental to agricultural production.

Ecology - The site is potentially ecologically sensitive. Badger activity has been recorded along the southern boundary with the River Almond and there are known to be great crested newt habitats in the locality. The council's approach to environmental assessment is set out in a separate Schedule 4 number 1K.

Countryside Belt -
Since the site was considered at the Main Issues Report stage there has been no significant change in circumstance to support its allocation for residential development other than a review of landscape designations. The review of such designations was a requirement of the West Lothian Local Plan and in this instance has had the effect of the previous Area of Great Landscape Value designation which related to the southern portion of the site bounding the River Almond being replaced with a designation of countryside belt. This extends northwards, embracing the remainder of the site and replicating a comparable countryside belt designation in the adopted West Lothian Local Plan. The sensitivity of the area therefore continues to be recognised and protected. The council's justification for its approach to defining countryside belts is set out in a separate Schedule 4 number 1B.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 18B	Mapping Error Correction - Pumpherston	
Development plan reference:	H-PU 2 H-PU 3	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)		
Provision of the development Plan to which the issue relates:	Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements page 119 - Pumpherston	

Planning authority's summary of the representation(s):

Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements (page 119)

H-PU 2
H-PU 3

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

Appendix 2, page 224, and page 93 of the Proposed Plan identify site H-PU2 as Pumpherston Golf Course and site H-PU3 as the former Pumpherston primary school. This does not accord with Map 3. which transposes these references. It is also intimated that land referenced as Pumpherston Golf Course in instead associated with James Young House.

Modifications sought by those submitting representations:

Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements (page 119)

H-PU 2
H-PU 3

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

Correct errors/site referencing in relation to H-PU2 and H-PU3 allocations.

Summary of responses (including reasons) by planning authority:

Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements (page 119)

H-PU 2
H-PU 3

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

The Council acknowledges that the error which has been identified is in fact with the labelling of

sites H-PU 2 and H-PU 3 on Map 3 in so far as they do not correspond with the sites listed in the Settlement Statement (page 93) and Appendix 2 (page 224). The council proposes to alter the LDP to correct this error and consider this to be a non-notifiable modification.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 19A	Allocation of land for housing in Stoneyburn	
Development Plan Reference:	H-SB 1 - Stoneyburn Farm (East) H-SB 6 - Meadowhead Road/Church Street	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number)		
WL/LDP/PP/0016 (Kirsty Easton) **WL/LDP/PP/0025 and WL/LDP/PP/0030 and 20935998-6f3b530** (Alex Scott) **21530245-6aacbaaa** (Anne Cunningham on behalf of Sundial Properties) **21013190-b49858b** (Chris Blackshaw)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Stoneyburn (page 94) Appendix 2 - Schedule of Housing Sites, Stoneyburn (pages 226 & 228) Proposals Map 5, Villages (Stoneyburn)	
Planning authority's summary of representation(s):		

Representations to Allocated Sites

H-SB 1 - Stoneyburn Farm (East)

21530245-6aacbaaa (Anne Cunningham on behalf of Sundial Properties)
Notes that the site has been carried over from the adopted West Lothian Local Plan 2009 (CDX) and seeks retention of the housing allocation H-SB 1. Fully supports development requirements prescribed for the site in Appendix 2 although would welcome more details re the archaeology reference as this was not previously appreciated as a site issue.

H-SB 6 - Meadowhead Road/Church Street

WL/LDP/PP/0016 (Kirsty Easton)
WL/LDP/PP/0025 + WL/LDP/PP/0030 + 20935998-6f3b530 (Alex Scott)
Both respondents object to the identification of this site for one or more of the following reasons:-

- development will have an adverse effect on the site's wildlife, trees and flowers;
- development will result in the loss of agricultural land;
- access to the site is restricted/not accessible from a main thoroughfare;
- surrounding roads are in a poor condition, not adopted and incapable of supporting an increase of cars or construction traffic associated with a new development;
- the proposed development will generate noise and dirt pollution that during the construction period;
- development will lead to a loss of privacy and will change the character of the area;.
- development will have a detrimental effect on house prices;
- there are not enough local amenities and facilities in Stoneyburn to support the additional population;

- development on this site would have a serious effect on the natural drainage of Leighton Terrace which gravitates from the houses towards the Breich burn at the foot of the site;
- there is sufficient housing in Stoneyburn but if development is necessary it should be located on land to the north of the village and occupying the gap between Stoneyburn and Bents; and
- a public right of way footpath is used as a natural nature trail by many of the villagers and the loss of this footpath would be an inconvenience to the villagers who use it.

Housing Site in Stoneyburn (unspecified by respondent)

21013190-b49858b (Chris Blackshaw)
Vehemently oppose this proposal (unspecified). Suggests that Stoneyburn sewage infrastructure is at full capacity and fears that development will lead to problems with land slippage. The respondent advises that he has personally mapped a range of the Lesser Butterfly Orchids for SNH and that these are protected by a preservation order and there removal to facilitate development would be a criminal offence. The respondent advises that he is prepared to fight any proposal to develop this site "to the bitter end with my life if that's what I have to do my death will be directly linked to the proposal".

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-SB 1 - Stoneyburn Farm (East)

21530245-6aacbaaa (Anne Cunningham on behalf of Sundial Properties)
No specific modification is sought. However, further information on the potential archaeology mentioned in Appendix 2 has been requested.

H-SB 6 - Meadowhead Road/Church Street

WL/LDP/PP/0016 (Kirsty Easton)
Objection is raised to development of site H-SB 6 for housing suggesting that it should be removed from the LDP.

WL/LDP/PP/0025 + WL/LDP/PP/0030 + 20935998-6f3b530 (Alex Scott)
Objection is raised to the development of site H-SB 6 for housing and suggests that it should be removed from the LDP.

Housing Site in Stoneyburn (unspecified)

21013190-b49858b (Chris Blackshaw)
No specific modification is sought although it can be inferred that the respondent would not wish the (unspecified housing site) allocated in the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-SB 1 - Stoneyburn Farm (East)

21530245-6aacbaaa (Anne Cunningham on behalf of Sundial Properties)

West of Scotland Archaeology Service was consulted on all sites allocated for development within the

Proposed Plan and in this instance responded to advise that the site may have archaeological potential and recommended that an assessment and or investigation may be required. This response subsequently informed Appendix 2 – Schedule of Housing Sites, and the council has no further information it can add/share.

H-SB 6 - Meadowhead Road/Church Street

WL/LDP/PP/0016 (Kirsty Easton)
WL/LDP/PP/0025 + WL/LDP/PP/0030 + 20935998-6f3b530 (Alex Scott)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. This is a suitable site for development that can be brought forward to support development requirements and there is therefore the allocation should remain in terms of meeting housing requirements.

The LDP has been subject to transport appraisal for all sites in the proposed plan (CDX). It is however the case that access and detailed construction and traffic arrangements will only be addressed as and when a planning application is submitted.

The council is satisfied that the Development Management process is capable of addressing issues of noise and pollution during the construction phase of any development through the imposition of appropriate conditions. There are also mechanisms for dealing with such issues under other environmental legislation if necessary.

Concerns relating to the potential loss of/outlook and the effect any prospective development may have on the value of property are not legitimate planning considerations.

Concerns relating to the ability of the village to absorb these proposed allocations and service the resultant social needs are noted. In terms of education it has already been established that there is capacity within the school estate and with regard to health provision it is the responsibility of the primary care provider to address. NHS Lothian have been consulted on the Proposed Plan and have not raised any particular issues.

Water and drainage issues have been provisionally explored with Scottish Water and the response it provided states that where there is limited or insufficient capacity at their works, Scottish Water will provide the necessary capacity. In this instance, if the proposed site is allocated in the LDP, Scottish Water would seek to deliver available capacity enabling the development to proceed.

SEPA was also invited to provide a response to all allocated site within the LDP and this has again informed Appendix Two: Schedule of Housing Sites. It cites a developer requirement for a flood risk assessment to be undertaken and this will in turn help to determine what, if any, practical measures may be required. Flood data held by SEPA has already established that the site lies adjacent to an indicative flood outline but as there is a 5m height difference there is considered to be no risk of flooding from the Breich Water that lies within 40m of the boundary of the site to the south. There is a risk of surface water flooding shown on the flood maps however it is likely this map is simply picking up the low lying small watercourses channel. The Flood Risk Assessment required will allow this to be more carefully examined and for a bespoke solution to be identified.

The suggestion that other locations in Stoneyburn are more suited to a housing development are noted, however the council has assessed the relative merits of the various development options which

were available in Stoneyburn and is content with the selection that has been made and which is now detailed in the Proposed Plan. It will be noted that other allocations have been made.

Comments made in regard to the possible loss of a public right of way are addressed in Appendix Two: Schedule of Housing Sites in so far one of the site delivery requirements is to retain/enhance existing links to wider informal path network. Although not explicitly stated it is anticipated that links would be provided to the public right of way to the west of the site and Glenview Park across Burnbrae Road to the eats of the site. The management of trees on the site would be dealt with through any eventual planning application, probably as a requirement for a tree survey to be undertaken. If required, new tree planting can also be secured by planning conditions.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Site in Stoneyburn (unspecified)

21013190-b49858b (Chris Blackshaw)
SNH was consulted on all of the sites allocated in the Proposed Plan and has provided a response to the effect that it does not raise any concerns. The respondent can hopefully also take comfort from the fact that SNH is consulted as a statutory consultee on planning applications and would have an opportunity to comment on any subsequent planning application.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions

Reporter's recommendations

West Lothian Council

Issue: 20A	Allocation of land for housing at Houstoun Mains Holdings, by Dechmont	
Development plan reference:	LATE-0011/MIRQ-0058	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21778605-a2a3896 (Simpson Highview Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) Proposals Map 2, Linlithgow & Broxburn Area Countryside Belts (page 42 para 5.144) Development in the Countryside (page 42 para 5.148-5.147)	

Planning authority's summary of the representation(s):

LATE 0011/MIRQ-0058 – Land at Houstoun Mains Holdings, by Dechmont

21778605-a2a3896 (Simpson Highview Ltd)
It is proposed that a site at Houstoun Mains Holdings, by Dechmont, should be allocated for housing. A submission was made to the MIR in respect of this site but it was not allocated in the Proposed Plan (LATE-0011/MIRQ-0058).

While supporting the general principle of Policy ENV 3, the respondent opposes the inclusion of the area of land west of Uphall and north of the A89 as part of the Countryside Belt, suggesting that development here could be accommodated without necessarily compromising the separation between Uphall and Dechmont/Livingston at this location. It is argued that a comparable situation is land use terms already exists on the south side of the A89. It is suggested that development will also help promote public access (enhancing an existing core path within the site and facilitating new connections) as well as improvement to the road infrastructure at the A89.

It is claimed that post Main Issues public consultation the council confirmed it would change the Proposed Plan to accommodate development but that it has not done so.

Modifications sought by those submitting representations:

LATE 0011/MIRQ-0058 – Land at Houstoun Mains Holdings, by Dechmont

21778605-a2a3896 (Simpson Highview Ltd)
Seeks a modification of the Proposed Plan to (a) remove the site from the Countryside Belt and (b) allocate it for housing.

Summary of responses (including reasons) by planning authority:

LATE 0011/MIRQ-0058 – Land at Houstoun Mains Holdings, by Dechmont

21778605-a2a3896 (Simpson Highview Ltd)

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be

brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

Significantly, the site is an integral part of the countryside belt around Dechmont/Uphall/ Livingston, intended to prevent settlement coalescence, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. While recognising that there are built forms of development on the south side of the A89, comprising a mix of houses and business uses, these are generally very long standing (inter war) and have evolved from the original agricultural small holdings or have been authorised under a previous development plan regime which did not discourage the rationalisation of the small holdings and the operation of small businesses from them. Replication of such a form of development on the north side of the A89 is however not supported. Development at this location would constitute a physical and intrusive expansion of the existing settlement with the danger of leading to coalescence and the site is also considered to be visually intrusive when viewed from the A89.

The council refutes the assertion that in responding to representations pursuant to the Main Issues Report it gave any undertaking to make the specific changes to the Plan requested by the respondent. This was not the case. The response stated that "the preferred approach (i.e. the option favoured by the council) has been refined and is to be taken forward to the Proposed Plan. Development within the Houston Mains Holdings area would be determined under the terms of policies relating to development in the countryside" (CDX) (pages 100-101). What this meant was that while there were certain details of the *preferred approach* which it was intended to amend, new development at this location would continue to be appraised with regard to policies designed to regulate new development in the countryside. In other words, no relaxation or change to the established position was intended. It appears that the respondent has misinterpreted what this statement meant.

For these reasons, the council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 20B	Non-allocation of land for residential and employment development in the countryside near Uphall/Uphall Station. Land West of Uphall Business Park, by Uphall Stankards South, by Uphall Land at Uphall Industrial Estate (north), by Uphall Land at Uphall Industrial Estate (south), by Uphall	
Development plan reference:	EOI-0216/MIRQ-0250 E-UH 1 - Stankards South E-UH 2 - Uphall Industrial Estate (North) E-UH 3 - Uphall Industrial Estate (South)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd) **WL/LDP/0193** (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) & Uphall (page 94) Proposals Map 2, Broxburn Area Countryside Belts (page 42 paragraph 5.144) Development in the Countryside (page 42 paragraph 5.148-5.147) Appendix 1 : Employment Land Allocations (page 106)	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI-0216/MIRQ-0250 – Land near Uphall/Uphall Station

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

Allocation as a housing site

Objection is raised to the Proposed Plan in so far as land to the west of Uphall Business Park has not been allocated for housing and has at the same time been identified as part of the countryside belt. Specifically, this representation proposes that the site should be allocated for housing, indicating that it could accommodate up to 200 houses.

It is suggested that there is a shortfall in housing sites within the Proposed Plan to meet the required Housing Supply Target, as set by the Edinburgh and South East Scotland Strategic Development Plan 2013 (CDX), and that allocating this site would help address this shortfall in the period 2014-2019.

In support of the proposal it is argued that:

- the site is not in agricultural use and is not part of an operational farm;
- the site sits within its own established landscape setting;
- the site occupies a sustainable location with particular emphasis being placed on its proximity and connectivity to Uphall Station railway halt;
- the site is effective and is also the subject of a current planning application (0840/P/15)

(CDX) which is promoted by an established house builder, Ogilvie Homes Ltd ;

- the proposals submitted for planning permission have been the subject of public consultation through a Proposal of Application Notice (PAN) (515/PAC/15) (CDX)and were not objected to;
- the proposals submitted for planning permission have been subject to a Phase 1 Habitat Survey which concludes that residential development will have minimal impact;
- technical studies suggest that the site is not subject to flooding;
- the proposed residential development would release funds which would be invested in upgrading the infrastructure of neighbouring Uphall Business Park and thereby helping to support local economic development and employment and community regeneration;
- the proposed development would facilitate improvements to be made to the road, cycle and footpath access between the site and Uphall Business Park.

The representations reference a number of technical and non-technical supporting documents (submitted as part of the aforementioned planning application) which argue the suitability of the site for housing and suggests that it is viable and can be developed in the short term.

This site was previously embraced by a submission for a mixed use allocation over a much larger area in response to a "call for sites" exercise in 2011 (ref. EOI-0216/MIRQ-0250) (CDX). The established industrial brownfield land which made up most of the site was recognised as something of an anomaly in the countryside and originated from the time when the M8 was being constructed. The LDP has pragmatically acknowledged that it embraces land which is already developed and supports a broad range of uses, specifically Use Classes 4, 5 and 6 as defined by the Use Classes (Scotland) Order 1997. It did however stop short of allocating the remainder and undeveloped portion of the site (essentially the land now proposed for housing) having concluded that this would constitute an intrusive physical expansion of Broxburn/Uphall further southwards, well beyond the limit of development which had already been provided for.

Call for Sites Representation EOI-0022

Support is also expressed for the allocation of the adjoining land to the north which was the subject of a separate "call for sites" submission (ref. EOI-0022) (CDX).

Countryside Belt

The representation includes an objection to the identification of the land as forming part of the Countryside Belt around Livingston.

Representations to Allocated Sites

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

E-UH 1 - Stankards South

The respondent references vacant business units which are located on this site, fronting the A89, and would support the premises being identified in the LDP for retail use.

E-UH 1- Stankards South, E-UH 2 - Uphall Industrial Estate (North) & E-UH 3 - Uphall Industrial Estate (South)

The respondent supports the concept of there being greater flexibility of uses within traditional

industrial estates (page 14, paragraphs 5.24-5.25 and page 17, paragraph 5.26) but wishes to see this go further. It is proposed that Uphall Business Park should have a more flexible planning policy designation to allow for different land uses which would facilitate a wide range of business opportunities. It is also suggested that the LDP supports alternative forms of development in instances where industrial land is surplus to requirements and particularly where this would result in the re-investment of proceeds in the industrial undertaking itself.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0216/MIRQ-0250

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

Seeks a modification of the Proposed Plan to (a) allocate the land for housing with an indicative capacity of 200 new homes, (b) remove the site from the Countryside Belt.

Representations to Allocated Sites

EOI-0216/MIRQ-0250

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

Make no specific reference to modifications but does suggest that (a) the range of permitted business use classes at Uphall Business Park should be extended and (b) a general provision for different types of development to locate on industrial estates should be adopted if the land is surplus to requirements particularly where the proceeds are to be re-invested in the industrial/business undertaking.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0216/MIRQ-0250

21768463-17de3f9 - Uphall Business Park Ltd c/o MacGarvie & Co Ltd
WL/LDP/0193 - Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd

Background
The site lies to the south of Uphall between the A89 and the M8 and forms part of the former Uphall West Bing (since rehabilitated and restored to agricultural grazing land and now regarded as *greenfield*). It is identified in the adopted West Lothian Local Plan as lying outwith the settlement envelope of the town and is also shown as "white land", a term commonly used to describe land (and buildings) without any allocation in a development plan where it is assumed that, for the most part, existing uses shall remain unaltered.

Allocation as a housing site

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to

support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

The site was subject to site assessment (CDX), and was identified in the MIR as a non-preferred site. The site (WS45 – Uphall Depot, Uphall) was also considered, and rejected, at the previous West Lothian Local Plan Inquiry in 2008 (CDX), Reporters Report, Chapter 2.4, Inquiry Ref WS45 – Uphall Depot, Uphall).

The site comprises undeveloped land in the countryside and is physically divorced from both Uphall and Uphall Station, settlements which have very robust and defensible boundaries by virtue of the A89 and M8 motorway respectively. In visual terms, the site makes a significant contribution to the separation of Uphall Station/Livingston from Uphall/Broxburn and the rural character of the surrounding area. It is highly visible from the A89 and the B8406 (Station Road) approach to Uphall Station and a residential development would represents a major intrusion into the countryside between these settlements, detracting from the rural character and visual amenity of the area.

