



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development & Regeneration

1 DESCRIPTION AND LOCATION

1.1 Erection of 57 houses and 12 flats with associated works at Site Y1, Y2 & Y2A, Mossend, West Calder

2 DETAILS

Reference no.	1033/FUL/19	Owner of site	Springfield Properties
Applicant	Springfield Properties	Ward & local members	Fauldhouse & the Breich Valley Cllr Pauline Clark Cllr David Dodds Cllr Cathy Muldoon
Case officer	Tony Irving	Contact details	01506 282410 tony.irving@westlothian.gov.uk

Reason for referral to Development Management Committee: Number of objections

3 RECOMMENDATION

3.1 Grant planning permission subject to conditions and securing developer contributions.

4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The application relates to land that forms part of the Core Development Area (CDA) allocation at Mossend. The site is on the west side of Mossend Road and is adjacent to on-going housing development by Walker.
- 4.2 Walker is required to provide the application site to the council to deliver 59 affordable homes as part of its planning permissions, references 0349/FUL/11 (as varied by 0701/FUL/15) and 0875/FUL/14. The application site has previously benefitted from planning permissions in principle for residential development which have since lapsed. Applications to replace these now lapsed consents have been considered by the council and have a minded to grant status (see planning history below).
- 4.3 Walker is now part of Springfield and the proposal is that Springfield will directly deliver the housing on the application site for the council. The delivery of affordable housing on the application site forms part of the council's new build affordable housing programme and will contribute to the provision of social rent properties.
- 4.4 The 2.2 hectare site is bounded to the north by recently completed housing by Walker, to the west by further on-going housing construction by Walker, to the south by a

landscape strip to be implemented by Walker with housing at Westwood View beyond, and to the east by undeveloped land that is allocated for housing in the West Lothian Local Development Plan. (LDP).

- 4.5 Vehicular access to the site will be through the existing Walker development. There will also be a direct pedestrian connection onto Mossend Road at the south east corner. Before that pedestrian link is brought into use, the route will be used as a construction access to avoid construction traffic having to go through recently completed residential streets. That pedestrian link/construction access is subject of planning application 0177/FUL/19.
- 4.6 The layout and design respects the place making principles of the Scottish Government's Designing Streets.
- 4.7 The proposal includes bungalows, two storey cottage flats and two storey terraced and semi-detached properties. There will be two areas of passive open space within the site with active open space provision being at the local park that is to be constructed by Walker as part of the wider development at Mossend.
- 4.8 Surface water will be treated and attenuated by means of the existing SuDS facility constructed by Walker to serve its market housing and this affordable housing site.
- 4.9 The application is accompanied by:
 - (a) Pre-application consultation report
 - (b) Design & access statement
 - (c) Report on site investigations
 - (d) Ecological assessment
 - (e) Archaeological assessment

Planning History

- 4.10 **0337/P/13** Planning permission in principle for residential development. Granted 22/10/14.

0876/P/14 Planning permission in principle for residential development. Granted 07/10/16.

0464/PAC/19 Proposal of application notice for residential development at Site Y1, Y2A, Y2B & Land Owned By West Lothian Council, Mossend, West Calder.

0512/P/19 Planning permission in principle for residential development (to replace permission 0337/P/13). Development Management Committee approved this on 16/10/19 subject to securing developer contributions.

0891/PO/19 Modification of planning obligation relating to planning permission 0337/P/13 to apply its provisions to planning application 0512/P/19. Granted 12/03/20.

0958P/19 Planning permission in principle for residential development (to replace permission 0876/P/14). Minded to grant subject to securing developer contributions.

0987/PO/19 Modification of planning obligation relating to planning permission 0876/P/14 to apply its provisions to planning application 0958/P/19. Granted 12/03/20.

0121/PO/19 Modification of planning obligation relating to planning permission 0337/P/13 to apply its provisions to planning application 1033/FUL/19. Undetermined.

0122/PO/20 Modification of planning obligation relating to planning permission 0876/P/14 to apply its provisions to planning application 1033/FUL/19. Undetermined.

0177/FUL/20 Formation of temporary construction access for a period of 24 months and construction of a permanent cycle/footway link thereafter to serve residential development subject of planning application 1033/FUL/19. Undetermined.

5 REPRESENTATIONS

5.1 A total of 12 representations were received, all objecting to the proposal.

5.2 The representations are summarised below. The full representations are available to view in the online application file and are attached to this report.

Comments	Response
The proposal would lead to increased traffic on Mossend Road.	Traffic impacts have previously been assessed as part of the applications for planning permission in principle and the road network can accommodate 59 homes on the site.
The proposal is not at a sustainable location and doesn't provide direct access to wider public transport link.	It is acknowledged that Mossend Road is not served at present by bus services and that this may only happen if development at the Gavieside CDA allocation proceeds. However, the provision of a footpath connection of the south east corner of the site will bring it within some 450m of the A71, a little over the recommended 400m (5 minutes) walking distance to bus services. It will also bring it within some 830m of West Calder train station, a little over the recommended 800m (10 minutes) walking distance to rail services.
Construction access should not be through the new housing areas.	It is proposed that construction access be taken from Mossend Road.
The proposal would lead to loss of amenity for adjacent residents.	The principle of housing development on the site has been established by the previous grants of planning

	permission in principle. The layout and design respects existing housing and meets the terms of the council's Residential Development Guide.
Schools can't accommodate the development.	WLC Education Planning confirms that education capacity is available.
Adverse impacts on wildlife.	The site was previously in use for intensive arable farming and has no or little biodiversity value.