The site does not constitute a logical extension to the urban area and while acknowledging that it lies in close proximity to the railway station and the M8 Motorway, it is nevertheless the case that the site has relatively low accessibility to services and community infrastructure (CDX).

While recognising the respondents' intention to invest the returns received from house builders in neighbouring Uphall Business Park, it is considered that employment sites could be developed in their own right without the necessity of cross funding from a prospective housing site at this location.

Consideration has been afforded to the practical impacts of development at this location and a number of issues have been identified (CDX) These include:

Education - The site lies within the catchment of Uphall Primary School and Kirkhill Primary School and there are known education capacity constraints which would prevent development of this site in the short and medium term (CD 194). For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

Flood Risk - The site has been identified by SEPA as being at risk of flooding from the Beugh Burn and there are concerns that development could increase flood risk potential out with the site. The Beugh Burn is culverted beneath Stankards Uphall East Bing and the culvert is said to be in a poor condition. Collapse of the culvert would present a potentially serious flooding situation upstream affecting roads and infrastructure. SEPA has therefore recommended the preparation of a Flood Risk Assessment as a minimum requirement to determine the extent of land capable of being developed.

Waste Water Treatment - the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is currently insufficient capacity to accommodate additional development and sewer extensions would be required.

Call for Sites Representation EOI-0022

This site was subject to site assessment (CDX), and was identified in the MIR as a non-preferred site

for housing. It was dismissed for reasons allied to not being in accordance with the development strategy, for being within the countryside and for being disruptive to the semi-rural aspect of the settlement.

Countryside Belt

The site has purposefully been embraced by a Countryside Belt designation, intended to prevent the coalescence of Uphall, Broxburn and Livingston and to reinforce the settlement strategy for the area. This designation is considered entirely justifiable given that all neighbouring land, with the exception of land specifically allocated for industrial/business use, shares this designation and the protection it provides. Strategic purposes for Countryside Belts are set out in Policy ENV 7 and the purpose and reason for designation of each Countryside Belt is set out in the council's Position Statement on Countryside Belts (CDX).

It should be noted that the previous Broxburn Area Local Plan (CDX) had embraced this site as part of the Countryside Belt but this designation was not carried forward to the Adopted West Lothian Local Plan due to the site having been earmarked for a major Park and Ride facility. In the event, alternative arrangements for parking provision to serve the railway station have been developed and the site is no longer required for this purpose.

For these reasons, the council does not agree to modify the plan in response to these representations.

Representations to Non Allocated Sites

EOI-0216/MIRQ-0250

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

E-UH 1- Stankards South

The established industrial brownfield land, now allocated as E-UH 1, E-UH 2 and E-UH 3, was recognised as something of an anomaly in the countryside and originated from the time when the M8 was being constructed. The LDP has pragmatically acknowledged that it embraces land which is already developed and it supports a broad range of uses, specifically Use Classes 4, 5 and 6 as defined by the Use Classes (Scotland) Order 1997. This is regarded as a reasonable position and the council does not consider there to be any justification for extending the range of uses to include, for example, retail and commercial leisure, as this would conflict and undermine other policies of the LDP, particularly those which seek to restrict such uses to town centres in compliance with SPP 2014. (CDX).

E-UH 1- Stankards South, E-UH 2 - Uphall Industrial Estate (North) & E-UH 3 - Uphall Industrial Estate (South)

The council is mindful of the need to safeguard and maintain a sufficient supply of employment land and considers the proposition that a general policy to allow 'surplus' industrial land to be put to other uses would seriously undermine this and would be fraught with difficulties. On the rare occasions where this might be appropriate, the council is satisfied that Policy EMP 1 would facilitate consideration of such a proposal in so far as it has established a clear and robust set of criteria against which such proposals can be appraised. However, the circumstances in this instance are such that it is not actually industrial land that is being 'traded' for residential development but a

greenfield site in the countryside and there is therefore no meaningful comparison. Furthermore, while the suggestion that the returns from alternative development proposals should be invested in the principal industrial is an attractive proposition, it is difficult to see how developers and land owners could actually be compelled to do this. For these reasons, the council does not agree to modify the plan in response to these representations.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 20C	Allocation of land for housing at Beechwood Grove Park, Uphall Station	
Development plan reference:	EOI-0021/EOI-0134/MIRQ-0147	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21864464-cflf283 (Dundas Estates & Development Co Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Uphall Station (page 94) Proposals Map 3, Livingston Countryside Belts (page 42 paragraph 5.144) Development in the Countryside (page 42 paragraph 5.148-5.147)	

Planning authority's summary of the representation(s):

EOI-0021/EOI-0134/MIRQ-0147 – Beechwood Grove Park, Uphall Station

21864464-cflf283 (Dundas Estates & Development Company)

Allocation as a housing site and definition of settlement boundary

It is proposed that land east of Beechwood Grove Park, Uphall Station should be allocated for housing and that the settlement boundary should be re-defined to embrace it. A submission was made to the MIR in respect of this site but it was not allocated in the Proposed Plan (EOI-0134/MIRQ-0147).

In support of the allocation it is explained that the land has been embraced in a masterplan which was submitted as part of outline planning application (Ref 0050/P/08)(CDX) which the council has intimated that it is 'minded to grant' subject to a Section 75 Agreement being concluded. The masterplan identifies part of the land which is subject to this representation as being set aside as a "Great Crested Newt Mitigation Area". The remainder has no assigned use.

The site is described as being accessible by a range of transport modes and located within walking distance of Uphall Station rail halt. Overall, it is suggested that development of the site would represent a sustainable and natural extension to the proposed residential development area at Drumshoreland, embraced by planning application 0050/P/08. It is also noted that a new school (Pumpherston and Uphall Station Community Primary School) has already been built within the southern half of the master planned site, thereby addressing education requirements, and that existing mature trees and hedgerows on the boundaries of the site provide natural containment and will provide a more robust boundary to define the Countryside Belt.

Countryside Belt

Objection to the inclusion of the land as part of the Countryside Belt on the grounds that it does not provide any of the strategic purposes of Countryside Belts as defined in Policy ENV 7 (page 44) of the LD.

Biodiversity Site designation

Objection to the designation of the land as a Biodiversity Site. It is noted that this land forms part of the same Drumshoreland masterplan referenced above and is currently used for agricultural purposes (arable). Farming will however cease when the adjacent fields come to be developed (pursuant to planning application 0050/P/08) and part of the land has already been identified in the masterplan as an integral part of a proposed Great Crested Newt mitigation strategy. It is suggested that the balance of this land is capable of accommodating up to 60 houses and should be specifically allocated for this purpose in the LDP.

Modifications sought by those submitting representations:

EOI-0021/EOI-0134/MIRQ-0147 – Beechwood Grove Park, Uphall Station

21864464-cflf283 (Dundas Estates & Development Company)
Seeks a modification of the Proposed Plan to (a) allocate the land for housing with an indicative capacity of 60 new homes, (b) re-define the settlement boundary to embrace the site, (c) remove the site form the Countryside Belt and (d) remove the bio-diversity designation shown on the Proposals Map.

Summary of responses (including reasons) by planning authority:

EOI-0021/EOI-0134/MIRQ-0147 – Beechwood Grove Park, Uphall Station

21864464-cflf283 (Dundas Estates & Development Company)

Allocation as a housing site

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. Indeed, there is already a substantial allocation of land for housing in the immediate area which extends to more than 600 houses. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

A significant part of this site has been shown to be environmentally sensitive. Surveys allied to the planning application for residential development at Drumshoreland (ref 0050/P/08) recorded high value foraging habitat for great crested newts, a protected species, in the area and a 2010 survey recorded ponds with great crested newts present and breeding to the south of the site. SNH has confirmed that it is part of the supporting network for the Drumshoreland great crested newt metapopulation and may be used by great crested newts as a breeding and foraging habitat during terrestrial phases of their lifecycle. (CDX). It is the case that provisions have already been drawn up to integrate a proportion of this land with the adjacent development (as part of the newt mitigation strategy devised for the planning application relative to the allocated housing site H-PU 1) and it would therefore be inappropriate and perverse to allocate this land for housing.

There are known education capacity constraints within the catchment area which would prevent development of this site in the short and medium term. (CDX) For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

The site has been identified by SEPA as being at risk of flooding and there are concerns that

development could increase flood risk potential out with the site. SEPA has recommended the preparation of a Flood Risk Assessment as a minimum requirement.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is currently insufficient capacity to accommodate additional development.

It has been noted by the council's Transportation Manager that there is currently no direct means of accessing the site and that this could only be achieved through the adjacent allocated housing site, assuming this could be successfully negotiated/agreed and implemented to a level which would actually facilitate access (CDX).

The council's Environmental Health service has identified a potential noise issue for occupants of any new houses at this location as a consequence of the relationship of the site to the railway line and the M8 (CDX).

Settlement Boundary

The existing Pumpherston/Uphall Station settlement boundary in the vicinity of this site is strong and clearly identifiable. Development at this location would constitute a physical and intrusive expansion of the existing settlement beyond what has already been generously provided for and there is held to be no justification to amend the settlement boundary in order to support the development of houses.

Countryside Belt

Significantly, the site is an integral part of the existing countryside belt around Uphall Station/Broxburn Livingston. This has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. Strategic purposes for Countryside Belts are set out in Policy ENV 7 and the purpose and reason for designation of each Countryside Belt is set out in the council's Position Statement on Countryside Belts (CDX). In this particular instance, the council refutes the suggestion that it does not have a strategic purpose and cites this as actually being threefold in this instance - to maintain the separate identity and visual separation of settlements, to promote public access: to 'green' space for informal recreation; and enhance landscape and wildlife habitat. The maintenance of this designation in the LDP is considered entirely justifiable and defensible under the circumstances.

Biodiversity Site Designation

The annotation of a "Nature Reserve" on the Proposals Map does not actually embrace the land which the respondent is seeking to have allocated for housing. It relates instead to the reservoir which is located immediately to the south of the site boundary and which is a long standing local nature reserve known as Pumpherston Pond. It is a recorded habitat for the Drumshoreland great crested newt population, a protected species, and the designation has been carried forward from the West Lothian Local Plan. There are no justifiable grounds for dispensing with the designation which is supported by SNH.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 20D	Allocation of land for mixed use development at Houstoun Mains Holdings, by Uphall	
Development plan reference:	LATE-0010/MIRQ-0174 Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) Proposals Map 2, Linlithgow & Broxburn Area	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21871000-f93923b (Rick Finc Associates on behalf of Folio Developments)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

LATE-0010/MIRQ-0174 – Houstoun Mains Holdings

21871000-f93923b (Rick Finc Associates on behalf of Folio Developments)

Allocation as a mixed use site

It is proposed that a site at Houstoun Mains Holdings, by Uphall, should be allocated for mixed uses A submission was made to the MIR in respect of this site but it was not allocated in the Proposed Plan (LATE-0010/MIRQ-0174). Reference is made to the previous submissions made in response to a "call for sites" exercise in 2011 (CDX) which includes a Development Framework detailing the suitability of the site, and to a representation made in response to the MIR Report in 2014 (CDX) which addressed the development context, site characteristics and the development potential.

It is indicated that the Houstoun Mains Holdings is already subject to a degree of commercial and business uses and it suggested that the proposed allocation would provide an opportunity to build on this success and supplement it with a range of associated commercial and leisure uses and make it a more coherent and attractive location.

It is further suggested that the inclusion of this site would be in accordance with the LDP spatial strategy and the overall aims and objectives of the Plan in terms of promoting sustainable economic growth. Additionally, it is considered that such an allocation would be in accordance with National Planning Framework, Scottish Planning Policy (2014) and the South East Scotland Strategic Development Plan.

The site is promoted as effective and deliverable and one which is strategically located to take advantage of existing development and optimise the use of land and available infrastructure within a growth corridor identified by the SDP.

Countryside Belt

Objection to the inclusion of the land as part of the Countryside Belt on the grounds that its

boundary has not been seriously reviewed to accommodate a marketable mixed use development proposition. It is argued that the land can be developed within robust and defensible long term boundaries and would not adversely impact on the landscape and integrate development on the urban fringe. Any adverse environmental impact is capable of being mitigated.

Policies

There is a wish to see policies in the LDP that promote economic and rural diversification within locations such as Houstoun Mains Holdings.

Modifications sought by those submitting representations:

LATE-0010/MIRQ-0174 – Houstoun Mains Holdings

21871000-f93923b (Rick Finc Associates on behalf of Folio Developments)
Seeks a modification of the Proposed Plan to (a) allocate the site for mixed uses, (b) remove the site from the Countryside Belt and (c) introduce policies which promote economic and rural diversification within locations such as Houstoun Mains Holdings.

Summary of responses (including reasons) by planning authority:

LATE-0010/MIRQ-0174 – Houstoun Mains Holdings

21871000-f93923b (Folio Developments c/o Rick Finc Associates)

Allocation as a mixed use site

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

While recognising that there are built forms of development on the south side of the A89, comprising a mix of houses and business uses, these are generally very long standing (inter war) and have evolved from the original agricultural small holdings or have been authorised under a previous development plan regime which did not discourage the rationalisation of the small holdings and the operation of small businesses from them. Allocation of the site, as proposed, would contribute to the eventual coalescence with Uphall/Dechmont and Livingston.

Consideration has been afforded to the practical impacts of development at this location and a number of issues have been identified (CDX) These include:

Education – Education Planning does not support development for reasons allied to primary school capacity restrictions.; For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

Flood Risk – the site has been recorded as being susceptible to fluvial and pluvial flooding. SEPA advise that a small area is within the flood map and would require a Flood Risk Assessment which assesses the flood risk from the small watercourses which flow through the site.

Waste Water Treatment - the site is served by the AVSE PFI EAST CALDER or NEWBRIDGE PFI waste water treatment works. While there is sufficient capacity at East Calder there is only limited capacity at Newbridge and an upgrade would be required. Given the levels involved waste water pumping would be required regardless of which WWTW the drainage was taken to.

Proximity to Edinburgh Airport - The site falls within the safeguarding consultation zone of Edinburgh Airport. As a consequence, built development would likely be subject to height and design restrictions, above ground SUDs systems avoided and landscaping carefully designed to avoid attracting birds and thereby minimising the chance of bird strikes.

Proximity to a listed building – SNH has intimated concerns that development will have the potential to affect the setting of A listed Houston House.

Countryside Belt

Significantly, the site is an integral part of the countryside belt around Dechmont/Uphall/ Livingston, intended to prevent settlement coalescence, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. The council's position on countryside belts is set out in the Countryside Belt Position Statement (CDX).

For these reasons, the council does not agree to modify the plan in response to this representation.

Policies

The council is satisfied that Policies EMP 4 (Employment development outwith settlement boundaries), Policy ENV 2 (Housing development in the countryside) and Policy ENV 3 (Other development on the countryside) are collectively capable of satisfactorily addressing proposals for economic and rural diversification in a consistent, coherent and proportionate manner. As a consequence, no additions to the roster of proposed polices is considered necessary.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 21A	West Calder & Harburn Settlement	
Development plan reference:	H-WC 1 Cleugh Brae H-WC 2 Mossend, Phase 1 Site A H-WC 3 Mossend, Phase 1 Site B H-WC 4 Mossend (Remainder) H-WC 5 Burngrange Cemetery	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0281 + 21837154-2b986dd (John Duff Planning on behalf of Mr L McCartney) **WL/LDP/PP/0084 + 2159936-0f65928** (John Handley Associates on behalf of Alan Gray) **21369421-17fa2bd** (Stuart Livingstone) **WL/LDP/PP/0423** (Graeme Patrick Walker Group (Scotland) Ltd) **21869740-af300dc** (Rick Finc Associates on behalf of Davidson &Robertson Rural)		
Provision of the development Plan to which the issue relates:	Land for Housing and amendments to Appendix Two: Schedule of Housing Sites/Site Delivery Requirements at West Calder and Harburn.	
Planning authority's summary of the representation(s):		

Representations to allocated sites

H-WC 5 –Letter of Support

WL/LDP/PP/0281 + 21837154-2b986dd (John Duff Planning on behalf of Mr L McCartney)
Confirms that they are delighted that the site has been allocated for housing within the proposed plan. The site will be brought forward quickly once the plan has been adopted.

H-WC 2/H-WC 3/H-WC 4

21369421-17fa2bd (Mr Stuart Livingstone)
There is currently no safe pedestrian route between the Westwood View area and the rest of West Calder. The current road and junction layout, as well as gradients, results in insufficient visibility for pedestrians and all other road users at the junction between the B792 and Mossend.

The traffic impact resulting from any development in the area would make an already unsafe situation worse. This impact would be felt from day one of construction and would become progressively worse. As developments are completed and occupied the junction in question would become the main route to access the A71 east and west and the M8 west.

This is all the more concerning as it will eventually become a route to school. This applies to Development Sites H-WC 1, H-WC 2, H-WC 3 and H-WC 4. A safe pedestrian route is urgently required regardless of any development plans, however, no development of the area can commence until a safe pedestrian route is in place.

Taking the WLC LDP as a whole, there appears to be relatively extensive sites allocated for 'residential' use with no obvious indication of development proposals for local/wider amenities, schools and infrastructure. Questions the availability of capacity for anticipated levels of population increase the LDP aspires to.

Representations to non-allocated sites

Proposed site at Hartwood Road (East) (LATE-0009) (CDX)

WL/LDP/PP/0084 + 2159936-0f65928 (John Handley Associates on behalf of Alan Gray)
Seeks promotion of 1.05 hectare site at Hartwood Road, West Calder as a new housing proposal in the Proposed LDP. The site was assessed by the council at the MIR stage. Requests that the merits and advantages of the site are reconsidered, and the site removed from its current countryside designation and allocated as a specific housing development opportunity with capacity for around 10 - 12 units in the new LDP. Also asks that the information set out in the supporting planning statement is included as part of representation on the Proposed LDP and is forwarded to the Examination Reporter in support of the representation.