6 CONSULTATIONS

6.1 The consultations are summarised below. The full consultations are contained in the application file.

Consultee	Objection	Comments	Planning Response
WLC Transportation	Holding objection	The layout and design largely meets requirements but some revision is required to street design.	Noted. It is recommended that any committee approval is subject to satisfactory street design being achieved.
WLC Housing	No	Supports the development of affordable housing on the site in accordance with the requirements of existing planning permissions.	Noted.
WLC Flood Risk Management	-	None received.	The drainage of the site was taken into account in the determination of Walker application 0349/FUL/11. Surface Water from the application site will be treated and attenuated by the existing SuDS facility constructed by Walker.
WLC Contaminated Land Officer	No	The submitted site investigation information is satisfactory. No mitigation measures are required.	Noted.
WLC Education Planning	No	Education contributions have previously been agreed and thus no objection subject to these still being secured.	Noted.
WLC	No	Conditions covering impact of	Noted. Planning

Consultee	Objection	Comments	Planning Response
Environmental Health		construction works and requiring electric vehicle charge points should be attached to any permission.	conditions would secure this.
West of Scotland Archaeology Service	No	The previous archaeological evaluation undertaken by Walker included the application site and no further work is required.	Noted.

7 PLANNING POLICY ASSESSMENT

7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.2 The development plan comprises of the Strategic Development Plan for Edinburgh and South East Scotland 2013 (SDP1) and the West Lothian Local Development Plan 2018 (LDP).

7.3 Relevant development plan policies are listed below.

West Lothian Local Development Plan 2018

Policy & Policy Summary	Assessment	Conform
<p>DES1 Design Principles</p> <p>All development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment and be high quality in their design.</p> <p>Development proposals need to meet eight criteria and must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance.</p>	The proposed layout and design respects surrounding development and meets the policy criteria.	Yes
HOU1 Allocated Housing Sites	The site is allocated for housing as	Yes

<p>The sites listed in Appendix 2 of the Plan and shown on the Proposals Map are allocated as housing sites which contribute to meeting the LDP housing land requirements for the plan period to 2024, as required by the Strategic Development Plan (SDP1), and are compliant with the spatial strategy set out in this plan. Development of housing on these sites will be supported in principle and proposals shall have regard to and be in accordance with the 'Residential Development Guide'. Where applicable, proposals must also accord with the specific development requirements identified in Appendix 2.</p>	<p>site H-WC3 in the LDP. The proposal meets the requirements of the council's Residential Development Guide.</p>	
<p>CDA 1 Development in the Previously Identified Core Development Areas</p> <p>The council will continue to support housing and mixed used development within those parts of West Lothian previously designated Core Development Area (CDAs) in Armadale, East Broxburn/Winchburgh and Livingston & Almond Valley subject to the preparation of master plans to be approved by the council. Infrastructure requirements are identified in Appendix 2 and further details will be provided in subsequent supplementary guidance and the <i>Action Programme</i>. Any related planning obligations will require to meet the policy and legal tests set out in Policy INF 1.</p>	<p>Walker previously produced a development framework for the Mossend CDA allocation to support its applications for housing at Mossend. The proposal respects the principles of that framework.</p>	<p>Yes</p>
<p>HOU4 Affordable Housing</p> <p>New market housing developments must provide affordable housing levels as set out in the table and in compliance with the terms of Supplementary Guidance on Affordable Housing.</p>	<p>The application site is the land for the affordable element of Walker's consented housing at Mossend.</p>	<p>Yes</p>
<p>INF1 Infrastructure Provision and Developer Obligations</p>	<p>Developer contributions for the application site were secured by the previous applications for</p>	<p>Yes</p>

<p>The council will seek developer obligations in accordance with Scottish Government Circular 3/2012 ('Planning Obligations and Good Neighbour Agreements'), as interpreted by emerging case law and amended by subsequent amendments and legislation, to mitigate the development's individual or cumulative impacts upon infrastructure, including cross-boundary impacts. Any such obligations will be concluded prior to the issue of planning permission.</p>	<p>planning permission in principle. The same contributions will need to be secured for this application.</p>	
<p>TRAN1 Transport Infrastructure</p> <p>The council will co-operate with other agencies in preparing investment programmes to enhance the environment by active travel infrastructure, public transport facilities, traffic and parking management in its towns and villages.</p> <p>Development will only be permitted where transport impacts are acceptable.</p>	<p>The transport impacts of the development are acceptable.</p>	<p>Yes</p>
<p>TRAN2 Development Contributions and Associated Works</p> <p>Developers will be required to provide or contribute towards, the provision of travel improvements including traffic and environmental management measures, measures to promote trips by sustainable modes including walking, cycling, public transport, car sharing, and road improvements where these would be justified as a result of new development or redevelopment.</p>	<p>Contributions to a park and ride facility at West Calder train station and to A71 bus priority measures will be provided.</p>	<p>Yes.</p>
<p>ENV17 Species Protection and Enhancement</p> <p>Development that would affect a species protected by European or UK law will not be permitted unless:</p> <ul style="list-style-type: none"> a. there is an overriding public need and there is no satisfactory alternative; b. a species protection plan has been submitted, which is based on survey result, 	<p>The site has little biodiversity value given its previous use as intensive arable farmland.</p>	<p>Yes</p>

<p>and which includes detail of the status of the protected species on site and the possible adverse impact of development;</p> <p>c. suitable mitigation is proposed and agreed; and</p> <p>d. if it is established that European protected species are present, the development is not detrimental to the maintenance of European protected species at a favourable conservation status.</p>		
<p>ENV 32 Archaeology</p> <p>Development will not be permitted where it would have a significant adverse effect on an identified regionally or locally important archaeological or historic site or its setting. Archaeological remains should be preserved in situ wherever possible. Where this is not possible, archaeological investigation and recording will be required.</p>	<p>A programme of archaeological works has already been implemented.</p>	<p>Yes</p>
<p>ENV 34 Art and Development</p> <p>Developers will be required to fund or contribute to the cost of works of art appropriate to the setting and scale of their surrounding area.</p>	<p>Contributions toward public art will be provided.</p>	<p>Yes</p>
<p>NGR1a Low and Zero Carbon Generating Technology</p> <p>Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emission reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement.</p>	<p>This requirement can be met by a planning condition.</p>	<p>Yes</p>
<p>NRG2 Solar Roof Capacity Requirements</p> <p>All new residential, commercial and industrial buildings must have a minimum installed solar</p>	<p>This requirement can be met by a planning condition.</p>	<p>Yes</p>

<p>roof capacity requirement as follows: Residential properties – 70% of new dwellings within an application site must offer the main orientation as East-West with not more than 30 degrees deviation from south.</p>		
<p>EMG3 Sustainable drainage</p> <p>Developers may be required to submit a Drainage Impact Assessment (DIA) to ensure that surface water flows are properly taken into account in the design of a development. With the exception of single houses, SuDS will be a required part of all proposed development as a means of treating/attenuating surface water and managing flow rates.</p>	<p>Surface water will be treated and attenuated by the SuDs facility constructed by Walker as part of its market housing consent (0349/FUL/11).</p>	<p>Yes</p>
<p>EMG6 Vacant, derelict and contaminated land.</p> <p>The redevelopment of vacant and derelict land is supported in principle. Where it is suspected by the council that a development site may be contaminated, the developer will be required to undertake a site investigation, to the satisfaction of the council. Where contamination is found, and prior to the granting of any planning permission, the developer must submit a programme of remedial works to be agreed with the council which should also address any adverse impact on controlled waters.</p>	<p>The site investigations have demonstrated that no mitigation measures are required.</p>	<p>Yes</p>

7.4 The council's following statutory supplementary guidance (SG) that forms part of the Local Development Plan is relevant:

- SG Residential Development Guide
- SG Flooding and Drainage
- SG Affordable Housing
- SG Public Art

7.5 The council's following non-statutory planning guidance (PG) and supplementary planning guidance (SPG) are material considerations:

- PG Health Impact Assessment
- PG West Lothian Active Travel Plan 2016-2021
- PG Planning for Nature: Development Management & Wildlife
- SPG Development on Contaminated Land
- SPG Planning for Education
- SPG Denominational Secondary Education Infrastructure
- SPG Cemetery Provision
- SPG A71 Corridor Study
- SPG CDA Town and Village Centre Improvements

7.6 Other planning policy documents of relevance are

- Scottish Planning Policy 2014
- Creating Places 2013
- Designing Streets 2010
- Planning Advice Notes (PAN):
 - PAN 33 *Development of Contaminated Land*
 - PAN 60 *Planning for Natural Heritage*
 - PAN 61 *Planning and Sustainable Urban Drainage Systems*
 - PAN 65 *Planning and Open Space*
 - PAN 75 *Planning for Transport*
 - PAN 77 *Designing Safer Places*
 - PAN 78 *Inclusive Design*
 - PAN 79 *Water and Drainage*
 - PAN 83 *Masterplanning*
 - PAN 2/2010 *Affordable Housing and Housing Land Audits*
 - PAN 2/2011 *Planning and Archaeology*

8 ASSESSMENT

- 8.1 The application site is identified in the LDP as an allocated housing site. It has previously had planning permission in principle for residential development which has since lapsed. Replacement applications for planning permission in principle for residential development on the application site have a minded to grant status. The principle of housing on the site is thus well established.
- 8.2 The planning consents granted to Walker for its on-going adjacent market housing require Walker to deliver the application site to the council to be used for the affordable housing element in relation to its market housing. The proposal is for 59 affordable homes to fulfil this requirement.
- 8.3 The layout and design respects surrounding housing in terms of density, scale and position of buildings. The proposal will maintain the amenity of surrounding residents.

- 8.4 The issue of construction access to the site appears to have been of particular concern to residents in the adjacent new housing. The proposal is however not to take access through the new residential streets but instead to take access off the main Mossend Road.
- 8.5 The proposed road geometry requires some revision to satisfy requirements but this doesn't affect the substance of the layout or position of homes.
- 8.6 Developer contributions have been previously secured by a planning obligation in relation to the previous applications for planning permission in principle. Any grant of permission for this proposal would be subject to securing the same contribution provisions.