Proposed expansion Mossend/Cleugh Brae

WL/LDP/PP/0423 (Graeme Patrick Walker Group (Scotland) Ltd)
Objects to the failure of the council to support a further expanded CDA allocation of land at Mossend/Cleugh Brae to deliver an additional 240 units, sufficient to deliver necessary infrastructure. Objects to the non-allocation of the site for residential development of 240 dwellings and provides a number of reasons including the following: -

- It will contribute towards providing a generous supply of housing land which is proven to be effective.
- It represents the continued promotion of development within the core development areas, namely West Livingston/Mossend.
- It will make the existing development strategy more robust by improving viability.
- Additional land will be made available to support the Council's new build housing programme for the provision of affordable housing.
- The expansion potential of Mossend (MO) and Cleugh Brae (CB) takes the form of 4 development parcels to the north of the existing allocations and is illustrated in the Capacity Assessment document. Justification for the expansion of Mossend (MO) and Cleugh Brae (CB) beyond those factors already mentioned is explained by the need for additional development to support the new A71 junction and relief road required to facilitate any development beyond that already consented.
- There is a risk that these large developments will not progress beyond a certain stage. This could happen if an infrastructure constraint is reached and the cost of addressing the constraint is too costly, thus making future development unviable.
- At Mossend / Cleugh Brae the infrastructure constraint of the A71 link road is a barrier to the development of the balance of the site and the delivery of Gavieside Farm (GF, 1900 units) itself.
- Whilst, the existing road network has been able to support the initial development of circa 270 units (supported by a Transport Assessment), development beyond this is constrained until such time as the A71 link/relief road is capable of being delivered. There is insufficient value in the allocated scheme to overcome infrastructure constraints.
- The cost of delivering the A71 link / relief road cannot be supported by the development of the balance of Mossend and Cleugh Brae (circa 250 units), which remains constrained until it is delivered. It is clear therefore that additional development to support the necessary infrastructure, namely the new A71 link road, is required.
- The Capacity Assessment (submitted as part of the MIRQ0039) (**CDX**) examines options for further development in and around the existing allocation. Expanding Mossend (MO) and Cleugh Brae (CB) in the manner illustrated in the Capacity Assessment document could deliver a further 240 units which would support the provision of the necessary infrastructure

i.e. the A71 link road and access to the Park & Ride. These additional units could be brought forward in the period to 2019.

Proposed site at Hartwood Road (West) (EOI-0052)

21869740-af300dc (Rick Finc Associates on behalf of Davidson &Robertson Rural)
Maintain their objection to the Proposed West Lothian LDP. Despite previous representation in respect of this land (EOI-0052) (CDX) the site is not included in the LDP as a housing allocation. Earlier submissions provided a written rationale for the inclusion of this site and we do not agree with the Councils reasons for rejecting the proposals made. These arguments are made again in this representation. The site contributes to the aims and objectives of the Proposed LDP in that it will help to:

• direct growth to places where it will support sustainable development goals, community regeneration, and maintain and enhance the character and identity of towns and villages;
• ensure that necessary social and physical infrastructure accompanies growth;
• allow for a range of house types and sizes across all sectors;
• achieve and maintain a minimum of 5 years effective housing land supply in each of the sectors identified in the current Housing Needs and Demand Assessment;
• have regard to significantly increased demand for rented housing; and
• deliver affordable housing, particularly in the areas of highest demand. Allocation of the land at Hartwood Road would be in accordance with the LDP spatial strategy and the overall aims and objectives of the Plan in terms of promoting sustainable economic growth.

In addition it has been demonstrated that the site is a sustainable location in that it:
• Can be satisfactorily accessed via A71 in accordance with normal highway standards and it is accessible to public transport and rail services.
• Environmental considerations indicate that the landscape and visual impact of development would not be significant and can be satisfactorily mitigated.
• There are no environmental and landscape designation affected and bio- diversity would be improved.
• There is no risk of flooding and the development would be subject to a SUDs Management Scheme;
• Drainage infrastructure and utilities exist locally for cost effective connections subject to a satisfactory Drainage Impact Assessment by Scottish Water.
• Urban design would consolidate the village structure enhancing the urban edge to the south through infill development. In maintaining our objection we would wish to be represented at the LDP Examination Hearing in order to present our case in favour of this development.

(This representation refers to a submission at Expression of Interest stage EOI-0052 as a housing allocation however the council can confirm that EOI-0052 relates to a proposal for development of community facilities, care home and parking rather than one for housing).

(It should be noted that there was another submission covering the same site at Expression of Interest stage EOI-0042 relating to a proposal for housing. The council has assumed that the Agent meant to refer to EOI-0042 in their submission so has provided a response below to both proposals).

Modifications sought by those submitting representations:

Representations to allocated sites

H-WC 2/H-WC 3/H-WC 4

21369421-17fa2bd (Stuart Livingstone)
Seeks a safe pedestrian route between Westwood View, Mossend and the rest of West Calder. The proposed development will increase the number of pedestrians and road users at the junction between the B792 and Mossend. The junction in question would become the main route to access the A71 east and west and the M8 west. Upgrades should include no less than junction improvements and signalised pedestrian crossings.

Representations to non-allocated sites

Proposed site at Hartwood Road (East) (LATE-0009)

WL/LDP/PP/0084 + 2159936-0f65928 (John Handley Associates on behalf of Alan Gray)
Request the allocation of this site for residential development 10-12 units. Also suggests the site be removed from its current countryside designation.

Proposed expansion Mossend/Cleughbrae

WL/LDP/PP/0423 (Graeme Patrick Walker Group (Scotland) Ltd)
Requests the West Calder Proposals Map is amended to include additional allocations at Mossend/ Cleugh Brae in accordance with the plan submitted as an appendix to WL/LDP/PP/0423 - Potential Expansion Area.

Proposed site at Hartwood Road (West) (EOI-0052)

21869740-af300dc (Davidson &Robertson Rural c/o Rick Finc Associates)
Requests the allocation of the site for residential development.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-WC 2/H-WC 3/H-WC 4

The council has granted full planning permission for 173 units and planning permission in principle for a 1.9ha residential development on these sites (CDX). In addition the council is minded to grant full planning permission for a further 32 units and planning permission in principle for an additional 0.36ha (CDX). These applications relate to part, but not all, of the allocations.

The applications were supported by a Transport Assessment (TA) which demonstrated that the traffic could be accommodated. Adequate footpath provision already exists from Westwood View to the village centre. The recent planning applications include the partial upgrading of the footpath from the new allocations to join in to the existing network.

Any further development proposals for these allocations will have to be supported by a TA and any necessary road or footpath improvements will be secured at that time.

Representations to non-allocated sites

Proposed site at Hartwood Road (LATE-0009)

The council has carefully considered the reasons put forward in support of the proposed modification to the Plan with regard to the representation, but remains of the view there is

insufficient justification to allocate the site for residential development. The site was promoted at the Expressions of Interest stage following that it was assessed and subsequently discounted by the Council as "not preferred" as a future development site through the Main Issues Report.

The allocation of this site for housing development at West Calder would not conform to the Spatial Strategy and could be prejudicial to the continued development of the core development area at Mossend/Cleugh Brae. The site also suffers from environmental, access and infrastructure shortcomings. In particular:

- Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings;
- There are concerns regarding access via Hartwood Road;
- Though this site is not shown to be at risk of flooding on the flood hazard maps it is known from local knowledge that runoff from the site is a significant problem. There is also a history of flooding due to lack of capacity in the public sewer;
- There is no education capacity available to support development of the site.

The council does not agree with the allocation of this site. It is considered there are other better sites than that proposed and these have been allocated in the plan. None of the supporting information included in the representations is considered to be of sufficient weight/merit to support a modification.

<u>Proposed expansion Mossend/Cleughbrae</u>

The allocation has already been expanded to align with the consented planning permission and to provide a more defensible boundary that relates better to physical features on the ground. What is now being proposed is a significant physical incursion in to land which is allocated as countryside belt, for the purposes of preventing the coalescence of settlements. The council considers that this would be inappropriate urban sprawl which would undermine the countryside belt and lead to the coalescence of West Calder with Polbeth and the Gavieside allocation to the north.

The council considers that there is sufficient land allocated within this part of West Lothian and that a further increase is unnecessary. There are education capacity constraints in the locality which would prevent any further development. Other more acceptable sites are being brought forward to support the development requirements for the wider area.

<u>Proposed site at Hartwood Road (West) (EOI-0052)</u>

The council has carefully considered the reasons put forward in support of the proposed modification to the Plan with regard to the representation, but remains of the view there is insufficient justification to allocate the site for residential development. The site was promoted at the Expressions of Interest stage (EOI-0052 for community facilities, care home and parking) following that it was assessed and subsequently discounted by the Council as "not preferred" as a future development site through the Main Issues Report. The site suffers from environmental, access and infrastructure shortcomings. In particular:

- Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.
- There are concerns regarding access via Hartwood Road and the impact of development on the local road network into West Calder and vehicular access to the site could be challenging.
- There is a small watercourse in very western tip of development site which may pose a risk of flooding and SEPA would require that a Flood Risk Assessment and Drainage Assessment

be submitted.

- In terms of waste water treatment the site is served by the EAST CALDER waste water treatment works where there is insufficient capacity.

In relation to EOI-0042 the council would state that the allocation of land for housing development at this location would not conform to the Spatial Strategy and could be prejudicial to the continued development of the core development area at Mossend/Cleugh Brae. The site also suffers from environmental, access and infrastructure shortcomings. In addition to those identified above it should be noted that there is no education capacity available to support development of the site.

The council does not agree with the allocation of this site. It is considered there are other better sites than that proposed and these have been allocated in the plan. None of the supporting information included in the representations is considered to be of sufficient weight/merit to support a modification.

Reporter's conclusions:

Reporter's recommendations:

DATA LABEL: PUBLIC

West Lothian Council

Issue: 22A	Cowhill ("Heartlands") Business Park, Whitburn	
Development plan reference:	Site E-WH1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0121 - McInally Associates Ltd for Ecosse Regeneration		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations (page 118) Proposals Map 4	
Planning authority's summary of the representation(s):		

The preferred approach, noted the respondent, is to allow for a wider range of uses in currently allocated employment sites in locations to be identified in the LDP is welcomed and supported.

It is however submitted that the range of acceptable uses on such sites should be increased to include other employment/commercially orientated uses such as retail floorspace (food) where appropriate, retail warehousing (non-food) where appropriate, trade centre outlets , tourist related uses, car showrooms, hotels, gyms, restaurants, cinemas, roadside services, garden centres, other leisure uses etc and they request that the entire site known as "Heartlands Business Park" is treated in such a manner and allocated as a mixed use area (to allow for the full range of uses listed above) in the emerging LDP.

The objectors state that the business park already benefits from planning consents for uses including retail floor space, restaurant and public house, hotel and health and fitness centre/crèche

Modifications sought by those submitting representations:

It is submitted that the range of acceptable uses on such sites should be increased to include other employment/commercially orientated uses such as retail floorspace (food) where appropriate, retail warehousing (non-food) where appropriate, trade centre outlets , tourist related uses, car showrooms, hotels, gyms, restaurants ,cinemas, roadside services, garden centres, other leisure uses etc; and they request that the entire site known as "Heartlands Business Park" is treated in such a manner and allocated as a mixed use area (to allow for the full range of uses listed above) in the emerging LDP. They state that the business park already benefits from planning consents for uses including retail floor space, restaurant and public house, hotel and health and fitness centre/crèche.

Summary of responses (including reasons) by planning authority:

The council contends that such alternative uses to classes 4, 5 and 6 to the those granted in the overall outline planning permission for this site reference 0439/P/2002 (CD XX), would, if permitted, lead to a reduction in overall land supply for these uses in particular at this location and in the west of West Lothian, to the detriment of demand for class 4, 5 and 6 uses. Proposals already granted for such alternative uses on site E-WH 1 are of course deemed acceptable.

It is important that the council maintains an effective land supply of mainstream employment uses throughout West Lothian to meet the requirements of SESplan (CD114) in terms of policy 2.

Therefore losing what is deemed effective employment land supply in this strategic location would be contrary to Policy 2. Should the Reporter be so minded to allow for a widening of uses, it should be restricted to class 2 uses and car showrooms only as this is deemed an appropriate use in an industrial location such as this site that is also close to a motorway junction.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 22B	Cowhill / "Heartlands Business Park" Whitburn	
Development plan reference:	Cowhill (E-WH1)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0121 - Ecosse Regeneration Ltd.
WL/LDP/PP/0122 - Land Options West.
WL/LDP/PP/0123 - Heartlands (Central) Ltd.

Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land at Whitburn, E-WH1 (EWb4 – WLLP) (Page 118) Map 4: Bathgate Area

Planning authority's summary of the representation(s):

It is submitted that a wider range of uses should be considered for this employment allocation beyond classes 4 (Business), 5 (General Industrial) and 6 (storage and distribution).

Modifications sought by those submitting representations:

It is submitted that a wider range of uses should be considered for this employment allocation beyond classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution), including uses such as retail floorspace (for food) (where appropriate), retail warehousing (non food) (where appropriate), trade centre outlets tourist related uses, car showrooms, gyms, restaurants, cinemas, roadside services, garden centres and other leisure uses etc.

The objectors wish the whole E-WH1site to be allocated as 'mixed use' therefore.

Summary of responses (including reasons) by planning authority:

The council notes the request and has widened the uses in some industrial estates to include class 2 uses to enable some demand for this use to be taken up, particularly in vacant properties.

The council has to ensure that it meets its requirements for employment land allocations as set out in SESplan (CD114) in Policy 2. This means keeping enough supply to meet demand for classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution).

The council is also mindful of the policy 'town centre first' and is seeking to protect town centres in West Lothian by not having industrial estates widened out to accommodate the range of uses listed by the respondent, the majority of which should be located in the town centre first (complying with Scottish Planning Policy (pages 59, 60 and 68) and only when sequentially assessed would such uses perhaps be afforded the opportunity of planning permission in an industrial estate.

The council notes the take up figures mentioned in the supporting documents and acknowledges there has been a downturn in employment land take up, particularly with class 4 offices, however it has been demonstrated by the recent development in E-WH1 by Oil Estates Ltd that demand still exists for class 5 general industrial and often offices are associated with such uses.

The council has however been pragmatic in the past in supporting non class 4, 5 and 6 uses within this industrial estate, but each case has to be assessed on its own merits, with the protection of the

vitality and viability of the town centre of Whitburn being considered with each application. For example consent has been granted for a food superstore and hotel which are not in keeping with the original class 4, 5 and 6 designations, albeit interest in the food retail component has been withdrawn.

It was always intended that this site should be developed for class 4, 5 and 6 uses as shown in the appellants plan on page 14 of their submission.

Permitting this wider range of uses would set an undesirable precedent for other industrial estates across West Lothian if mixed uses were permitted on this site that could be to the detriment of employment land supply.

If the reporter may be so minded, the council would allow a widening of uses classes to include class 2 and car showrooms within this industrial estate in line with other industrial estates, if so inclined.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 22C	Polkemmet, Whitburn	
Development plan reference:	Sites H-WH1, H-WH2 & H-WH3 at Polkemmet, Whitburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0124 - Ecosse Regeneration Management Ltd WL/LDP/PP/0125 - Heartlands (Central) Ltd WL/LDP/PP/0126 - Land Options West		
Provision of the development Plan to which the issue relates:	Housing Land Appendix 1: Schedule of Housing Sites / Site Delivery Requirements (page 233). Map 4: Bathgate Area.	
Planning authority's summary of the representation(s):		
The objectors seek more reference to "Heartlands" site expansion and consequently safeguarding of this expansion.		
Modifications sought by those submitting representations:		
More reference to Heartlands expansion and safeguarding.		
Summary of responses (including reasons) by planning authority:		

"Heartlands" is referred to in paragraph 5.4 of the proposed plan as set out below:

".....The LDP spatial strategy seeks to deliver sustainable development by continuing to support the previously established CDA allocations at Armadale, East Broxburn/Winchburgh and Livingston and the Almond Valley (i.e. Calderwood, East Calder and Gavieside, West Livingston) together with the strategic allocation at Heartlands, Whitburn. Further land allocations for development are required in order to meet SESplan requirements in full. A key requirement is the provision of infrastructure to support development and maximising use of existing infrastructure"

There are housing allocations at Whitburn that will continue to be supported and these are set out on page 233 of the Proposed Plan while the Main Issues report allowed future proofing for an additional 250 units that was mentioned at MIR stage:

H-WH 1 – 68 units

H-WH 2 – 88 units

H-WH 3 – 1783 units (900 remaining)

Paragraph 5.16 also supports the employment land at Polkemmet "*The priority for the LDP is to support the council's Economic Strategy 2010 – 20 in achieving the SOA outcomes and to continue to bring forward sites identified for employment purposes into economic use, in particular within the*

previously identified CDAs at Armadale, East Broxburn and Winchburgh and Livingston and the Almond Valley and the strategic allocation at Heartlands Business Park, Whitburn."

As with the MIR (CDX), the council remains committed to the regeneration of Whitburn and the entire build out of the existing Heartlands site. It is recognised that Heartlands is a site physically capable of accommodating more than the 2,000 units that have been allocated in the adopted West Lothian Local Plan (CDX). An additional 250 units were therefore allocated at the MIR stage and this is continued into the LDP Proposed Plan stage. It is not intended to allocate any more houses at this stage. This is considered to provide enough support for the Heartlands site in the LDP moving forward over the next 5 year period.

In infrastructure terms, particularly with school capacities, there is no prospect at the present time to increase the number of units beyond that already allocated. After 1,000 units, a new Non-Denominational (ND) primary school will be required for the site that will require to be paid for by the developer. At present children go Greenrigg, Croftmalloch and Polkemmet Primary Schools along with St Joseph's RC primary and there will likely be catchment reviews to resolve the location of building of a new primary school. It is likely that by 2025, further catchment reviews would be required with either a new ND primary or extensions to existing primary schools being required, alongside an extension required at St Joseph's RC Primary.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 22D	Land at Whitburn South	
Development plan reference:	MIRQ-0148/EOI-0123 Chapter 6 - Development Proposals by Settlement Statement, Whitburn (page 96) Countryside Belts (page 42 para 5.144) Development in the Countryside (page 42 para 5.148-5.147)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0166 - (CALA Management Ltd)		
Provision of the development Plan to which the issue relates:	Allocation of land for residential development in Whitburn Proposals Map 4, Bathgate Area.	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

MIRQ-0148/EOI-0123

WL/LDP/PP/0166 (CALA Management Ltd)
This representation seeks the allocation of land (82.91 hectares) at Blaeberryhill Farm (Whitburn South) for residential purposes (1,000 dwellings).

The site's development would represent a sustainable expansion to the settlement of Whitburn and be of a scale and form in keeping with the character of the settlement and local area. It is envisaged that it would be developed in tandem with development at "Heartlands", however, it is important to note that it could progress in isolation of the identified development to provide an alternative development opportunity to the south of the town.

It is considered that the site at Whitburn South is ideally placed to contribute to the regeneration of the town. Furthermore, it would play an important role in helping to address the significant shortfall in effective housing land supply, which has emerged upon analysis of the Proposed Plan.