9 SUMMARY AND CONCLUSIONS

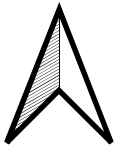
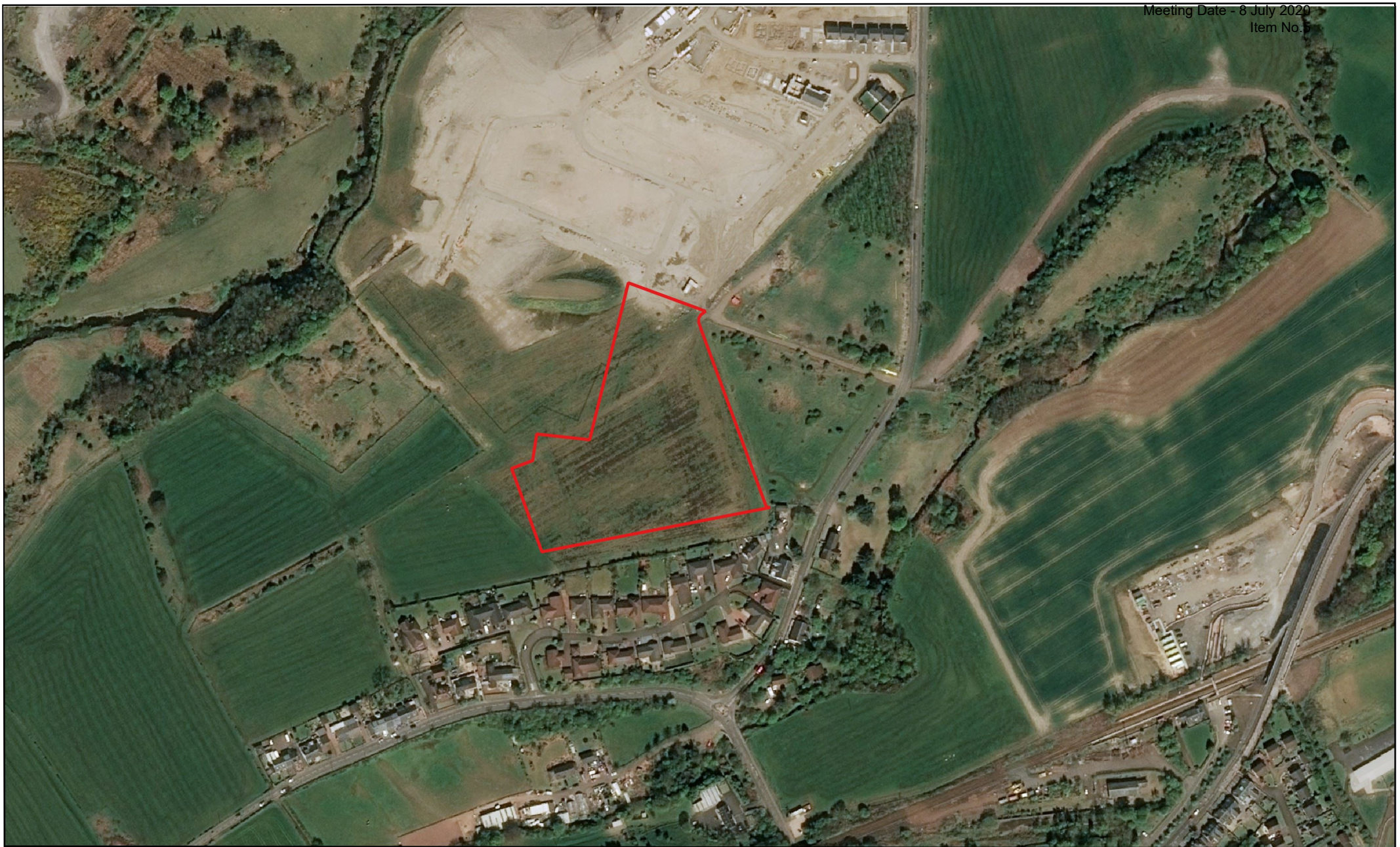
- 9.1 This development of housing on the site has already been established.
- 9.2 The proposal will result in the delivery of affordable homes that are a requirement of the on-going adjacent market housing.
- 9.3 The layout and design meets all requirements and the provision of affordable homes on the site will provide the affordable element of the market housing that continues to be built out on site, all consistent with policies DES1, HOU1, CDA1 and HOU4 of the West Lothian Local Development Plan.
- 9.4 It is thus recommended that planning permission be granted subject to securing the same developer contributions that applied to the previous planning permission in principle consents relevant to the application site. It is further recommended that the road geometry be to the satisfaction of officers prior to any permission being issued.