It is requested that this representation is read in conjunction with an associated representation on Housing Supply and Demand, (addressed in a separate Schedule 4 dedicated to this subject – Issue 1A) which demonstrates that the LDP needs to allocate a substantial number of additional housing sites to be consistent with SESplan and Scottish Planning Policy.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0148/EOI-0123

WL/LDP/PP/0166 (CALA Management Ltd)
The Proposed Plan should be modified to extend the Whitburn settlement boundary and allocate

Whitburn South for housing development with an indicative capacity for 1,000 new homes.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0148/EOI-0123

WL/LDP/PP/0166 - (CALA Management Ltd)

The Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this substantial tract of land for development as set out below.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations such as "Heartlands" that covers the extensive vacant and derelict Polkemmet Colliery site.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements in west West Lothian and there is therefore no need to allocate this extension of the Whitburn urban area into the countryside in terms of meeting housing requirements.

The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as occurs at Whitburn South.

Development would be visually intrusive and result in a loss of the physical boundary to the south of the town of the existing defensible boundary of distributor road that is Blaeberryhill Road. The Blaeberryhill woodland strip on the south side of the road further reinforces the current town boundary.

Consideration has been afforded to the practical impacts of development at this location and a number of issues have been identified. (CD194) These include:

Flood Risk - There is complex hydrology with a number of watercourse crossings particularly on the Bickerton Burn south of this site. The southern boundary of this site appears susceptible to flooding from out-of-bank flows associated with the Bickerton Burn. Run-off from ditches within the site also has a history of causing flooding to an area of housing at Glenisla Court off Blaeberryhill Road.

Water Supply - In terms of water supply the site is served by the Pateshill Water Treatment Works (WTW) where there is limited capacity. Water main extensions will also be required and levels may be an issue.

Education - There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 22E	Land Hens Nest Road, East Whitburn – Promotion of site for housing	
Development plan reference:	MIRQ-0060/EOI-0135	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0417 - (Ogilvie Homes Ltd)		
Provision of the development Plan to which the issue relates:	Allocation of land for residential development in East Whitburn. Chapter 6 - Development Proposals by Settlement Statement, Whitburn (page 96). Proposals Map 4: Bathgate Area. Countryside Belts (page 42 para 5.144). Development in the Countryside (page 42 para 5.148-5.147).	
Planning authority's summary of the representation(s):		

Non-allocated Sites
MIRQ-0060/EOI-0135

WL/LDP/PP/0417- (Ogilvie Homes Ltd)
The site at Hens Nest Road should be included within the settlement envelope of East Whitburn and should be identified as a residential development site.

The respondents argue that the Proposed Plan has failed to make suitable provision for the allocation of sufficient land to ensure that it can maintain at all times, a minimum 5 years effective and generous supply of housing land and propose that land lying to the west side of Hens Nest Road, as detailed on those plans which accompanied and formed part of their representations and which were lodged in relation to this site during the "Call for Sites" exercise, should be allocated for residential development. The respondents also seek that the land in question is removed from the area of land covered by the wider "countryside" designation, as detailed on Proposals Map 4: Bathgate Area.

It is intimated that the site is owned outright by Ogilvie Homes Limited, and due to the historical nature of its purchase by them the site does not suffer from a balance sheet value that impedes its ability to be developed on commercially acceptable terms in the current financial climate. Ogilvie Homes Limited as owner is in a position to adopt a relatively flexible approach to the actual capacity of the site and to the ratio between the suggested extent of the developable area and the new public open space that would be created as an integral part of the proposed allocation/development of the site.

Survey work has confirmed that the site is not subject to any insurmountable "physical" constraints and those items of service infrastructure require to support the development of the site are either already available or can be provided at a reasonable cost. In addition, Ogilvie Homes Limited would be in a position to "front load" the provision of the affordable housing element of the proposed development.

Modifications sought by those submitting representations:

MIRQ-0060/EOI-0135

WL/LDP/PP/0417 (Ogilvie Homes Ltd)
Seeks a modification of the Proposed Plan to:
(a) allocate the land for housing with an indicative capacity of up to 250 houses; and
(b) adjust the East Whitburn settlement boundary to embrace the site.

Summary of responses (including reasons) by planning authority:

Non-allocated sites
MIRQ-0060/EOI-0135

WL/LDP/PP/0417 (Ogilvie Homes Ltd)
The Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development as set out below.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations such as "Heartlands" that is located on vacant & derelict land associated with the former Polkemmet Colliery.

Generally, there are other more suitable sites available for development that can be brought forward in west West Lothian to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

The site is part of a countryside belt designation, preventing settlement coalescence of Whitburn and East Whitburn. Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

The site has also previously been the subject of change with the restructuring of East Whitburn Mains Farm via the lowland crofting policy that lead to the creation of the low density plots to the south, "Bickerton Crofts" and Hamilton Way residential site and The Riding Equestrian Centre (that has also been the subject of residential re-development proposals that were rejected), to the north with the remainder of the land being transferred to The Woodland Trust Scotland to manage the community woodland and access between Whitburn and East Whitburn.

There are education capacity constraints which would prevent development of this site in the short to medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in Position Statement: *Education* (CDxxx, para. Xx).

The site is also considered to have relatively low accessibility to services and community infrastructure being located between two settlements (Whitburn and East Whitburn) and 5 miles distant from the nearest railway station. The capacity of Hens Nest Road to cope with an additional 250 dwellings without substantial upgrading of the route and junction with Main Street is also queried.

For these reasons, the Council does not agree to modify the plan in response to these representations.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 22F	22F Whitburn Charrette	
Development plan reference:	page 26, paragraph 5.62	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables - Meabhann Crowe)		
Provision of the development Plan to which the issue relates:	page 26, paragraph 5.62	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables - Meabhann Crowe) - British Solar Renewables are keen to engage in the process going forward in light of the adjacent development at Heartlands.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables - Meabhann Crowe) – no modifications are sought.		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables - Meabhann Crowe) - It is acknowledged that British Solar Renewables are keen to engage in the process going forward in the development of the masterplan for Whitburn as a result of the Whitburn Charrette. This is encouraged given the adjacent development at Heartlands and its relationship to the town centre. No modification to the LDP is proposed by the council other than to correct a mis-spelling within the LDP text of the word "Charrette".		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

Issue: 22G	Whitburn General	
Development plan reference:	n/a	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0214 - (Colliers International on behalf of British Solar Renewables)		
Provision of the development Plan to which the issue relates:	Miscellaneous	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

The sentiments expressed within the proposed Local Development Plan ("proposed plan") at Paragraphs 1.5 is strongly supported and is found to reflect the vision of Scottish Planning Policy (SPP) and the National Planning Framework 3 (NPF3).

Vision Statement and Aims (page 8)

The aims of the proposed plan (Page 8 and 9) as detailed are supported, however there are additions proposed in order to strengthen these aims.

Spatial Strategy (page 10)

The spatial strategy is generally supported in line with the SDP. The Council must ensure that progression of sites is undertaken in a manner which is informed and realistic, therefore open discussion and communication with developers is crucial. In achieving this, Policy DES 1: Design Principles is relevant and supported.

Economic Development and Growth (page 12)

The thrust of the proposed plan supporting sustainable economic growth and regeneration, and acknowledges a degree of flexibility in some instances, is supported. This approach to economic development and growth is considered to accord with the provisions of SPP in relation to business and employment. This is therefore supported.

Paragraph 5.33 of the Plan notes that Whitburn is amongst a number of former mining communities included in the Scottish Index of Multiple Deprivation 2012 and acknowledges the significant imbalance between public and private sector housing. The correspondent acknowledges the council's ambition to achieve a more diverse housing mix in order to help create more socially and economically balanced communities and is active in promoting the improvement of the physical environment and townscape (Paragraph 5.35) The LDP seeks to ensure the necessary physical and social infrastructure accompanies growth across the Plan area.

Policy HOU 1 & HOU 2 and Housing Land Supply, Meeting the Housing Land Requirement
This has been addressed in a separate Schedule 4 number 1A.

Policy HOU3: Infill/Windfall Housing Development with Settlements

Supports the policy and is particularly welcoming of the flexibility provided by criterion (c) which addresses the development of amenity or open space.

Please also refer to Schedule 4 number 26G.

Strategic Allocations (including previously identified core development area allocations)(page 25)

The recognition and continued support for strategic allocations like "Heartlands" at Whitburn is supported. Associated policy CDA 1 is supported to a degree; however, given the preceding text and common thread throughout the proposed plan, an amendment to the Policy to include reference to the identified strategic allocations, including "Heartlands".

Please also refer to Schedule 4 number 26G.

Whitburn Charrette (page 26, paragraph 5.62)

Keen to engage in the process going forward in light of the adjacent development at Heartlands.

Please also refer to Schedule 4 number 22F.

Affordable Housing (page 27)

General support of the 15% threshold.

Policy HOU5: Affordable Housing reflects this threshold of 15%; this is supported. Paragraph 5.70 states that the availability of affordable housing continues to be a major issue for West Lothian. It is anticipated that the demand for social rent and below market rent housing will increase over the plan period. The continuing residential developments taking place at Heartlands including the additional capacity indicated for the area known as Framework C may assist in meeting this demand in the future.

Noted that the Supplementary Guidance (SG) referred to the proposed plan dates from 2006 and is not part of this consultation. Clarification is required to any timescales and processes for any SG and at this stage it is difficult to comment on any SG in a meaningful fashion.

Please also refer to Schedule 4 number 1H.

Infrastructure Requirements and Delivery (page 30)

Notes that education is found to be a key constraint to development taking place across West Lothian. However, the representation points out that the development consented at Heartlands includes provision of a new primary school. Supports taking a longer term investment view, however the Council is reminded that SPP introduces a presumption in favour of development that contributes to sustainable development.

Please also refer to Schedule 4 number 26S.

Education (page 32)

Considers that education remains a significant impediment to residential development sites coming forward, therefore that it is unhelpful that the proposed plan is not accompanied by SG. This approach provides little confidence for developers and investors, and yet it is noted that the onus for overcoming education barriers in West Lothian falls to the developer (Paragraph 5.90)

Please also refer to Schedule 4 number 1J.

West Lothian Open Space Strategy - Policy ENV21: Protection of Formal and Informal Open Space and ENV22: Protection of Playing Fields and Outdoor Sports Facilities (page 53)

General support for these policies. Specific comments about the allocation for golf course/amenity open space located within the wider Heartlands development along with surrounding open space with respect to promoting a solar energy scheme.

Please also refer to Schedule 4 number 26F.

Climate Change Measures – Policy NRG1: Climate Change and Sustainability (page 62)

General comments made and emphasise that the proposed plan could be more ambitious and seek greater use of renewable energy technologies across the Plan area. A Climate Change Strategy 2015-2020 and Carbon Management Plan (CMP) for West Lothian are being prepared, however neither are available for comment at this stage. Again it would have been useful to have the PG published alongside the proposed plan in order to provide a comprehensive response at this stage. Given the correspondent's background in the solar industry they would welcome dialogue with the Council in early course in respect of this emerging PG.

Please also refer to Schedule 4 number 26Ak.

Low Carbon Development and Renewable Energy – Policy NRG 4 Other renewable Energy Technologies (Page 63)

Strongly supports the proposed plan's encouragement of the decentralisation of energy production. It is the case however that this is not fully integrated into either of the two renewable energy policies set out in the proposed plan.

Policy NRG4 provides general support for development of renewable energy schemes in principle, however suggests the wording of the policy is considered vague and requires overall strengthening if it is to be included in the finalised Plan.

Considers that the proposed plan largely focuses on building-related renewables infrastructure and provides nothing in the way of support for ground-mounted solar arrays as a means by which the targets, aims and ambitions of the Climate Change (Scotland) Act 2009, NPF3 and SPP can be met. This approach is flawed and the Council should revise the Plan to address this matter with some urgency. This would assist in meeting the Council's key aim of *"help to achieve climate change objectives by minimising the area's carbon footprint through promoting development in sustainable locations and supporting mitigation and adaptation measures*." (Page 5-6).

Energy and Heat Networks - Policy NRG 5: Energy and Heat Networks (page 66)

The principle of energy and heat networks is supported, however in the use of this Policy going forward the Council must be mindful that such schemes carry with them a degree of commercial risk and they are not always a viable development option.

Vacant and Derelict Land - Policy EMG6: Vacant, Derelict and Contaminated Land (page 72)

Supports the development of such sites in principle, subject to compatibility with other policies of the LDP. This is supported.

Minerals and Waste - Policy MRW 1: Minerals, Resources and Safeguarding , Policy MRW2: Supporting Principles for Mineral Extraction, Policy MRW3: Impediments to Mineral Extraction (page 73)

The entire area at Heartland's is designated within the proposed plan as an area of search for open casting. The policies are not in themselves objected to, however the associated designation on proposals Map 4 is objected to.

Policy MRW3 is supported in so far as it provides the Council with the ability to remove the development site at Heartlands from the area of search.

Please refer to separate Schedule 4 number 1Q with respect to mapping.

Development Proposals by Settlement – Whitburn (page 96)

Heartlands Allocation - Continued support for the allocation at Heartlands and further housing land allocations in this location are strongly supported.

The area depicted for housing within Proposals Map 4 does not reflect the consented development area and requires to be amended to reflect these areas in order to strengthen the Heartlands strategic allocation in the LDP going forward.

Map 4 also designates the majority of the Heartlands consented development area as an area of search for open casting. This is not appropriate and should be removed.

The employment land designated at Heartlands accords with the provisions of the planning permission in place, however the agent would note the discrepancy between the proposed plan at Page 96, whereby Cowhill business park is given the site reference 'EWb4' which does not accord with Map 4.

Golf Course/Amenity - The consented golf course/amenity open space is not referenced on Map 4. It is the case that the inclusion of a golf course to the south of the Heartlands development, as consented under the 2006 master plan, is no longer considered appropriate to this site. In adapting to and mitigating against climate change and in a policy framework seeking to encourage renewable energy development which is a key aim of the pLDP and is the mainstay business of their Client and potential site owners, the proposed development has been reconsidered and it is now thought more appropriate to develop install a solar energy park in this location.

Education - Under the existing planning permission for the first 2,000 houses to be built at Heartlands, the related Section 75 legal agreement in place provides for extension and expansion of existing education facilities. The Proposed Plan includes a new Primary School under proposal P-87, and while this is accepted, it should be included in the Plan as something to be delivered in the

context of longer-term residential development growth at Heartlands.

Community Regeneration - Framework Area B & C development should take cognisance of the community regeneration initiatives within the Plan for former mining communities, including Whitburn. The agent's client is also keen to engage and support where possible.

Healthcare Provision - Supports new partnership centres with possible health centre provision are proposed for a range of locations, including Whitburn.

Local Centres - The Heartlands development is expected to provide a local neighbourhood centre for the emerging population and existing residents at Whitburn.

Housing Mix - Strongly supports the council's ambitions to achieve a more diverse housing mix in order to help create more socially and economically balanced communities and the acknowledgement and the importance that Heartlands responds to the need and demand in the WLC and SDP area.

Affordable Housing - While the emerging LDP policy framework must echo the sentiments of SPP in providing the level and type of affordable housing, it is considered that the provision of affordable housing in Policy HOU 5 for Whitburn and Blackburn is aligned with local needs and therefore is more appropriate than a general benchmark figure. The Heartlands proposal will deliver significant levels of affordable housing to serve West Lothian.

Density - The proposed plan does not provide density indications, however the associated SPG (Residential Development Guide) presented as PG (non-statutory guidance) states: *"Housing density should always relate to the character of the wider area and its accessibility. However, in order to sustainably meet long term-housing needs, it is important that new developments are designed to make the best and most efficient use of the land available*." This approach, and flexibility in approach, is supported.

Proposals Maps – The agents raise a number of concerns relating to the overview Proposals Map and Proposals Map 4 that require to be amended. See below.

Modifications sought by those submitting representations:

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Vision Statement and Aims (page 8)

The wording of the aim 'sustainable housing locations' includes continued support for the Core Development Areas (CDAs) however fails to explicitly include support the areas strategic allocations. It therefore requires to be amended as set out below:

"Sustainable Housing Locations

- *Provide a generous supply of housing land and an effective five year housing land supply at all times, of a range and choice to meet need and demand;*
- *Continue to promote and support major development within the previously identified CDA's and strategic allocations;"*

As currently written the aim 'climate change and renewable energy' is not considered to be sufficiently robust to assist in the creation of a strong policy framework for renewable energy over the course of the Plan period. Development in sustainable locations is not enough; the

Council should, through this emerging Plan, place West Lothian at the forefront of the utilisation, deployment and integration of a range of renewable energy technologies to create a low carbon, sustainable and resilient place. The following amendments are required:

"*Climate Change and Renewable Energy*

- *Help to achieve climate change objectives by minimising the area's carbon footprint through promoting a range of types of development in sustainable locations and supporting mitigation and adaptation measures."*

Policies HOU 1 & HOU 2 and Housing Land Supply, Meeting the Housing Land Requirement

This has been addressed in a separate Schedule 4 number 1A.

Strategic Allocations (including previously identified core development area allocations)(page 25)

Seek an amendment to the Policy CDA 1 to include reference to the identified strategic allocations, including "Heartlands". This to cement their position going forward and add credible support to the aims for housing growth.

Low Carbon Development and Renewable Energy (Page 63)

In the absence of any policy inclusion within the proposed LDP at this stage, it is suggested that the Council consider the inclusion of some policy reference to solar arrays in line with the SAS. Indeed, in the drafting of such policy the SAS urges local authorities to:

"Ensure that policies for large arrays of PVs cover landscape, urban design, land use, biodiversity, aviation, access, grid, security fencing and decommissioning issues
Ensure that design policies, particularly in urban areas, encourage applicants to explore possibilities for large arrays of elevational PVs"

Typical planning considerations as set out in the SAS include:

· Landscape/visual impact
· Ecological impacts
· Archaeology
· Impact on communities
· Glint and glare impacts
· Aviation matters
· Decommissioning

To create the correct policy framework for the growth of renewable technologies across West Lothian during the duration of this Local Development Plan, a policy should be included in the Plan at this stage, reflecting those matters highlighted above.

Development Proposals by Settlement – Whitburn, Proposals Map and Proposals Map 4

- Map 4 requires to be amended to reflect the consented Heartlands development in order to strengthen the Heartlands strategic allocation in the LDP going forward.

- Map 4 requires to be amended to remove the majority of the consented Heartlands being an area allocated for open casting. This is not appropriate and should be removed.

- The employment land designated at Heartlands accords with the provisions of the planning consent in place, however we would note the discrepancy between the pLDP at Page 96, whereby Cowhill business park is given the site reference 'EWb4' which does not accord with the pLDP proposals Map4.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Vision Statement and Aims (page 8 & 9)

Sustainable Housing Locations - The proposed plan can be modified to mention "Heartlands" and other strategic sites at Bangour, Wester Inch, Bathgate.