10 ATTACHMENTS

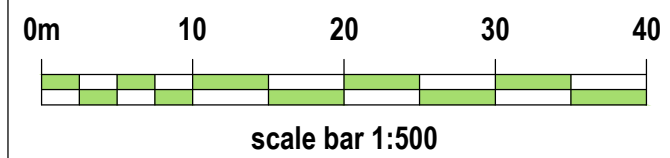
- Location plans
- Site layout
- Draft planning conditions
- Representations

Craig McCorriston
Head of Planning, Economic Development & Regeneration Date: 08 July 2020





Important notes for clients / contractors
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



- Site Boundary
- front gardens—turf
- rear garden areas—turf
- landscaping
- varied road and footpath surfaces

Key
Note: in curtilage access footpaths to be concrete slabs

Character Affordable 07 CA-07

Basecourse: Facing brick Edenhall Stainton Grey
Main finish: Fibre cement weatherboard slate grey
Feature timber: Fibre cement weatherboard slate grey
Roof tile: Quinn Rathmore graphite concrete
Ridge tile: Quinn apex concrete graphite

Character Affordable 08 CA-08

Basecourse: Facing brick Edenhall Stainton Grey
Main finish: Fibre cement weatherboard slate grey
Feature timber: Fibre cement weatherboard slate grey
Roof tile: Quinn Rathmore graphite concrete
Ridge tile: Quinn apex concrete graphite

Roads & Driveway Finishes

Public Carriageways:

- Roads & footpaths to be asphalt to Local Authority (LA) Roads standard unless otherwise stated.
- Paved road surfaces to be 10mm thick block matching serving driveway to LA standards.
- Service strips to be turfed and maintained by LA.
- Landscaping within carriageway to be maintained by LA Roads Department.
- All speed tables to be subject to RCC.

KEY

- Marshall's Keyblock, Charcoal (60mm block) with Marshall's Keyblock Natural (60mm block) to delineate parking bays
- Marshall's Piora, Burnt Ochre (80mm block) with Marshall's Piora, Charcoal (80mm block) to perimeter
- Marshall's Piora (60mm) Charcoal with Marshall's Piora (60mm) Natural to perimeter or to delineate parking bays

D	10.02.20	Layout revised as per planning comments.	JM	MM
C	03.02.20	Red line boundary amended to incorporate updates to construction access.	AJ	MM
B	21.01.20	Dims added to clarify boundary distances as per building control comments.	AJ	MM
A	18.09.19	Updated per Engineering consultant's comments dated 09.09.19.	AJ	MM

Rev	Date	Remarks	By	Ch.
Revisions				


Springfield Properties Plc

Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk	Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk
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Project
Mosend
West Calder

Drawing
Coloured Site Layout

Scale 1:500 (A1)	Date Aug '19	Drawn by JM	Checked by AA
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Drawing no. WC01_SL_003	Rev D
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1033/FUL/19 Draft Conditions

- (1) Development shall not begin until details of the phasing of the development has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- (2) Development shall not begin until details of the materials to be used as external finishes on all buildings, roads, footways/footpaths, parking areas, driveways and other hardstanding areas have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- (3) Development shall not begin until details of all boundary enclosures (gates/fences/walls and other means of enclosure) shown on the approved plans have been submitted to and approved in writing by the planning authority. Thereafter no residential unit in each phase of the development shall be occupied until the boundary enclosures as approved within that phase have been implemented.

Reason To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- (4) All trees, hedges and shrubs within or adjacent to the site, except those whose removal or trimming has been approved by the planning authority, shall be protected from damage during construction work in accordance with section 6 (barriers and ground protection) of BS 5837 Trees in relation to design, demolition and construction - recommendations.

Reason: In the interests of visual and environmental amenity.

- (5) Development shall not begin until a landscaping plan has been submitted to and approved in writing by the planning authority. It shall include details of plant species, sizes, planting distances, methods of protection and the body that will maintain the landscaping together with a schedule of maintenance works. It shall comply with BS 3936-1 Nursery stock - Part 1: Specification for trees and shrubs and BS 4428 - Code of practice for general landscape operations (excluding hard surfaces). Thereafter the landscaping as approved shall be implemented in the first planting season following any residential unit being occupied, or completion of the development, whichever is sooner. The landscaping as approved shall thereafter be maintained, including the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the landscaping.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- (6) Development shall not begin until a plan showing all common areas and details of the body who will own and maintain the common areas together with a schedule of maintenance works has been submitted to and approved in writing by the planning authority. Thereafter the common areas shall be maintained in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet

to be submitted, in the interests of visual and environmental amenity.

- (7) No residential unit in each phase of the development shall be occupied until:
- (a) Within that phase, all new access roads, footways/footpaths and visitor parking shown on the approved plans have been constructed and lit to the adoptable standard of the council as roads authority.
 - (b) Within that phase, all private shared/individual driveways shown on the approved plans have been constructed.

Reason: In the interests of road safety and visual and environmental amenity.

- (8) Development shall not begin until details to meet the following requirements for electric vehicle charging have been submitted to and approved in writing by the planning authority:

(a) Where off-street parking is provided, one in every six residential units shall have an active ready to use electric vehicle charging point (7kw) located either in a garage or in close proximity to a dedicated car parking place within the driveway of the property and connected to the domestic electricity supply via a dedicated circuit. For all other residential units with off-street parking, passive provision (cabling and individual fuse boxes provided) shall be provided to enable easy conversion to an active charging point should demand manifest itself.

(b) For on-street parking (excluding adoptable visitor parking), one in every six spaces shall have a fully connected, active and ready to use electric vehicle charging point (7kw). Electric vehicle parking spaces should be counted as part of the overall car parking provision and not in addition to it.

(c) Details of who will be responsible for managing and maintaining charging infrastructure, including details of managing access to charging spaces and arrangements for paying for the electricity used during charging.