Climate Change and Renewable Energy - The council considers its wording is satisfactory and accords with SPP.

Spatial Strategy (page 10) - Support is noted.

Economic Development and Growth (page 12) - Support is noted.

Promoting Community Regeneration - Support is noted, in particular in terms of Heartlands, to remain flexible in the council approach to the on-going delivery of large-scale sites and council ability to respond to local needs.

Policies HOU 1 & HOU 2 and Housing Land Supply, Meeting the Housing Land Requirement - This has been addressed in a separate Schedule 4 number 1A.

Policy HOU3: Infill/Windfall Housing Development with Settlements - Support is noted. Please also refer to Schedule 4 number 26G.

Strategic Allocations (including previously identified core development area allocations)(page 25) - General support is noted, however the council does not intend to change the wording of policy CDA 1. Please also refer to Schedule 4 number 26Ac.

Whitburn Charrette (page 26, paragraph 5.62) - Support is noted. No modification to the LDP is proposed by the council other than to correct a mis-spelling within the LDP text of the word "Charrette". Please also refer to Schedule 4 number 22F.

Affordable Housing (page 27) - The council will consult on the SPG separately. Affordable housing percentages will be determined by which area the site is located. In Whitburn, the policy states 15% with commuted sums required for sites with below 40 units proposed. Please also refer to Schedule 4 number 1H.

Infrastructure Requirements and Delivery (page 30) -The council notes the comments made, but does intend to make any further changes to the plan. Please also refer to Schedule 4 number 26S.

Education (page 32) - The council notes the comments made, but does not intend to make any further changes to the plan. Infrastructure where this relates to education remains a barrier to

development that requires to be overcome on this site and other sites in West Lothian, with the developers having to make contributions. Please also refer to Schedule 4 number 1J.

West Lothian Open Space Strategy - The aims of Policy ENV21: Protection of Formal and Informal Open Space and ENV22: Protection of Playing Fields and Outdoor Sports Facilities (page 53) - Comments noted, nonetheless any proposals for a solar energy farm will be assessed on its own merits.

Climate Change Measures – Policy NRG1: Climate Change and Sustainability (page 62) - Comments noted, there will be the opportunity to comment on any PG the council takes forward on renewable energy (not wind).

Low Carbon Development and Renewable Energy – Policy NRG 4 Other renewable Energy Technologies (Page 63) - Comments noted – any proposals for a solar energy farm will be assessed on its own merits. The council does not agree that it has failed to make use of the opportunities the Plan presents in respect of renewable energy generation. Planning Guidance on renewable energy (not wind) will also be produced in due course. No change of the plan is considered relevant or necessary at this stage. The Council welcomes ongoing engagement with the agent and developer with respect to solar energy.

Energy and Heat Networks - Policy NRG 5: Energy and Heat Networks (page 66) - Comments noted, the council does not intend to make any changes to the text and notes that not all developments will be viable.

Vacant and Derelict Land - Policy EMG6: Vacant, Derelict and Contaminated Land (page 72) - Support is noted.

Minerals and Waste - Policy MRW 1: Minerals, Resources and Safeguarding, Policy MRW2: Supporting Principles for Mineral Extraction, Policy MRW3: Impediments to Mineral Extraction (page 73) - The council intends to remove the area of opencast search around the Heartlands development as no open casting would be likely to receive council support, given the consent which is now in place for mixed uses and in particular housing at Heartlands and much of the site has been subject to coal removal previously.

Development Proposals by Settlement – Whitburn (page 96)

Heartlands Allocation -

- Comments are noted but changes to reflect the consented areas are not necessary
- The council intends to remove the area of opencast search around the Heartlands development as no open casting would be likely to receive council support, given the recent consent which is in place for mixed uses.
- Council notes the discrepancy between the proposed plan at Page 96 does not accord with Map 4. This is a drafting error and in the settlement statements the site should read as 'E-WH1'.

Golf Course/Amenity - Comments are noted regarding proposed changes from golf courses to a solar farm which will be required to be assessed on its own merits and will not be allocated in the LDP.

Education - The primary school will remain an option under P-87.

Community Regeneration - Support is noted and acknowledge engagement where possible

Healthcare Provision - Support is noted.

Local Centres - Comments are noted, this has not been identified in the proposed plan as a proposal and the council will add this to the proposed plan.

Housing Mix - Support is noted

Affordable Housing - Delivery on affordable housing is noted and will require to accord with the planning permission for the site. New proposals will require to accord with any new SPG that is approved by the council.

Density - Support is noted

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 23A	Wilkieston Settlement	
Development plan reference:	H-WI 1 Linburn H-WI 2 East Coxydene Farm P-88 A71 bypass; relief road north of Wilkieston	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw) **21886028-21516a8** (Louise Clements) **21669441-65242bb** (Brian Martin) **21118219-28fa012** (Claire Peters, Sportscotland)		
Provision of the development Plan to which the issue relates:	Land for housing; settlement statement for Wilkieston and Appendix 6 list of proposals (other developments).	
Planning authority's summary of the representation(s):		

Representations to allocated sites

H-WI 1

21118219-28fa012 (Claire Peters, Sports Scotland) - Potential loss of outdoor sports facilities is an issue for Sportscotland. They note a number of land use allocations which appear to contain outdoor sports facilities. They do not object to these allocations since they recognise that the outdoor sports element(s) may be unaffected, or that there may be plans to provide for their replacement, but stress that SPP2014 paragraph 226 applies. Whilst they have highlighted a number of land allocations; if there are any other allocations which may prejudice the use of, or lead to the loss of outdoor sports facilities; then SPP similarly applies.

H-WI 2 and P-88

WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw) Concerned about loss of privacy in particular the proposed development by reason of its size and siting represents an un-neighbourly plan of development that would have an impact on the amenities of the neighbouring properties. The proposal is doubling the size of the north side of the village, would have an adverse effect on the look and feel of such a small village. Any new relief road would bring with it increased traffic flow (especially HGV vehicles) and congestion and also an increase in traffic pollution to roads which are already very busy, especially at rush hours. Another area of concern is that sewage is collected in a septic tank in a drain at the dip of the B7030 road.

21886028-21516a8 (Louise Clements) Proposed site is burdened by right of servitude of multiple properties, for soak-away from septic tanks. Village has existing parking issues, and additional housing would escalate this. New road would bring additional risk and add to congestion in the village. The village has no mains gas and housing adjacent to the site and has no mains drainage, additionally the Internet connection is extremely poor. Impact upon the existing residents open aspect should be given careful consideration at planning stage. No records of where surface water in the area adjacent to site H-WI 2 discharges to this must be resolved and investigated. Proposal does not promote community regeneration, nor maintain and enhance the character and identity of the

village. It also directly contravenes subsections a. b. c. and d of policy DES1 Design Principals; subsections f. and g of the design principal are also of concern.

21669441-65242bb (Brian Martin) Objection to H-WI 2, East Coxydene Farm as it is aimed at exploiting an Edinburgh commuter market and 'de-ruralising' this small community. The proposed development will impact on my family's life by removing a very key element of they chose to move to Wilkieston from Edinburgh. Concerns over loss of view north west over a rural landscape that is very much valued for its privacy and aesthetic value. This situation will be completely removed if the 25 houses are constructed on this site. The addition of the 75 or so residential units if H-WI 1 and H-WI 2 considered together will not make Wilkieston more sustainable.

There is a shortage of affordable homes nationally with every Local Authority required to identify sites which can be developed for new homes, but don't believe that the 25 homes being proposed contribute to affordable housing quota. Suggests that the location is aimed at exploiting the Edinburgh housing and labour market demand. The poor public transport links, and proximity to local schools do not make the area affordable to young families on low incomes unless they have their own transport. The allocation is contrary to affordability and sustainability arguments. Exact location of the proposed road isn't clear.

The increase of traffic - during construction of both sites proposed in Wilkieston will lead to the increase in heavy vehicles using the B7030 which is at barely tolerable levels now. Currently suffer from these vehicles blocking the exit when either waiting to enter A71 or when turning from the A71.

Sympathetic to much of the LDP but object to residential development specifically at H-WI 2, as this will have little impact on the lives of every resident of West Lothian, but will have negative impact local residents in terms of quality of life.

Modifications sought by those submitting representations:

H-WI 1

21669441-65242bb (Brian Martin) - no specific modification has been sought. However, objection is raised to development of site H-WI 1 for housing suggesting that the site is removed from the LDP.

H-WI 2 and P-88

WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw) - no specific modification has been sought. However, objection is raised to development of the site for housing and P-88 relief by-pass road suggesting that the site is removed from the LDP.

21886028-21516a8 (Louise Clements) - no specific modification has been sought. However, objection is raised to development of site H-WI2 for housing suggesting that the site is removed from the LDP.

21669441-65242bb (Brian Martin) - no specific modification has been sought. However, objection is raised to development of site H-WI 2 for housing and P-88 relief by-pass road suggesting that the site is removed from the LDP.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw); **21886028-21516a8** (Louise Clements); **21669441-65242bb** (Brian Martin) and **21118219-28fa012** (Claire Peters, Sportscotland)

H-WI 1, H-WI 2 and P-88

Site H-WI 2 is included in the approved master plan for the Calderwood CDA and is subject to a planning permission in principle for mixed use development (CDX 0524/P/09). Condition 24 (p) of the planning consent refers to provision of a Wilkieston half bypass. Whilst site H-WI 2 is not identified in the approved master plan and planning permission as a housing site, an indicative road corridor is shown on the approved plans, running to the north of Lyndean Terrace. The LDP spatial strategy is predicated on the continuing support for development in Core Development Areas of which the Calderwood CDA forms part. Para 5.46 of the LDP allows for additional development within the CDAs. In order to assist in the delivery of the half bybass and to reflect the indicative alignment, the council has concluded that following determination of the preferred route for the half bypass there will be a residual area of ground between the existing village and the road presenting an opportunity to identify a development site. The site would make a contribution to overall housing numbers in the LDP and would be required to contribute towards affordable housing provision. Any expansion of Wilkieston to the west is likely to lead to ribbon development, and represent a significant incursion into the open countryside. The council does not propose to amend the LDP in relation to this issue.

In response to issues raised relating to water and drainage Scottish Water has provided a response to all allocated sites within the LDP Appendix Two: Schedule of Housing Sites (Scottish Water Rep WL/LDP/PP/409) stating that where there is limited or insufficient capacity at their works, Scottish Water will provide available capacity. In this instance as the proposed site is allocated in the LDP Scottish Water would seek to deliver available capacity enabling the development to proceed.

WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw); **21669441-65242bb** (Brian Martin) The LDP has been subject to transport appraisal for all sites in the proposed plan (CDX). It should be noted however, that detailed construction and residential traffic arrangements will be addressed through any eventual planning application.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 24A	Allocation of land for housing at Dunn Place, Winchburgh	
Development plan reference:	H-WB 2 - Dunn Place	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0100 (Yvonne Drysdale)
WL/LDP/PP/0172 (Winchburgh Community Council c/o Peter Nisbet)
WL/LDP/PP/0189 (Petition from residents)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
WL/LDP/PP/0243 (SEPA)
21897700-D131008 (Kevin Treadwell)
21902047-de0cf85 (David O'Rourke)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (page 97) Appendix 2 - Schedule of Housing Sites, Winchburgh (page 239) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-WB 2 – Dunn Place

WL/LDP/PP/0100 (Yvonne Drysdale)
WL/LDP/PP/0172 (Winchburgh Community Council c/o Peter Nisbet)
WL/LDP/PP/0189 (Petition from residents)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
21897700-D131008 (Kevin Treadwell)
21902047-de0cf85 (David O'Rourke)
Objects to the allocation reference H-WB 2 on the following grounds:

- Loss of green space
- Loss of outlook
- Increased traffic
- Flood Risk
- Would compromise West Lothian as a tourist destination
- Impact on wildlife
- Health and safety risk during construction
- Ground stability issues
- Lack of infrastructure including education capacity.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Winchburgh (page 239) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires developers to contact the flood prevention officer to discuss flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-WB 2 – Dunn Place

WL/LDP/PP/0100 (Yvonne Drysdale)
WL/LDP/PP/0172 (Winchburgh Community Council c/o Peter Nisbet)
WL/LDP/PP/0189 (Petition from residents)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
21897700-D131008 (Kevin Treadwell)
21902047-de0cf85 (David O'Rourke)
No specific modifications have been sought. However, objection to development of the site infers that site H-WB 2 (Dunn Place (Winchburgh Primary School) be removed as a housing allocation.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan requiring contact to be made with the WLC Flood Protection Officer.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-WB 2 – Dunn Place

WL/LDP/PP/0100 (Yvonne Drysdale)
WL/LDP/PP/0172 (Winchburgh Community Council c/o Peter Nisbet)
WL/LDP/PP/0189 (Petition from residents)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
21897700-D131008 (Kevin Treadwell)
21902047-de0cf85 (David O'Rourke)
The site is allocated for development in the West Lothian Local Plan and currently contributes towards the established housing land supply for West Lothian.

The site is brownfield and the council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland (SESplan).

Substantial provision of housing land has been made in West Lothian, with new greenfield and

brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. The site is deemed to be suitable for a modest residential development which can be brought forward to support development requirements. The council has sought the views of the key infrastructure and service providers and has identified no significant impediments to development.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA)
SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact should be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 24B	Allocation of land for housing at Glendevon Regeneration Site, Winchburgh	
Development plan reference:	H-WB 15 - Glendevon Regeneration site	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/0243 (SEPA)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (page 97) Appendix 2 - Schedule of Housing Sites, Winchburgh (page 251) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-WB 15 - Glendevon Regeneration site

WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)

Objects to the allocation reference H-WB 15 on the following grounds:

- Loss of green space
- Increased traffic
- Flood Risk
- Would compromise West Lothian as a tourist destination
- Impact on wildlife
- Health and safety risk during construction
- Ground stability issues
- Lack of infrastructure including education capacity.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Winchburgh (page 251) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires developers to contact the flood prevention officer to discuss flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-WB 15 - Glendevon Regeneration site

WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
No specific modifications have been sought. However, objection to development of the site infers that site H-WB 15 (Glendevon (regeneration site)) be removed as a housing allocation.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan requiring contact to be made with the WLC Flood Protection Officer.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-WB 15 - Glendevon Regeneration site

WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)

The site is brownfield and the council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland (SESplan).

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. The site is deemed to be suitable for a modest residential development which can be brought forward to support development requirements. The council has sought the views of the key infrastructure and service providers and has identified no significant impediments to development.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA)
SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact should be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 24C	**Allocation of land for housing within the CDA at Glendevon North, Winchburgh**	
Development plan reference:	H-WB 12 – Glendevon North, Winchburgh	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0028 (Angus Robertson) **21870361-9eb24ed** (Christopher Breslin on behalf of Scottish Canals)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Winchburgh (pages 97,98 and 249) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 12 – Glendevon North, Winchburgh

Background

H-WB 12 Glendevon North covers land within the approved Winchburgh CDA Masterplan boundary which has permission in principle under ref: 1012/P/05 (CDX) for development as part of the settlement expansion of Winchburgh, including residential, school and community uses and associated roads, landscape ,SUDS and footpath connections.

Residential amenity impacts

WL/LDP/PP/0028 (Angus Robertson)

Objects to the allocation of the site for housing development on grounds of the impacts on residential amenity in respect of noise, disturbance and parking

Union Canal

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)

Raises no objections to the allocation but seeks further involvement in any preparation of development briefs and master plans for sites in Winchburgh in proximity to the Union Canal.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 12 – Glendevon North, Winchburgh

Residential amenity impacts

WL/LDP/PP/0028 (Angus Robertson)

No specific modification has been sought. However, objection is raised to development of the site

suggesting that the site is removed from the LDP.

Union Canal
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
No specific modifications sought.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 12 – Glendevon North, Winchburgh

WL/LDP/PP/0028 (Angus Robertson)
The H-WB12 allocation benefits from Planning Permission in Principle as part of the approved settlement expansion of Winchburgh. The approved Winchburgh Masterplan identifies this area for residential development and as the proposed location for a secondary school campus with associated roads, footpaths, sports facilities, open space, woodland planting and SUDS. The permission in principle incorporates a Code of Construction Practice to ensure that residential amenity is protected during the construction phases. A further assessment of the impacts on residential amenity would be carried out should detailed proposals be submitted to the council, through the normal planning application process. The council does not agree to the removal of this allocation from the LDP.

Union Canal
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
Comments noted

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24D	**Allocation of land for housing at Niddry Mains House, Winchburgh**	
Development plan reference:	H-WB 18 (MIRQ0159) – Niddry Mains House	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0188 (Jean Hughes) **21806131-b06f61d** (Ian Edgar) **21900249-79edf80** (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estates Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 254) Proposals Map 2, Linlithgow & Broxburn Area Allocation of land for housing	
Planning authority's summary of the representation(s):		

Representations to Allocated Site

H-WB 18 (MIRQ0159) – Niddry Mains House

Background

The site extends to approximately 2.8 hectares and lies to the north east of Winchburgh, south of Niddry Mains House. In embraces the southern part of Beatlie Wood which also forms the western boundary of the site with the B8020. The site does not currently have any allocation assigned to it in the adopted West Lothian Local Plan but it is bounded by the Winchburgh Core Development on three sides. The site was initially promoted for development post publication of the Main Issues Report in August 2014 and justification for a development of some 40 units was premised on the site being sustainably located, immediately effective and being a natural extension to the existing settlement. After due consideration it was concluded that the site was an appropriate location for new housing and was identified as a 'preferred site' in the Proposed Plan, albeit that the indicative capacity was reigned back to not more than 30 units in recognition of the partially wooded nature of the site and the physical relationship with Niddry Mains House.

Residential amenity impacts

WL/LDP/PP/0188 (Jean Hughes)
Objects to the allocation of the site for housing on grounds of infrastructure, loss of outlook, adverse impact on wildlife and the reduction in property value.

21806131-b06f61d (Ian Edgar)
Objects to the allocation of the site for housing on the following grounds: - detrimental impact on neighbouring properties; sewage issues; discrepancy between number of units in MIR and Proposed Plan; loss of open space and insufficient supply of open space, which would be contradictory to the statement elsewhere in the Plan that there is insufficient open space to cater for new housing in Winchburgh and access issues from the B9080.

Support
21900249-79edf80 (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estates Trust)
Supports the allocation of the site for housing development.

Modifications sought by those submitting representations:

Representations to Allocated Site

H-WB 18 (MIRQ0159) – Niddry Mains House

Residential amenity impacts
WL/LDP/PP/0188 (Jean Hughes)
No specific modifications have been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21806131-b06f61d (Ian Edgar)
Suggests that the site should be retained as a counter to already planned development and could also help facilitate wider access to the open space surrounding the bings. No objection to the redevelopment of Niddy Mains Houses itself and its immediate environs, but not the greater site.

Support
21900249-79edf80 (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estates Trust)
No modifications are sought in relation to the site.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 18 (MIRQ0159) – Niddry Mains House

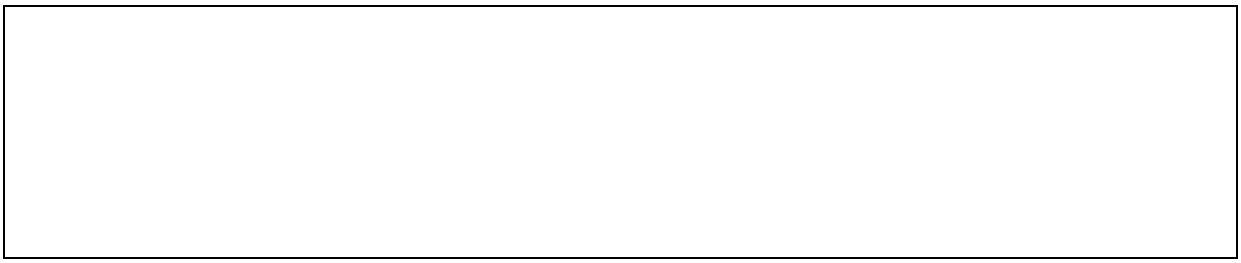
WL/LDP/PP/0188 (Jean Hughes)
21806131-b06f61d (Ian Edgar)

The council does not agree to the removal of this allocation from the LDP.

A further assessment of the impacts on residential amenity will however be carried out should detailed proposals be submitted to the council through the normal planning application process. There is also a specific requirement through the LDP allocation to ensure appropriate path connections into the wider Winchburgh CDA settlement expansion and to protect the woodland, both to the west and within the site. Any proposal will be assessed against these requirements at the detailed application stage.

Reporter's Conclusions:

Reporter's Recommendations:



West Lothian Council

Issue: 24E	Allocation of land north of Niddry Castle, Winchburgh for mixed uses (including housing)	
Development plan reference:	H-WB 17 – Site north of Niddry Castle, Winchburgh	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0269 (Robert Clow)
21771325-242365a (Patricia Nairn)
21889744-6004e5c (Craig Buchan)
21801842-15c3fd7b (John Buchanan Smith)
21786020-4938e9e (Peter and Lois Smith)
21768313-f03859e (Penni Brown)
21669570-7959c9f (Richard Nairn)
21781547-e30a440 (David Nairn)
21776487-26dl3f4 (Susan Brash)
21771754-d80b10a (Jackie Rochmanowska)
21771325-242365a (Patricia Nairn)
WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)
WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 253) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representation to Allocated Site

H-WB 17 – Site north of Niddry Castle

Background

Site H-BU 17 lies north of Niddry Castle and embraces land which forms part of the Niddry Castle Golf Course. It is shown within the wider CDA boundary as part of the CDA Action Plan at Appendix 7.1 of the adopted West Lothian Local Plan. (CDX) It is not, however, part of the developable area within the approved Winchburgh CDA Masterplan, which has permission in principle under ref: 1012/P/05 (CDX) for development as part of the settlement expansion of Winchburgh, including residential, school and community uses and associated roads, landscape, SUDS and footpath connections.

The site was brought forward through the "call for sites" exercise as a joint submission from Winchburgh Trust and Aithrie Estates together with Niddry Castle Golf Club (EOI-0201). (CDX) It is understood that there is an agreement between the parties that the site would form an extension to the Winchburgh CDA Masterplan area and that the golf course and club would be re-located to land to the west of Winchburgh (on the former Auldcathie landfill site which is to be restored as part of the approved masterplan proposals). The EOI submission for this site and neighbouring sites (EOI-0199 and EOI-0200) were accompanied by the Niddry Castle Golf Course Feasibility Study (CDX).

WL/LDP/PP/0269 (Robert Clow
Objects to allocation of the site for housing development for reasons allied to designated landscape; adverse impact on setting of listed building; threat to ancient trees

21771325-242365a (Patricia Nairn)
Objects to allocation of the site for housing development for reasons allied to adverse impact on Niddry Castle; development would detract from surroundings; adverse visual impact.

21889744-6004e5c (Craig Buchan)
Objects to development of the site for housing for reasons allied to adverse impact on Niddry Castle; adverse visual impact.

21801842-15c3fd7b (John Buchanan Smith)
Objects to the allocation of the site for housing for reasons allied to the visual, physical and environmental impact on Niddry Castle and immediate surrounding area; potential change to established character of the site.

21786020-4938e9e (Peter and Lois Smith)
Object to the allocation of the site for housing for reasons allied to the designation; impact on historic monument and environs; adverse impact on view of the Castle if housing is permitted without the preservation of substantial amenity land around it.

21768313-f03859e (Penni Brown)
Objects to housing and mixed use allocation; proposes area should be protected as a Designed Landscape; trees protected by TPO and the setting of the castle protected; proposal deemed contrary to policy HOU 1; proposal contravenes policies ENV 1, ENV 7, ENV 9, ENV 21, ENV 28, ENV 30; loss of golf course.

21669570-7959c9f (Richard Nairn)
Objects to allocation of site for development for reasons allied to; adverse impact on setting and amenity; coalescence; seeks designation as designed landscape and promotion of TPO. Development contrary to policies ENV 1, ENV 7, ENV 9, ENV 21, ENV 28 and ENV 30; seeks recompense for loss of golf course.

21781547-e30a440 (David Nairn)
Objects to development of the site for reasons allied to; loss of green space used for recreation; loss of golf course; adverse impact on setting of Niddry Castle; flood risk lack of local amenities; adverse impact on shale bings.

21776487-26dl3f4 (Susan Brash)
Objects to development of the site; impact on Niddry Castle for reasons allied to; loss of setting; loss of the golf course.

21771754-d80b10a (Jackie Rochmanowska)
Objects to housing development; other more appropriate areas around Winchburgh are available; acknowledges that the golf course would be re-sited however, concern over loss of land currently used for leisure and recreation in the heart of Winchburgh giving easy access to all the community; transport impacts; adverse impact of housing development on the canal; and adverse impact on the setting of Niddry Castle.

21771325-242365a (Patricia Nairn)

Objects to development of the site for reasons allied to; the adverse impact on Niddry Castle; development detracting from surroundings and adverse visual impact.

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)
Recognises that development could be accommodated here, however due to the allocation for 250 housing units, and close proximity of the site boundary to the castle, the respondent considers that it would be difficult to deliver this scale of development in this location without significant adverse impact on the setting of Niddry Castle.

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Objects to the capacity of the site as the net capacity that is suggested by the land owner is 185 rather than the 250 in the proposed plan.

There appear to be few constraints that would affect development of this site. Detailed mining records available to the Estate show no evidence of mine workings or indeed the presence of minerals. Although to the north of the site is where the oil works stood and where waste blaes was deposited on what is now the Niddry Castle Bing, contamination of the northern edge is considered to be remote from any sources of contamination arising from the oil works. Access will initially be via Castle Road, but a new road would be constructed to the east in due course and possibly associated with adjacent development. The site was included in a landscape assessment and information supplied to the council at the MIR stage on deliverability. In view of the proximity of the rail line to the west it is assumed there will be some site loss in order to mitigate such impacts, hence the suggested net site capacity of 185 rather than the 250 shown in the Proposed Plan.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 17 – Site north of Niddry Castle

Visual, physical and environmental impacts and loss of Countryside Belt

WL/LDP/PP/0269 (Robert Clow)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP and suggests that non-golf used land is landscaped and heavily planted.

21771325-242365a (Patricia Nairn)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21889744-6004e5c (Craig Buchan)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21801842-15c3fd7b (John Buchanan Smith)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21786020-4938e9e (Peter and Lois smith)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21768313-f03859e (Penni Brown)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21669570-7959c9f (Richard Nairn)
No objection is raised to development of the site suggesting that the site is removed from the LDP. The area should be regarded as a conservation area.

21781547-e30a440 (David Nairn)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21776487-26dl3f4 (Susan Brash)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21771754-d80b10a (Jackie Rochmanowska)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)
Suggests that the number of housing units proposed be reduced, and the final number be determined as a result of further assessment of the capacity of the site, for example through the master planning process. If this site is retained in the Plan, early consultation with Historic Environment Scotland on a mitigation strategy and on the development of a masterplan for the site will be essential.

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Requests that allocation H-WB 17 be modified to a reduced site capacity of 185 units.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 17 – Site north of Niddry Castle

The representations to the allocation of the site can generally be categorised into three headings :

Landscape and visual impact and loss of open space and trees

While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance, in line with the LDP spatial strategy, as an extension to the existing CDA allocation. It is acknowledged that this is a sensitive site but is a natural infill site between the physical constraints of the railway line to the west and the Niddry Bing to the east and will allow the settlement boundary to extend only to the existing southern limits of the Niddry Bing. The feasibility study submitted with the EOI has analysed the landscape capacity of the site and a low density development, set within a high quality landscaped setting would be appropriate in this location. When viewed from the south and west, including from the canal, development of the site in this manner would form an appropriate settlement expansion set against the backdrop of the existing woodland and the shale bing.

It will be important to ensure that existing trees are retained and that proposals do not encroach into the existing woodland. This can be achieved at the detailed design/planning application stage, though the site capacity may need to be adjusted downwards to ensure this.

As set out in the Background section, it is the intention that the golf course is re-provisioned as part of the proposals to develop this site, to ensure that the recreation facility is retained for the benefit of the Winchburgh community.

Detrimental impact on the setting of the Category A Listed Niddry Castle and adjacent shale bing

As above, the impact on the setting of Niddry Castle has been assessed through the feasibility study. Subject to there being a robust and high quality landscaped southern boundary to the site from the Niddry Burn and that the heights and orientation of proposed buildings are carefully considered at the detailed design stage, the development of the site will not be detrimental to the setting of the castle. These are issues that can be addressed further at the detailed design/planning application stage and the position is supported by Historic Environment Scotland (Historic Scotland at the time of assessment of the EOI site).

There is a planning permission in place for the depletion of the Niddry Bing and re-use of the shale. (CDX) The material is currently being used in connection with the construction of the Queensferry Crossing. Any development adjacent to the bing will have to take into account the long term activities on the site. Ultimately the intention is that the bing will be removed completely, altering the wider setting of both the castle and the H-WB 17 site.

Traffic and flooding impacts

The technical impacts of the development have been considered through the access study which formed part of the feasibility study for the EOI. Transportation was satisfied that up to 300 units could be accommodated on this site of the existing road network, subject to appropriate upgrades. A minimum 6m buffer is required along the southern boundary to mitigate any potential flood risk from the Niddry Burn. As outlined above this buffer is likely to be significantly larger in order to mitigate any visual impacts and potential impacts on the setting of the listed castle.

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)
WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
The council notes the comments made, and considers merit in this representation in that It is recognised that the development of this site is not without difficulties. The council acknowledges there are capacity constraints at Linlithgow Academy and development of this site has the potential to impact on the 'A' listed Niddry Castle. The proximity of the site to the railway also creates a potential for noise disturbance and a satisfactory solution to this issue would be required to enable residential development to proceed.

Overall Summary
The council does not agree to the removal of this allocation from the LDP. However the council would not take issue if the Reporter considered it necessary to amend the allocation and site delivery requirements to require a robust evaluation and mitigation strategy for any development and also adjust the site capacity downwards to mitigate any potential landscape and visual impacts.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24F	**Allocation of land for mixed use (including housing) within the Winchburgh Core Development Area (CDA)**	
Development plan reference:	H-WB 16 - Site west of Ross's Plantation H-WB 17 - Site north of Niddry Castle EO1-0193, EO1-0202, EO1- 0203, and EO1-0204	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA) **WL/LDP/PP/0170 and 21772260-be38d90** (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust) **21862570-67b827a** (Robin Matthew on behalf of Winchburgh Developments Ltd) **21897700-D131008** (Kevin Treadwell)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97 and 98) Appendix 2 – Schedule of housing sites, Winchburgh (pages 119 to 124) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Background

The areas proposed for development within the original West Lothian Local Plan Winchburgh CDA boundary are identified within the approved Winchburgh CDA Masterplan, which has permission in principle under ref. 1012/P/05 for development of the settlement expansion of Winchburgh, including residential, school and community uses and associated roads, landscape, SUDS and footpath connections. (CDX) A total of 3,450 residential units are approved as part of that masterplan. Of those, 542 residential units have detailed planning consent. Within the planning conditions and the planning obligation associated with the masterplan there are a series of caps on the occupation on units until such time that key infrastructure is delivered.

Representations to Allocation of land for mixed use within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
Requires Flood Risk Assessments to be undertaken for development sites within the CDA.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
Sseeks further land allocations at Winchburgh.

21862570-67b827a (Robin Matthew for Winchburgh Developments Ltd)
Seeks allocation of additional housing land to meet the 5 year housing land requirement; seeks certainty over funding mechanism for new non-denominational secondary school at Winchburgh.

Modifications sought by those submitting representations:

Representations to Allocation of land for mixed use within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
Requires the LDP to include the need for Flood Risk Assessments to be undertaken for development sites within the CDA

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Seeks an adjustment to the capacity of new sites H-WB 16 and H-WB 17 to 185 and 200 respectively to account for their net developable capacity; reduce the total number of units shown in Appendix 2 for Winchburgh from 4,243 to 3,903 (se Aithrie/HET Doc.4 and calculation on Doc.7); allocate new sites with references EO1-0202, EO1- 0203, EO1-024 and EO1-0193 to augment the land supply in Winchburgh to make up the balance and as a contribution to finding further effective land in the Plan area; alter the proposals map to show the new sites proposed in representations; delete sites referred to in Broxburn and delete the northern portion of site H-BU 10 as proposed.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Allocate additional housing land at Winchburgh; co-ordinated approach required to infrastructure delivery; concern raised over lack of a parallel financial framework plan or plans to accompany the LDP; certainty required over the funding mechanism for a new non-denominational secondary school at Winchburgh.

Summary of responses (including reasons) by planning authority:

Representations to Allocation of land for mixed use within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
The LDP Appendix Two: *Schedule of Housing Sites* already identifies the need for an FRA as part of the delivery requirements for development of sites within the CDA (pages 239 to 255). No modifications are therefore required in terms of this representation.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
The representations to the individual sites are addressed in the responses to these sites: under24N (H-WB16) and 24E (H-WB17).

In terms of the overall allocations the council is satisfied that the addition of 500 units through the two additional CDA sites is an adequate overall total to bring the full CDA capacity to 3,950. It is acknowledged the individual numbers of units may alter between the sites and the council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to modify these allocations as there is enough flexibility in the CDA to accommodate any changes in capacity of individual sites. For these reasons, the council does not propose to modify the plan in response to this representation.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
The council is satisfied that there is an adequate overall housing total for the full CDA of 3,950. It is acknowledged that the individual numbers of units may alter between the sites and the council has carefully considered the reasons put forward in support of the modification, but remains of the view there is no justification for additional unit numbers to allocated in the CDA.

In terms of the delivery of the infrastructure associated with the CDA, the council has set out in both the West Lothian Local Plan 2009 (CDX) and in the LDP (Appendix 2 – pages 119 to 124) that the requirements are to be fully developer funded. This is also established in the planning obligation that

covers the CDA permission in principle. Whilst the council is able to work with the developers to introduce phasing for the delivery of key infrastructure and introduce flexibility, where possible, in terms of the triggers for the delivery of that infrastructure. Nevertheless, the overall funding proposal requirements need to rest with the developers and the council does not propose to modify the plan in response to this representation.
Reporter's Conclusions:
Reporter's Recommendations:

West Lothian Council

Issue: 24G	Allocation of land for employment use at Myreside, Winchburgh	
Development plan reference:	E-WB 1 and E-WB 2 - Myreside	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Winchburgh (pages 97, 98 and 118) Proposals Map 2, Linlithgow & Broxburn Area Allocation of land for employment (page 97 and 118)	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

E-WB 1 and E-WB 2 - Myreside

Background

E-WB 1 and E-WB 2 Myreside embraces land within the approved Winchburgh CDA Masterplan boundary which has permission in principle under ref: 1012/P/05 (CDX) for development as part of the settlement expansion of Winchburgh, including residential, commercial, industrial, community facilities and associated roads, landscape ,SUDS and footpath connections.

Employment Uses

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd) Suggests that a more flexible approach to delivering employment uses on the allocated employment land is required through Policy EMP1.

Modifications sought by those submitting representations:

Representation to Allocated Site

E-WB 1 and E-WB 2 - Myreside

Employment Uses

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Considers that Policy EMP1 should be modified to allow for a broader range of employment generating uses, such as retail and hotel/leisure uses, on employment land. This would reflect the range of employment uses that would be appropriate in the strategic employment areas for the settlement expansion of Winchburgh. It would also reflect the more flexible approach set out in Policy EM2 for traditional industrial estates.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

E-WB 1 and E-WB 2 - Myreside

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Allocations E-WB 1 and E-WB 2 benefit from Planning Permission in Principle as part of the approved settlement expansion of Winchburgh. The approved Winchburgh Masterplan identifies these areas as proposed employment areas and the location for a park and ride facility associated with the proposed motorway junction.

Policy EMP1 is already sufficiently flexible to allow for the inclusion of other employment generating uses such as hotel/leisure uses where these can be seen to meet the criteria set out in the policy, particularly where they complement the overall employment use of the site. No modifications are required to the LDP as a result of this representation. Policy EMP 1 is also addressed in a separate Schedule 4 relating to employment policies (**26A**).

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24H	**Allocation of land for housing at Castle Road, Winchburgh**	
Development plan reference:	H-WB 1 – Castle Road, Winchburgh	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21906329-d38c4cf (Colin Brett)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 239) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 1 – Castle Road

Background
H-WB 1 Castle Road is a housing allocation which has been carried forward from the West Lothian Local Plan (WLLP site ref: HWh3).