Thereafter the development shall be carried out in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of ensuring the provision of electric vehicle charging.

- (9) The following restrictions shall apply to the construction of the development:

Construction Traffic Access

All construction traffic shall access the site from Mossend Road via the construction access subject of planning application 0177/FUL/20.

Noise (Construction)

Any work required to implement this planning permission that is audible within any adjacent noise sensitive receptor or its curtilage shall be carried out only between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday and at no time on a Sunday. This includes deliveries and operation of on-site vehicles and equipment.

Vibration (Construction)

Where piling or other significant vibration works are likely during construction which may be perceptible in other premises, measures must be in place (including hours of operation) to monitor the degree of vibration created and to demonstrate best practice. Prior to any piling or other significant vibration works taking place, a scheme to minimise and monitor vibration affecting sensitive properties shall be submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Site Compound

The development shall not begin until the location and dimensions of any site compound have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Waste

Effective facilities for the storage of refuse, building debris and packaging shall be provided on site. The facilities shall be specifically designed to prevent refuse, building debris and packaging from being blown off site. Any debris blown or spilled from the site onto surrounding land shall be cleared on a weekly basis. For the purposes of this condition, it shall be assumed that refuse, debris and packaging on surrounding land has originated from the site if it is of the same or similar character to items used or present on the site.

Wheel Cleaning

All construction vehicles leaving the site shall do so in a manner that does not cause the deposition of mud or other deleterious material on surrounding roads. Such steps shall include the cleaning of the wheels and undercarriage of each vehicle where necessary and the provision of road sweeping equipment.

Reason: In the interests of visual and environmental amenity.

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mr David Rennie

Address: 17 Westwood View West Calder

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object on the basis that this application should not be considered until the planning conditions and decision of application 0337/P/13 have been made public. I have a number of potential objections around vehicular and pedestrian access to this development. From reviewing the plans lodged with this application, access to and from this site would clearly have to be through the existing Monarch Way development as there are no further options at this moment in time. This is not a sustainable route for any future residents of this development as it does not provide any direct access to the wider public transport links in the village.

The existing Mossend Road is already starting to show signs of carriageway failure from the increased traffic from construction and new residents and was recently closed for emergency repairs. Major improvements are required to the road in terms of safety measures to reduce speeds and improvement of the pavement structure. Application 1027/P/18 still remains as undecided and was scheduled for Decision in February 19. Overall there is much confusion and uncertainty about the overall development plans and I request that no further approvals are granted under the wider development and transport link proposals are known.

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mr Peter Peace

Address: 1 Westwood View West Calder

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to object for a number of reasons:

One - This application should not be considered until the planning conditions and decision of application 0337/P/13 have been made public.

Two - ACCESS TO THE SITE DURING CONSTRUCTION is inadequate as the existing road is already suffering from the increased traffic generated by the new Springfield housing development. Re-surfacing work has already had to be done. The road is too narrow and has poor visibility in the bend where the construction traffic is meant to exit/enter.

Three - ACCESS FOR THE FUTURE RESIDENTS of this planned site appears to be through the current housing estate which is not suitable and not practical. Again there are issues with the capacity of the road to support the increased traffic.

Four- PEDESTRIAN ACCESS TO PUBLIC TRANSPORT / bus or train/ in West Calder has not been given enough thought. It is a long and uphill walk with numerous unsafe and unprotected crossings which is not suitable for families with infants in buggies and young children.

Finally - Application 1027/P/18 still REMAINS AS UNDECIDED and was scheduled for Decision in February 19. Overall there is much confusion and uncertainty about the overall development plans and we request that no further approvals are granted until the wider development and transport link proposals are known.

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mrs Karen Boyd

Address: 11 Westwood View WEST CALDER

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object for all the same reasons that I objected to application 0512/P/19 .

Numerous objections were made to this preliminary proposal from a large number of people. So it is disappointing that it has been taken to this next stage before the results to the first application have been made public - still classified as "awaiting decision". However, having read the committee report it seems that the concerns submitted by 21 residents have been dismissed.

Please consider all the previous objections from myself and everyone else. Just because it was agreed previously for the lapsed proposal 0337/P/13, doesn't mean it is still the right thing to do. Even more people have complained this time round - a high % of the Westwood View and Tenants March residents.

To recap the main reasons were:

- Access issues to the site and into the village
- Traffic problems through the village
- Parking problems in the village and station
- Over subscribed doctors
- Schools and nursery at or approaching capacity
- Loss of amenity to the long term residents of Westwood View
- Flats now proposes to be built directly opposite! How many stories?
- Loss of privacy and increased security concerns for Westwood View
- Lack of public transport for the future residents to get into the village and beyond

Overall there is much confusion and uncertainty about the overall development plans. And no certainty as to when the proposed infrastructure to support it will be in place.

And what about the developers contributions? These have not been ring fenced for West Calder - so how much benefit is the village going to see from these new houses?

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mr Steve McInally

Address: 11 Mossend Park West Calder

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Plans have again changed for this part of the development. I have no issues with houses being built as per my previous comments on the original proposal but the addition of flats as well as still no guarantees of suitable road access for the volume of people that will occupy these homes means I will change my stance to an objection.

The marketing of the current estate and a large factor of our decision to move here was the promise of a countryside/semi-rural setting (Walker Group are still making this claim). The addition of these new homes contradict this claim somewhat.

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Miss Kirsty Day

Address: 10 Mossend Gardens West Calder

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Previous application, 0958/P/18, submitted by developer stated 0 parking spaces planned at sites Y2A and Y2B, however, application by same developer 1033/FUL/19 shows within the site plan 16 parking spaces planned at sites Y2A and Y2B. This is a discrepancy in applications for the same area and shows a lack of transparency from the developer.

I object on the grounds that it is unclear what exactly is being proposed for this site by the developer and further clarify is required to properly assess the impact of the following:

1. Noise pollution within the Mossend area of West Calder; 2. Open space provisions; 3. Road safety impact and traffic volume within the Mossend area of West Calder and overall West Calder area.

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mr Andrew McIntyre

Address: 7 Mossend Park West Calder

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application on the grounds that there will be insufficient access to the 69 proposed properties, going by the plans the new tenants will need to still enter via current entrance which I feel is completely inadequate.

This is also a much higher number of social housing than previously indicated which was supposed to be around 10% of total houses ..There is also already busy traffic on the surrounding main roads and this will further add to this congestion.

I understand and accept the need for social housing however this needs to be achieved by providing adequate access to the new proposed development.

I hope the council will reconsider this application on the above grounds .

A McIntyre

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mr Stuart Livingstone

Address: 14 Westwood View West Calder

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Good practice would require the proposed affordable housing be distributed throughout the overall development rather than concentrated in one area as you currently propose. Fortunately, the majority of development is still to be planned and built so the expectation is these proposals will be revised and good practice followed.

2. Please confirm the width of the buffer area between the proposed development and the existing houses at Westwood View. We would also expect that due attention be given to the planting of the buffer and to maintaining the existing rural setting of the area. How do you plan to achieve this?

3. It is expected the those proposed houses situated closest to the existing houses on Westwood View would be bungalow type to be in keeping with the existing as commonly required by planning.

4. The area has already suffered increased traffic due to the overall development and the pedestrian route from Tennants March and Westwood View, which is also a route to school, has become more hazardous as a result. Further development will only make matters worse. How do you propose to address this? Surely improvements are required with signalised crossing points to support pedestrians.

5. The proposed population increase in the area will put local amenities beyond capacity in a short space of time. How will this be addressed?

6. I'm concerned at the piecemeal fashion in which information is released to residents affected by the overall development of the area. This approach is a barrier to proper planning and scrutiny (see comment 1). How will this be addressed going forward?

Further comments regarding my objection are:

7. I am extremely dismayed to see 2 story housing and flats situated directly opposite the existing properties on Westwood view which are entirely of bungalow type. This proposal is totally unacceptable as it stands and no justification has been offered to support it.

8. The reasoning associated with concentrating maintenance and management of the estate in a

single area does not stack up. In practice, this would entail periodic activity on a rolling, flexible programme, the efficiency of which would not be significantly affected by the properties being distributed throughout the wider Mossend development. Most people would support this if it meant the affordable housing were to be properly integrated into the overall development as opposed the current proposals to concentrate it in an enclave.

9. In the immediate term, it is reasonable for me to expect all of my points to be addressed in the form of revised proposals which:

- Distribute the affordable housing throughout the remainder of the wider development
- Prohibit the building of inappropriate housing types directly opposite the existing bungalows on Westwood view, i.e. flats, 2 storey housing, terraced housing.
- Provide properly presented landscaping proposals for the buffer area referred to above including a timescale for its formation.

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mrs Hazel Stewart

Address: 12 Westwood View West Calder

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objection to the proposed plan is as follows:

The B7015 is not suitable for the number of houses being built when you consider that new houses are being built near the Five Sisters Zoo and drivers from those houses will probably also use the B7015. The congestion and speeding drivers will cause more frustration ending in potentially more accidents.

The proposed access road for construction traffic is on a sharp corner and because there is only a pavement at the same side of the road, this will pose a problem for pedestrians getting across the construction access road.

Tractors, lorries and buses are having to cross the centre line because the road is not wide enough.

The increase in the number of people living the area will have an adverse effect on the Medical Centre, dental practices, schools and potentially St. John's Hospital. Parking and traffic in West Calder is horrendous.

As previously stated in my objection to plan 0512/P/19, we are very concerned regarding our privacy and security.

The increased traffic that these houses will create will make it much slower for people to get to where they want to be - more frustration!

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mr Peter Kilpatrick

Address: 18 Westwood View West Calder

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register our objection to this planning application, based on a number of points.

We were notified of a planning application for this site earlier in the year, but I do not believe the results of this previous application (0512/P/19) have ever been made public?

Our objections lodged for the previous application still stand, with none of our concerns about access, privacy and impact on the semi-rural environment having been addressed.

This new application covers a similar (but larger) area - with the number of properties on the proposed site having increased and the addition of 12 flats.

There does not appear to be any specific plan for screening this new development from adjacent properties in Westwood View, which had previously been specified and would urge that this is addressed out of respect for the privacy of existing residents.

My understanding is that when adjacent properties were built in Westwood View in the nineties, planning permission restricted the height of these properties so as to minimise their impact on the semi-rural landscape. The addition of flats - as well as the proximity of the proposed development - will have a severe impact on privacy for existing residents in Westwood View - and will alter the semi-rural aspect of the location.

The continuing impact of noise disturbance and disruption from the development on local residents has been significant for several years now and would only be increased and extended.

We have strong concerns that future access to the site has not been clarified in these proposals and that initial access would appear to be through the new Monarch's Way estate. Any future access directly on to Mossend Road would appear to be implied at a dangerous bend where an access track already exists, with traffic volumes and speeds already presenting a danger to resident pedestrians.

We also have concerns that the increase in housing to date has already put unsustainable strain on local amenities. For example, access to parking at the train station had become noticeably more difficult in the past couple of years and there seems no evidence that capacity is being - or will be - addressed. Indeed the addition of extra double yellow lines has recently reduced capacity in the station car park.

Until these concerns have been addressed, we would urge that no more planning applications are approved on the site.

regards

Peter and Collette Kilpatrick

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mrs Isla Halliday

Address: Beechwood Mossend West Calder

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:SPRINGFIELD AFFORDABLE HOUSING PLANNING WEST CALDER - 1033/FUL/19

We refer to your recent letter dated regarding the planning details of the Springfield affordable housing in West Calder , Mossend. We cannot express how disappointed we are to receive this updated information, that being ,the addition of 12 new Flats in addition to Houses. We strongly disagree with this arrangement.

Initially we were advised that Houses were planned for the development adjacent from our property , no mention of the 12 new Flats.

We reside at Beechwood, Mossend and according to your plans we are situated directly in view of where the Houses/Flats are planned.

We cannot see how and why this change has been approved and at no point has West Lothian Council/ Springfield considered any thought or empathy towards the current neighbours and surrounding areas.

We are certainly not happy with the fact that the Flats will directly be overlooking our property which happens to only be 1.5 storey Property, this will block out all remaining views that we have and limits our privacy massively in respect to our House and not to mention our Garden. In addition, I am concerned about the boundary distance between ourselves and the planned House/Flats and again cannot emphasise enough how this will affect our privacy and well being.

We will also be forced to erect at least a six foot fence to ensure some sort of privacy is retained but once again will completely remove any view we once had. We should not be made to feel this way, especially since we have had no input in the decision . Why should we be forced to be "out of

pocket" simply to suit others and benefit only West Lothian Council and Springfield Housing Association.

Comments for Planning Application 1033/FUL/19

Application Summary

Application Number: 1033/FUL/19

Address: Site Y1, Y2A & Y2B Mossend West Calder West Lothian

Proposal: Erection of 57 houses and 12 flats with associated works

Case Officer: Tony Irving

Customer Details

Name: Mrs Hazel Deerness

Address: 15 Westwood View West Calder

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the Springfield Properties plan Ref 301495 663389 put forward by Miss Sandra Lindsay to build 57 houses and 12 flats at Mossend, West Calder and ask that you take note of the following objections:

- extra traffic on the roads at Mossend/Gavieside, they are not designed for heavy traffic
- extra traffic at the Mossend junction leading up to the Cleuch Brae which is already a bottle neck at peak times
- extra traffic on the Cleuch Brae
- safety concerns due to the increase of traffic
- site is not close to local amenities
- site is not on a bus route
- capacity of the Primary schools
- capacity of the Doctor's surgery
- loss of privacy especially with the addition of flats added to this new application
- loss of view of the five sisters heritage site
- loss of wildlife as the area has deer, foxes, lapwings and other birds

When we built our home we were refused planning permission to build a double storey house but now we are going to have double storey houses and flats being built overlooking our house and garden.

10 Westwood View

West Calder

EH55 8PY

11th November 2019

TO WHOM IT MAY CONCERN

I attended the consultation meeting on 29th May 2019 in Monarchs Way West Calder, with Springfield, regarding the proposed development of affordable housing at Mossend.

I have many concerns and issues regarding the proposed development which are as follows:

The impact of additional vehicles on the B792 particularly at Tenants March; where there is an existing need for traffic calming measures to deal with the speed and volume of existing vehicles.

The impact that the development will have on the residents of Westwood View/Mossend, in terms of changing from semi-rural to a built- up area with substantial loss of privacy.

The inconvenience caused by building noise and heavy equipment/lorries requiring access to the site over the next several years.

The noise, impact on sunlight and loss of privacy are huge concerns for myself and my neighbours and the height of buildings, density of development and landscaping proposals too.

The environmental impact by means of loss of trees and open space, flooding and loss of wildlife habitat.

Road safety/access issues (inadequate provision of parking, lack of a footpath, increased traffic)

I also have concerns that local infrastructures such as schools, health centres, would be incapable of supporting the proposed development.

Sustainability for new tenants.

I also learned that new residents of Monarchs Way were not informed of this proposed development when purchasing their new homes in a desirable area for their families, surely there was a moral obligation to inform the new buyers ?

I understand there will be a 10 metre space between my back fence and the garden of one of the proposed new homes. This will be detrimental to say the least in many ways, devaluation of my property, loss of privacy, noise and possibly littering of my garden. I also understand that the housing will be West Lothian Council as opposed to housing association, whereby there is little "vetting" of potential tenants and this could attract an undesirable element to the area.

I hope the above concerns are considered and I look forward to hearing from you.

Regards

Doreen Robertson