Impact on woodland
21906329-d38c4cf (Colin Brett)
Respondent seeks assurance that the woodland within the site will be protected as agreed in the previous local plan. Suggests that the proposed area allocated for housing be reduced to remove any areas covered by woodland.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 1 – Castle Road

Impact on woodland
21906329-d38c4cf (Colin Brett)
Proposes that the site allocated for housing be reduced to remove any areas covered by woodland.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 1 – Castle Road

21906329-d38c4cf (Colin Brett)
The H-WB 1 allocation has been carried forward from the WLLP. An assessment of the impacts on the woodland would be carried out at the detailed application stage when proposals will be

submitted to the council through the normal planning application process. Where appropriate, the requirement to retain the woodland on the allocated site can be addressed at this stage without the need to amend the boundary of the allocation. The council does not consider there is a need to amend the boundary of the allocation in the LDP.
Reporter's Conclusions:
Reporter's Recommendations:

West Lothian Council

Issue: 24I	**Allocation of land for housing within the CDA at Glendevon South remainder, Winchburgh**	
Development plan reference:	H-WB 10 – Glendevon South Remainder	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21906270-8ea2f80 (Mrs J Barlas)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 247) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 10 - Glendevon South Remainder

Background
H-BU 10 Glendevon South remainder covers land within the approved Winchburgh CDA Masterplan boundary which has permission in principle under ref: 1012/P/05 (CDX) for residential development with associated landscaping, SUDS and footpath connections.

Southern boundary of allocation
21906270-8ea2f80 (Mrs J Barlas) welcomes wider plan aims and objectives but expresses concern at the boundary of H-WB 10 with existing property to the south and the impact on house setting. Concern that the boundary between Winchburgh and Faucheldean will become blurred and have an adverse impact on setting.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 10 - Glendevon South Remainder

Southern boundary of allocation
21906270-8ea2f80 (Mrs J Barlas) requests changes to the site boundary of H-WB 10 to allow a significant distance between all of Faucheldean and any new boundary.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 10 - Glendevon South Remainder

21906270-8ea2f80 (Mrs J Barlas)
The southern boundary of the allocation reflects the overall Winchburgh Masterplan area, which is carried forward from the CDA mixed use allocation in the WLLP. In the approved Masterplan (permission ref: 1012/P/05) the majority of the area to the south of Old Glendevon Farm Cottages and north of Faucheldean is proposed for open space, woodland planting and SUDS or to remain undeveloped. An extensive open space area is therefore proposed for retention between Winchburgh and Faucheldean. The council does not consider it is necessary to alter the boundary of the allocation.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24J	**Allocation of land for housing within the CDA at Claypit, Winchburgh**	
Development plan reference:	H-WB 4 – Claypit	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Winchburgh (pages 97,98 and 241) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 4 – Claypit

Background

H-WB 4 Claypit covers land within the approved Winchburgh CDA Masterplan boundary which has permission in principle under ref: 1012/P/05 (CD?) for development as part of the settlement expansion of Winchburgh, including residential, school and community uses, canal related facilities and associated roads, landscape ,SUDS and footpath connections.

Union Canal

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals) raises no objections to the allocation but seeks further involvement in any preparation of development briefs and master plans for sites in Winchburgh in proximity to the Union Canal.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 4 – Claypit

Union Canal

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals) – no specific modifications sought.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 4 – Claypit

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
The H-WB 4 allocation benefits from Planning Permission in Principle as part of the approved settlement expansion of Winchburgh. The approved Winchburgh Masterplan identifies this area for residential development and as the location for a town park, around the existing Claypit pond. A road bridge over the canal is also proposed in this location.
Scottish Canals was consulted at the Masterplan submission stage and continues to be consulted on any detailed planning applications for development adjacent to the Union Canal. There are also regular Planning Authority/Scottish Canals liaison meetings held to discuss development issues and opportunities as they arise.
No modifications are required to the LDP as a result of this representation.

Union Canal
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
Noted

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24K	**Proposal P-99 (Extension to Winchburgh Primary School) Winchburgh & Proposal P-100 (Extension to Holy Family Primary School) Winchburgh**	
Development plan reference:	P-99 P-100	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21897700-D131008 (Kevin Treadwell)		
Provision of the development Plan to which the issue relates:	Proposals Map 2 : Linlithgow and Broxburn Area Appendix 6 - List of Proposals (other developments) Winchburgh (page 279)	
Planning authority's summary of the representation(s):		

Representations to Proposals Maps and List of Proposals

Proposals Maps

21897700-D131008 (Kevin Treadwell)
Considers that each CDA area should be the subject of its own map;

List of Proposals (other developments)- Winchburgh

21897700-D131008 (Kevin Treadwell)
Seeks more information on proposals P-99 and P- 100

Background
Winchburgh and Holy Family Primary Schools are accommodated in a joint school building located at Glendevon Park, Winchburgh. Under the terms of the planning obligation for the Winchburgh part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) and the associated planning application ref: 1012/P/05 (CD?) there are developer contribution requirements for up to 3 extensions to the school building. One extension has detailed planning permission that has been implemented.

Modifications sought by those submitting representations:

Representations to Proposals Maps and List of Proposals

Proposals Maps

21897700-D131008 (Kevin Treadwell)
Requests separate maps for each CDA

List of Proposals (other developments)- Winchburgh

21897700-D131008 (Kevin Treadwell)
None specified other than a request for more information on proposals P99 and P100

Summary of responses (including reasons) by planning authority:

Representations to Proposals Maps and List of Proposals

Proposals Maps

21897700-D131008 (Kevin Treadwell)
The council considers that the CDA proposals are clearly shown on the proposals maps and it is not necessary to have individual maps for each CDA.

List of Proposals (other developments)- Winchburgh

21897700-D131008 (Kevin Treadwell)
The extensions to the school building will require planning permission. At that stage the full details will be available for the public to comment on as part of the normal planning application process.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24M	**Allocation of land for residential development west of Ross's Plantation, Winchburgh**	
Development plan reference:	H-WB 16 - Site west of Ross's Plantation	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97, 98 and 253) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 16 – Site west of Ross's Plantation

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
The respondent has made a number of comments and observations relative to the Proposed Plan with particular relevance to the methodologies and assumptions underpinning housing targets, the provision of land to meet those targets, the effectiveness and phasing of the supply, and the allocation of housing land generally. The council's response to housing land including strategic allocation and CDA's are set out in a separate Schedule 4, (**1A**). The representations summarised below are however specific to allocated site H-WB 16 in Winchburgh.

Objects to the stated capacity of the site in the Proposed Plan. At 250 units this is held to represent the net capacity while the respondent argues that it should instead be 189 units.

This land forms part of the Winchburgh masterplan. It is allocated not for housing but for open space, tree planting, a woodland/wetland and a regional SUDS pond.

The site is well-contained as follows: to the north/north-east by the M9 motorway; to the west by the haul road used to extract blaes from the Niddry Castle Bing and by the bing itself; and to the south-east by Ross's Plantation, this area being out with the masterplan and ownership. The land to the west of the haul road is allocated for housing development

Consideration will require to be given to any landscape issues when detailed development of the site is proposed.

While it would be possible to effect access across the haul road, this feature will create noise, dust and amenity issues for as long as the bing depletion works and the use of this haul road continues. This feature and noise issues associated with the M9 will require mitigation and probably a loss of some developable land. The Master Plan for Winchburgh states that: *"A key objective that has influenced the direction and phasing of development, has been the desire to keep the haul routes*

used by the HGVs to remove material from Niddry Castle Bing, and new development, separate for as long as possible" (para 9.8).

As such, the net developable area will be restricted hence the indication of the net site product of houses of 189. It is also assumed that the site is unlikely to be developed within the next 5 years and possibly not within the period of the proposed LDP, dependent on the rate of depletion of the bing.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 16 – Site west of Ross's Plantation

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Requests that the capacity assigned to site H-WB 16 is modified and reduced to 189 units.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Representation to Non-Allocated Sites

H-WB 16 – Site west of Ross's Plantation

The council notes the comments made, and considers merit in this representation in that It is recognised that the development of this site is not without difficulties. The council acknowledges there are capacity constraints at Linlithgow Academy and residential development of this site is constrained and also taking into account that the site is predominantly identified for greenspace in Masterplan.

The proximity of the site to the M9 also creates a potential for noise disturbance and a satisfactory solution to this issue would be required to enable residential development to proceed.

The council would therefore not take issue if the Reporter considered it necessary to amend the allocation and site delivery requirements to require a robust evaluation and mitigation strategy for any development and also adjust the site capacity downwards to mitigate any potential landscape and environmental impacts.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 24N	**Allocation of land for residential development in Winchburgh**	
Development plan reference:	EO1-0193 (site west of Glendevon and south of Lampinsdub) EOI-0202 (site at sewage works, south of Winchburgh) EOI-0203 (site north of Niddry Farm Cottages, south of Winchburgh) EOI-0204 (site south of Niddry Farm Cottages, south of Winchburgh)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 253) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Non-Allocated Sites

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
The respondent has made a number of comments and observations relative to the Proposed Plan with particular relevance to the methodologies and assumptions underpinning housing targets, the provision of land to meet those targets, the effectiveness and phasing of the supply, and the allocation of housing land generally. The council's response to housing land including strategic allocation and CDA's are set out in a separate Schedule 4, (**1A**). The representations summarised below are however specific to non-allocated site in Winchburgh which the respondent is promoting for development.

Non-Allocated Sites

EOI-0193
It is explained that the land comprising this site was promoted at the MIR stage and was supported by the council as an alternative site to H-WB 17. On this basis, it is clear the MIR submissions found favour with the council on their merits. The site is pleasant and would provide an excellent environment for a range of housing opportunities. It has easy access to the B9080 and is close to the site of the proposed new schools and other amenities associated with the development of Winchburgh. It would make a natural westward extension to the developing Winchburgh as implied in the responses to the MIR submissions. The net developable capacity of the site is estimated to be 300 houses.

EOI-0202
This site is argued as a natural southerly extension to the village and lies immediately south of the

community hub of the village. While the northern portion is currently a park, it would benefit from being upgraded. The park is owned by Hopetoun Estate and it is envisaged that such works would be a requirement of any development. The cemetery is also required to be extended and land would be made available for that purpose if required. Part of the site is occupied by the current sewage treatment works for the village; but the proposal is to redirect effluent, possibly to South Queensferry when the present works will become redundant (although a pumping station may remain). Existing footpath links to the wider countryside will be maintained and enhanced.

There appear to be few constraints that would affect development of this site. Detailed mining records show no evidence of mine workings or indeed the presence of minerals. The site was included in a landscape assessment supplied to the council at the MIR stage on deliverability.

The exact boundary of development to the south would have to be determined in more detail, but one issue needing to be addressed is the intrusion into the countryside belt of site H-BU 10 to the and which has been objected to by the respondent. The council is charged with being disingenuous in so far as it saw fit to allocate site H-BU 10 but not EOI-0202. The net developable capacity of the site EOI-0202 is estimated to be 130 houses.

EOI-0203

This site is also argued as a natural extension to the south and east of the existing urban envelope. It is suggested that there is an opportunity to incorporate lower density executive homes here which would add to the range and choice of homes to be expected in a growing community.
The site is said to represent a sustainable location being convenient to all existing and proposed services, to village amenities and to all existing and proposed public transport routes. There is also an opportunity to utilise existing canal and burn corridors for wider pedestrian and cycling integration to WLC Core Pathways. As a result, development would assist the recreational and heritage opportunities in the "countryside belt" between Broxburn and Winchburgh.

The respondent argues that there appear to be few constraints that would affect development of this site. Detailed mining records show no evidence of mine workings or indeed the presence of minerals. The site was included in a landscape assessment as part of the previous MIR submission together with information on deliverability. It is however recognised that landscape impact would be a constraining issue and such considerations (and the lower density previously envisaged) would result in a net developable capacity of 130 homes.

EOI-0204

The sensitivity of this area is recognised, but it was nevertheless included as part of potential development to the south and west of Winchburgh in the submitted Master Plan for the longer term. The respondents consider there to be scope for some limited lower density enabling development to the north of the site, possibly in association with the steadings. This would not only contribute towards providing a range and choice of housing opportunities very close to the existing village but would also produce funds to help achieve one of the Winchburgh Master Plan objectives which is to provide a heritage park and interpretation facilities concerning the shale mining in the area. There are no known site constraints which would prevent some limited development from taking place.

Modifications sought by those submitting representations:

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Representation to Non-Allocated Sites

EOI-0193
Request that the site is identified as a housing allocation in the LDP and included as a housing site in Appendix Two : Schedule of Housing Sites with a net developable capacity of 300 houses.

EOI-0202
Request that the site is identified as a housing allocation in the LDP and included as a housing site in Appendix Two : Schedule of Housing Sites with a net developable capacity of 130 houses with present restrictions.

EOI-0203
Request that the site is identified as a housing allocation in the LDP and included as a housing site in Appendix Two : Schedule of Housing Sites with a net developable capacity of 130 houses.

EOI-0204
Request that the site is identified as a housing allocation in the LDP and included as a housing site in Appendix Two : Schedule of Housing Sites. No capacity has been proposed.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Representation to Non-Allocated Sites

EOI-0193
The Council notes that site was preferred at the MIR stage as an alternative site to H-WB 17. However after reconsideration it is concluded that allocating this site would amount to an unacceptable release of greenfield land.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. There is enough flexibility in the CDA to accommodate any reduced capacity.

The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it in its current form in this location has been rolled forward to the LDP. The council's approach to countryside belt is set out in the Countryside Belt Position Statement (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate these sites for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

EOI-0202, EOI-0203 and EOI-0204

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Development of these sites would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted

West Lothian Local Plan. It would also be visually and environmentally intrusive.

The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it in its current form in this location has been rolled forward to the LDP. The council's approach to countryside belt is set out in the Countryside Belt Position Statement (CDX).

Significantly, the site is an integral part of the countryside belt intended to prevent the coalescence of Winchburgh and Broxburn, and the maintenance of this designation in the proposed plan is considered entirely justifiable

Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

Sites EOI-0203 and EOI-0204 are located in close proximity to scheduled monuments. The Union Canal forms the northern boundary of the site, while to the west of it is the Faucheldean Bing. The Greendykes Bing, which is also scheduled, lies to the south-west, while a fourth scheduled site, an enclosure identified as crop-marks on aerial photographs, lies just to the south-west of Niddry farm. National planning policy stresses that scheduled sites should as far as possible be preserved within an appropriate setting.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate these sites for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 25 A	Allocation of land for housing in Westfield	
Development plan reference:	Proposed new site Westfield	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
21119948-2ac9a17 and WL/LDP/PP/0047 (Houghton Planning on behalf of Lauriston Developments Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Westfield (page 95) Proposals Map 5, Villages (Westfield)	
Planning authority's summary of the representation(s):		

Representation to Non-Allocated site

Allocation of site for residential development at South Logie Nursery, Logiebrae Road, Westfield.

21119948-2ac9a17 and WL/LDP/PP/0047 (Houghton Planning on behalf of Lauriston Developments Ltd)

Objection is raised to the Proposed Plan in so far as land by Westfield has not been allocated for housing. The site is situated within the settlement boundary of Westfield and comprises a disused commercial horticultural nursery. The site retains buildings and structures associated with its former use, but it has not been operational for a number of years. The substantive part of the site is approximately 1.7 hectares and it takes access from the B8028.

It is suggested that the site is suitable and capable of being developed for 30 houses and in support of the proposal it is argued that:

- the site is not subject to any national, regional or local biodiversity or heritage designations;
- the site is not within an area at risk from flooding;
- a site investigation report does not identify any particular constraints;
- any infrastructure which may be required to enable the site to be developed is either available, or can be provided; and
- the site has been assessed against the effectiveness criteria set out within PAN 2/2010 and is considered effective

A supporting statement has also been submitted.

The site is the subject of an undetermined planning application for 30 dwellings (ref 0133/FUL/08) CDX) but which has not progressed due to education capacity issues. The respondent understands that what capacity there is has been reserved for an allocated site (H-WF 1) at North Logie Brae and South Logie Brae, Westfield which has the benefit of planning permission.

The respondent understand that that precedence must be given to allocated/approved sites and this is one of the reasons why they are seeking to have South Logie Nursery formally recognised as an

allocated site and made part of the 'effective' housing land supply.

Modifications sought by those submitting representations:

Representations to Non-Allocated Site

21119948-2ac9a17 and WL/LDP/PP/0047 (Houghton Planning on behalf of Lauriston Developments Ltd)
Seeks a modification of the Proposed Plan to allocate the former South Logie Nursery for housing.

Summary of responses (including reasons) by planning authority:

Representations to Non-Allocated Site

21119948-2ac9a17 and WL/LDP/PP/0047 (Houghton Planning on behalf of Lauriston Developments Ltd)

Background
The site lies to the south of Westfield and is identified in the adopted West Lothian Local Plan as lying within the settlement boundary of the village. It is also shown as "white land", a term commonly used to describe land (and buildings) without any allocation in a development plan where it is assumed that, for the most part, existing uses shall remain unaltered.

Allocation as a housing site

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. In Westfield in particular, there is already a substantial housing allocation of 550 units at North and South Logie Brae and to add additional allocations in the same small settlement cannot be justified. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this site in terms of meeting housing requirements.

While the site is currently subject to a planning application (0133/FUL/08 CDX) for the construction of 30 houses, it is understood that education capacity issues have been identified which constrain its development, (see updated Education Response Feb 2015 CDX) and which further reinforce the council's opposition to the allocation of this site at this time.

With regard to other technical constraints, it is noted that the site is served by the Westfield waste water treatment works (WWTW) where there is limited capacity.

The Council has carefully considered the reasons put forward in support of allocating this site for housing but concludes that the LDP allocates more than enough land for housing for the foreseeable future and it maintains that demands to further augment the housing land supply, as pursued through representations, should be rejected. For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 27A	Housing sites at Polbeth	
Development plan reference:	H-PB 1 West Calder High School, Limefield H-PB 2 Polbeth Farm	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 - (SEPA) **21118219-28fa012** - (Miss Claire Peters, sportscotland)		
Provision of the development Plan to which the issue relates:	Settlement Statements and Appendix 2: Schedule of Housing Sites relating to Polbeth (page 222). Map 3: Livingston Area	

Planning Authority's Summary of representation(s):

Representations to allocated sites

H-PB 1

21118219-28fa012 (Miss Claire Peters, sports scotland) - sportsscotland do not object to the allocation of the site but highlight that consideration should be given to paragraph 226 of Scottish Planning Policy (CD078).

H-PB 2

SEPA does not object to the allocation but observes that the site is shown on Map 3 but does not appear in Appendix 2 - Schedule of Housing Sites/Site Delivery Requirements. If this site is to be taken forward in the proposed plan SEPA expressly require a Flood Risk Assessment to be submitted to assess risk to site from West Calder Burn (site layout and topographical information may be sufficient).

Modifications sought by those submitting representations:

H-PB 2

WL/LDP/PP/0243 (SEPA) Seeking clarification of the sites status as it only appears on Map 3 and not in the text. Request that if the site is to be included, site requirements within Appendix two of the LDP should include reference to flood risk (CD093 page 222).

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-PB 2

The proposed development at H-PB 2 has not progressed, planning permission for this site has now lapsed (3/9/2013) and the site is not considered effective. Site allocations in Polbeth were reassessed as part of the proposed plan and as a result this site was removed. Reference to site H-PB 2 is not shown in Appendix 2 - Schedule of Housing Sites/Site Delivery Requirements however, the allocation is shown on Map 3 in error. The Council propose to update Map 3 removing the site allocation.

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 28A	Philpstoun Bowling Club, Philpstoun	
Development Plan Reference:	H-PH 1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21908028-daea3f9 - (Mrs Kirstie Constable) **21118219-28fa012** - (Miss Claire Peters, sportsscotland)		
Provision of the development Plan to which the issue relates:	Land for housing in Philpstoun. Appendix 2: Schedule of Housing Sites / Site Delivery Requirements (page 221) Map 2: Linlithgow & Broxburn Area	
Planning authority's summary of representation(s):		

Representations to allocated site

H-PH 1

21908028-daea3f9 (Mrs Kirstie Constable) – raised concern that The Avenue and Pardovan Crescent already suffer from intense on street parking issues; events at the Bowling Green and Community Centre increase congestion which impacts on access and egress to Main Street for vehicle and pedestrians; increased number of properties at this location will present a serious risk to highway safety. The proposed development will alter the fabric of the area and impact on the environment of surrounding houses resulting in loss of privacy, overlooking and loss of daylight.

21118219-28fa012 (Miss Claire Peters, sportsscotland) - Potential loss of outdoor sports facilities is an issue for sportscotland. They note a number of land use allocations which appear to contain outdoor sports facilities. They do not object to these allocations since they recognise that the outdoor sports element(s) may be unaffected, or that there may be plans to provide for their replacement, but stress that SPP paragraph 226 applies. Whilst they have highlighted a number of land allocations; if there are any other allocations which may prejudice the use of, or lead to the loss of outdoor sports facilities; then SPP similarly applies.

Modifications sought by those submitting representations:

Representations to allocated site

H-PH 1

21908028-daea3f9 (Mrs Kirstie Constable) - Suggest a better use of the proposed area would be to utilise this for parking facilities to support the Community Centre and Bowling Green.

21118219-28fa012 (Miss Claire Peters, sportsscotland) - sportsscotland do not object to the allocation of the site but highlight that consideration should be given to paragraph 226 of Scottish Planning Policy (CD078).

Summary of responses (including reasons) by planning authority:

Representations to allocated site

H-PH 1

The site is the vacant car park area of the Philpstoun Bowling Club which was identified as part of the Council's 1,000 houses programme and the site is considered a good use for social housing that is required in the village. The site has planning approval for 4 flats and 1 house (CDxxx). The Bowling Green will remain and the level of development is not considered excessive that would lead to major traffic issues while events at the Club and Community Centre are again not excessive, temporary and benefit the village.

Reporter's conclusions:

Reporter's recommendations

West Lothian Council

Issue: 30A	Land North of Cathlaw Lane, Torphichen.	
Development plan reference:	N/a	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21845111-2cc0fc4 - (Mrs J Johnson c/o Richard Heggie of Urban Animation)		
Provision of the development Plan to which the issue relates:	Land for housing in Torphichen and Map 5: Villages.	
Planning authority's summary of the representation(s):		

Representations to non-allocated sites

North of Cathlaw Lane, Torphichen

21845111-2cc0fc4 (Mrs J Johnson c/o Richard Heggie of Urban Animation) Promotes a site for residential development at the west end of Cathlaw Lane, Torphichen. A small amount of new housing would support local services and help to provide opportunities for local people to remain in the village as their families expand. Proposes 10-20 houses, subject to clarification of flood risk, housing mix and the detailed consideration of design and layout. The site extends to approximately 1.5 hectares/3.8 acres. It forms a natural organic extension to the village and rounds off an unusually shaped and fragmented settlement boundary.

The LDP proposes a primary school extension at Torphichen. This would accommodate pupils living in new homes in the village. The proposed site can be developed for housing without significant impacts upon either the Conservation Area or the Special Landscape Area.

The site is low lying, well screened and physically separated from the Geodiversity and Local Biodiversity sites to the north. Two new houses have been built recently to the east of the site, extending the established pattern of housing at Cathlaw Lane. There is an unsightly derelict garage at the south of the site which can be incorporated into a new housing development, achieving a significant environmental improvement within the Conservation Area. This site has previously been granted planning permission for three houses.

Access is available from Cathlaw Lane at the south east of the site. Services and drainage are available locally. The SEPA flood map indicates a risk of flooding from a burn which follows the northern boundary of the site. However, this should be manageable through a flood risk assessment and appropriate flood control and SUDS measures.

Map 5 Issue

21845111-2cc0fc4 (Mrs J Johnson c/o Richard Heggie of Urban Animation) The Torphichen settlement boundary shown on the LDP map for the village excludes the two recently constructed houses at the west end of Cathlaw Lane, despite that fact that these were granted planning permission by the Council. This appears to be either an oversight or an artificial construct to protect against further extension of the settlement envelope. The settlement envelope should be extended to include these properties.

Modifications sought by those submitting representations:

Representations to non-allocated sites

North of Cathlaw Lane

21845111-2cc0fc4 (Mrs J Johnson c/o Richard Heggie of Urban Animation) Representation proposes a new housing site (10-20 houses) at the west end of Cathlaw Lane, Torphichen, which should be included within the village settlement boundary.

Map 5 Issue

21845111-2cc0fc4 (Mrs J Johnson c/o Richard Heggie of Urban Animation) Amendment to the settlement boundary on Map 5 to include two recently constructed houses at Cathlaw Lane.

Summary of responses (including reasons) by planning authority:

Representations to Non-Allocated Sites

North of Cathlaw Lane

Representation proposes a new housing site (10-20 houses) at the west end of Cathlaw Lane, Torphichen, which should be included within the village settlement boundary.

The frontage/former garage site has a history of planning applications and was originally granted consent in 2002 with consent most recently renewed in 2015 (committee report and site plan 0109 P 15 CDxxx). The Council do not propose to make any modification in relation to this consent as the site is already within the settlement envelope of Torphichen and has planning consent for 2 houses.

In relation to the proposal to extend the settlement boundary onto land to the north of the frontage site consented for 2 houses (see submission **21845111-2cc0fc4** (Mrs J Johnson c/o Richard Heggie of Urban Animation) the Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development as set out below.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the Torphichen settlement in terms of meeting housing requirements. In addition, there are education capacity constraints within the area as detailed in Education Position Statement CDxxx.

Significantly, the site is designated as a special landscape area and sits within the Torphichen conservation area, and the maintenance of these designations in the LDP is considered entirely justifiable. The findings of the West Lothian Local Landscape Designation Review (CD186, LLDR) have largely been taken forward in the West Lothian LDP. In particular it should be noted that the findings did not identify any alterations around Torphichen. The landscape designation has established a robust and defensible boundary at this location and the council is anxious to retain this boundary.

Development at this location would constitute a physical and intrusive expansion of the existing settlement pattern and would also be visually and environmentally intrusive.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

Map 5 Issue

The Council agrees to the suggestion made in the representation to amend the Torphichen settlement boundary to include the site to the west of The Beeches on Cathlaw Lane which has recently been developed for 2 houses (see planning consent and site plan 1157/FUL/08 CDxxx). For this reason, the Council agrees to modify the Plan and considers this to be a non-notifiable modification.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 31A	Promotion of site for housing on land west of Seafield	
Development plan reference:	EOI-0009	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21858962-947a3f5 (Frank Kennedy)		
Provision of the development Plan to which the issue relates:	Non-allocation of land for residential development in Seafield	
Planning Authority's Summary of representation(s):		

Representations to non-allocated site

EOI-0009

21858962-947a3f5 (Frank Kennedy)

Given the site's previous history, the land is deemed to be a 'Brownfield' site. With the Scottish Government's strive to regenerate such land uses, this site presents a patently viable proposal with excellent Eco friendly sustainability credentials and advantages to meet the obvious housing demand in the Seafield area.

The planning system in Scotland is to encourage, not discourage, the most appropriate beneficial use of land. In this case there is a readily available site of reasonable extent, suited for economic and practical development, well situated in a village environment, with excellent transport facilities and well able to provide an expansion of local trade in nearby communities to the benefit of the immediate community and surrounding area.

There will still be a clear minimum 700 metres of Countryside Belt 'gap' between Seafield and Blackburn to prevent coalescence.

The site is substantially "Brownfield". On that basis alone the site merits particular attention and consideration. There is a very real demand for housing in the immediate area, as evidenced by the current housing development immediately to the east of this site and by significant developments over recent years within Seafield and in nearby communities such as Blackburn, Whitburn, Breich, Fauldhouse, etc.

Technical issues such as site investigation (Coal-mining), wastewater capacity, flood risk and biodiversity are reasons for the non-inclusion of this site at the MIR stage. That is not accepted as there are technical issues with any development site. In the present case the technical issues are, taken collectively, no more than would be identified for many other development sites anywhere in West Lothian and, considered individually, clearly would seem to be capable of a resolution prior to developing the site.

It is also pointed out that at present the site is not in any productive use. It lies vacant, derelict and completely unused. Leaving other considerations aside, the site simply is too small to compromise a viable agricultural unit. The owner has never been approached by any party interested in such a use. Unless there is a positive and attainable development proposal and programme, and a housing development would seem entirely appropriate in that respect, the land will remain unused, unattractive and non-productive and an opportunity to bring such a well located site into meaningful and beneficial use will be lost- and for no good reason.

The respondent therefore, requests the allocation of this site for residential development in the LDP.

Modifications sought by those submitting representations:

Representations to non-allocated site

EOI-0009

21858962-947a3f5 (Frank Kennedy)

Requests that the site is identified as a residential allocation in the LDP.

Summary of responses (including reasons) by planning authority:

Representations to non-allocated site

EOI-0009

21858962-947a3f5 (Frank Kennedy)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

The site lies within the catchment of Seafield Primary, Deans Community High, Our Lady of Lourdes and St Kentigern's Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term.

For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. The council's position on education is set out in the Education Position Statement (CDX).

The site lies within countryside belt contributing to the separation of Seafield from Blackburn. The council's position in relation to countryside belts is set out in the countryside belt position statement (CDX). The site is also subject to a grant funded forestry planting scheme (CSFT) in the area contributing to the setting of the village and wider area.

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development in the countryside on the

periphery of Seafield would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations

West Lothian Council

Issue: 32A	Threemiletown	
Development plan reference:	Proposal P-72 (page94)(CD0093) EOI-0075 in part	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21900249-79edf80 - (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Threemiletown (page 94) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

P-72

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Supports the relocation of the existing play / football facility in accordance with P-72 of the Plan (page 94) (CD0093). This would be linked to the proposal for land for housing in Threemiletown on land north of Redhouse Cottages.

Representations to Non-Allocated Sites

Land North of Redhouse Cottages -EOI-0075 in part

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Objects to the lack of new housing allocation at Threemiletown. Proposes a reduced scale development of up to 85 houses over a phased period together with a relocated play facility and football kick pitch, improved footpath and cycling links, pedestrian crossings and bus stops. Generally seeks to create a central focal area for local activities, to enhance the community.
Notes that the layout has been prepared following discussions with West Lothian Council (NETs, Land and Countryside Services) in relation to the alternative location for the existing play/football facility.

Modifications sought by those submitting representations:

Representations to Allocated Sites

P-72

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Seeks the relocation of the existing play / football facility in accordance with P-72 of the Plan (page 94 CD0093).

Representations to Non-Allocated Sites

Land North of Redhouse Cottages -EOI-0075 in part

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Seeks a modification of the Proposed Plan to allocate site EOI-0075 to the north of Redhouse Cottages for housing (85 houses).

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

P-72

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Support is noted and no modification to the LDP is proposed. However, it should be noted that the council currently has no firm programme to relocate the park from its existing location.

Representations to Non-Allocated Sites

Land North of Redhouse Cottages -EOI-0075 in part

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)

The Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development as set out below.

The site is remote from existing development and there are insufficient facilities and services locally to support an expanded community. It is not considered as a sustainable location for new residential development. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this that is also of prime agricultural quality.

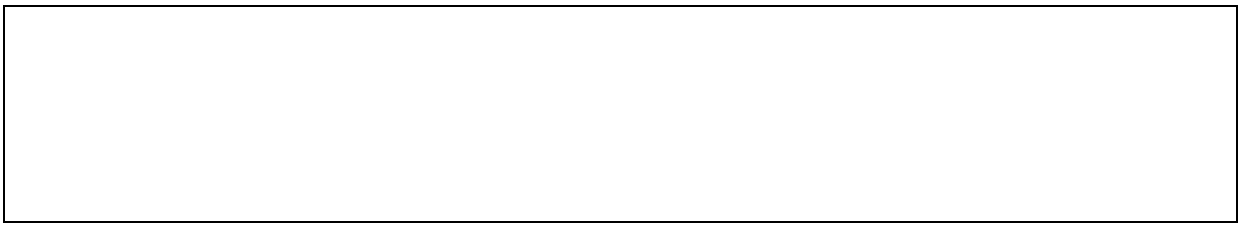
The site is at risk of flooding and development of this site could also lead to an increase in flood risk out with the site if not satisfactorily mitigated. SEPA has advised that it would require a Flood Risk Assessment. There are further difficulties presented by the fact that a watercourse flows through the middle of the site and is also culverted, potentially restricting the extent of the developable area.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas such as nearby Winchburgh that will benefit from a new rail station, and other strategic locations.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:



West Lothian Council

Issue: 33A	Newton and Whitequarries & Craigton	
Development plan reference:	MIRQ0157 and MIRQ0158	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21900249-79edf80 - (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust)		
Provision of the development Plan to which the issue relates:	Newton, Whitequarries and Craigton	
Planning authority's summary of the representation(s):		
21900249-79edf80 (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust) - object to no new housing being allocated at Newton and seeks allocation of land at Newton for housing development providing for 225 - 250 houses; object to land at Craigtoun and Whitequarries not being allocated for potential leisure and employment uses.		
Modifications sought by those submitting representations:		
Newton **21900249-79edf80** (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust) – none specifically stated but infer that sites to the east and west of Newton be included in the LDP for housing development and countryside belt designation removed. **Craigtoun and Whitequarries** **21900249-79edf80** (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust) – none specifically stated but infer that land at Craigtoun and Whitequarries be identified for future tourist related development and a broader range of uses be allowed for than at present.		
Summary of responses (including reasons) by planning authority:		
Newton **21900249-79edf80** (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust) This is a matter which was previously considered at the West Lothian Local Plan Public Local Inquiry (CDX WLLP PLI report chapter 4.6 Miscellaneous Matters, paragraphs 2.10 – 2.11, pages 4.77 – 4.78) Development in Newton does not accord with the development strategy set out in the LDP which seeks to promote development within the core development areas, strategic allocations and brownfield sites (LDP Proposed Plan page10, paragraph 5.4). Sufficient land to meet the housing land requirement is identified elsewhere across West Lothian. Large scale housing development would be detrimental to the open and rural character of the area and occur on prime agricultural quality land. Should the LDP have failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development around Newton would be considered to be contrary to the terms of this policy and out of keeping with the rural character of the village.		

Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44). The proposal sites are part of a wider area designated as countryside belt in the LDP comprising open countryside. It is considered that development would result in visual intrusion into a rural area outwith the main settlement boundary and adversely affect the character of the rural area.

The proposal is contrary to the terms of SPP2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes or good quality agricultural land (CDXX paragraphs 40, 76 and 81). The proposal is also contrary to the terms of para 40 of SPP2014 which sets out policy principles to be considered in allocating development sites and requires spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area.

The council does not propose any change to the LDP in relation to site allocations in Newton.

Craigton and Whitequarries

21900249-79edf80 (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust)

This is a matter which was also previously considered at the West Lothian Local Plan Public Local Inquiry (CDX WLLP PLI report chapter 4.2 Employment Matters, paragraphs 2.11 – 2.11.2, pages 4.26 – 4.27).

The area forms part of wider landscape designations set out in the LDP - a special protection area and a designed landscape related to Hopetoun House. The area's special landscape character and visual appearance is recognised in the West Lothian Landscape Character Assessment (CDX).

Since the West Lothian Local Plan PLI there has been no change in circumstance to support the identification of the site for future tourist related development and a broader range of uses other than a review of landscape designations to replace Areas of Great Landscape Value with Special Protection Areas to accord with Scottish government policy and advocated by Scottish Natural Heritage (SNH). A review of such designations was a requirement of the West Lothian Local Plan. Any reference in the LDP to tourist related development on the site at this stage is premature and aspirational. Any such proposals and/or change to current employment uses can be assessed against the policy framework set out in the LDP, in particular against policies EMP 4 in relation to employment development outwith settlement boundaries and policy EMP 8 in relation to tourism (LDP Proposed Plan pages15 and 18).

Landscape designations pertaining to the site and surrounding area have been reviewed through the West Lothian Local Landscape Designation Review (CDX). The designation of the site as part of the "Forth Coast Special Landscape Area" does not in itself predicate against development, policy ENV1 of the LDP Proposed Plan refers. The review of landscape designations was to update such designations to ensure compliance with SNH best practice. The review was carried out by independent consultants.

The designation of the wider area as part of the "Forth Coast Special Landscape Area" provides protection against further development on surrounding greenfield areas. Whilst the former mine buildings at Whitequarries constitute brownfield land and are partly in use for industrial purposes, this does not justify the site's allocation for tourist uses or a broadening of the range of employment uses on the site. There is a substantial supply of employment land in West Lothian (CDX page 12, Figure 2) and as such there is no requirement for further employment land allocations.

There are other employment land designations across West Lothian in more sustainable locations, namely Livingston, Broxburn and Bathgate and the scale of the existing employment land supply

does not warrant the release of additional employment land. Allocation of land for development is not consistent with the terms of SPP2014 which places emphasis on sustainable development. Notwithstanding, development could occur without removal of the site from the SLA and assessed against relevant policies in the LDP, namely policies TCR2, ENV 1, ENV 7, ENV 30 and EMP 6.

The site also falls within the Hopetoun House Designed Landscape which is identified by Historic Environment Scotland of outstanding scenic value (CDX extract from HES website re Hopetoun). As such policy ENV 30 of the LDP Proposed Plan applies, page 59. SPP2014 requires that planning authorities should protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes and designed landscapes of regional and local importance (CDX, para 148). Allocation of the site for development is considered to be contrary to the terms of SPP2014.

The council does not propose any change to the LDP in relation to Whitequarries and Craigton.

Reporter's conclusions:

Reporter's recommendations: