



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1 DESCRIPTION

Approval of matters specified in conditions for the erection of 52 houses on land north of Fauldhouse Road (B7010), Longridge

2 DETAILS

Reference no.	0205/MSC/20	Owner of site	Greentown Heartlands
Applicant	O'Brien Properties Ltd	Ward & local members	Fauldhouse and the Breich Valley Councillor Pauline Clark Councillor David Dodds Councillor Cathy Muldoon
Case officer	Mahlon Fautua	Contact details	01506 282426 mahlon.fautua@westlothian.gov.uk

Reason for referral to Development Management Committee: More than 5 objections received.

3 RECOMMENDATION

Grant approval of matters specified in conditions subject to conditions.

4. DETAILS OF THE PROPOSAL AND BACKGROUND
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- 4.1 Approval of matters specified in conditions (MSC) is sought for the erection of 52 houses at Fauldhouse Road, Longridge. The application site is 1.98 hectares in area and greenfield land.
- 4.2 Residential development bounds the site to the east with countryside surrounding the site predominantly to the south and west.
- 4.3 The proposed residential development is provided through a simple loop-road layout with a new junction onto Fauldhouse Road towards the south western corner of the site. The proposed houses are a mix of single and two-storey units mostly terraced and semi-detached dwellings.
- 4.4 A sustainable drainage (SUDs) basin is proposed in the south eastern corner of the site.

Application History

- 4.5 0493/P/02 - Outline planning permission (Heartlands Development). Granted 10/5/06
- 4.6 0555/FUL/14 - Application under Section 42 to vary condition 1 of planning permission 0493/P/02 to extend the period for submission of reserved matters/validity of the permission. Granted 21/12/15
- 4.7 0553/FUL/14 - Application under Section 42 to vary conditions 56-69 of planning permission 0493/P/02 relating to open space play provision and public art. Granted 21/12/15
- 4.8 0318/P/20 - Application under Section 42 to develop land without complying with condition 23 (drainage) of planning permission 0555/FUL/14 for Heartlands mixed use development to allow for the production and submission of overall foul and surface water drainage strategy and flood strategy documents. Granted 07/07/20

5. REPRESENTATIONS

- 5.1 The application was subject of statutory publicity and a total of 10 objections were received, including a petition signed by 43 people.
- 5.2 The application was re-notified because of a variation to the layout and a further 37 representations were received.
- 5.3 A total of 47 representations have been received; 45 objections and 2 in support of the application. The representations and petition are attached to this report.
- 5.4 This is a brief summary of the representations received.

Objecting Comments	Response
Land ownership is incorrect on the application form.	Noted. This has been rectified by the applicant and the correct owners at the time of the application (Greentown Heartlands) have been notified of the application. At the time of this report, the applicant has confirmed that they are now the owner of the site.
Water supply is insufficient in the area.	Not a material planning matter. The developer will need to obtain the necessary consents from Scottish Water before the development can proceed.
Contrary to LDP Policy HOU 4	Policy HOU 4 applies to new market housing developments. This is an application for approval of matters within the Heartlands outline permission, so HOU

	4 does not apply as the proposed development would be subject to the existing planning obligations.
Impact on wildlife.	<p>The site is not subject to any wildlife designations.</p> <p>The applicant would require to comply with the relevant wildlife legislation.</p>
Traffic impact, road safety at Curling Pond Lane and Chicane.	<p>A transport assessment has been submitted with the application and has been reviewed by WLC Roads & Transportation.</p> <p>This is assessed in section 7 below.</p>
Impact on primary school, local infrastructure and amenities in Longridge.	<p>WLC Education Planning do not raise any objection.</p> <p>The proposed development would be subject to the existing planning obligations.</p>
The requirement for infrastructure (education) and amenities have not been delivered by the Heartlands development.	<p>This is enforced separately to this application. Nonetheless, in terms of the traffic capacity, the proposed development would not trigger the delivery of the proposed distributor road.</p> <p>A transport assessment has been submitted with the application that addresses this matter and has been reviewed by WLC Roads & Transportation.</p>
Concerns of flooding and drainage.	<p>A drainage statement has been submitted with the application and has been reviewed by WLC Flood Risk Management.</p> <p>This is assessed in section 7 below.</p>
Ground stability/risk from former mining activities.	<p>With respect to coal mining, the site is located in a development low risk area. The applicant undertook a phase 2 intrusive site investigation.</p> <p>This is assessed further in sections 6 and 7 below.</p>
Higher density than surrounding developments.	This is assessed in section 7 below.
Impact on Amenity/Noise/Loss of light.	This is assessed in section 7 below.
Lack of open space.	The site has access to two local parks and it is proposed that the impact on these facilities would be addressed in the open space strategy as part of the Heartlands development.
Negative effect on house prices.	Not a material planning matter.
Access to Scottish Water reservoir tank.	Access to the tank is incorporated into the proposed road.

6. CONSULTATIONS

6.1 This is a summary of the consultations received. The full documents are contained in the application file.

Consultee	Objection	Comments	Planning Response
WLC Roads & Transportation	No	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 Education Planning	No	Education matters have been dealt with in the Heartlands legal agreement.	Noted.
WLC Environmental Health	No	If the application is granted, it is recommended that conditions are attached in relation to: <ul style="list-style-type: none"> Controlling construction noise Residential drainage 	Noted. There is no noise attenuation required for the proposed housing with respect to the exiting road noise environment.
WLC Flood Risk Management	No	Initially sought clarification on flooding. Upon the submission of further information, the outstanding matters were clarified and accepted.	Noted.
WLC Open Space	No	The proposed development would reduce the quantity standard for active open space. On site provision is the first preference. The next option is to improve existing play areas.	Noted. To address the active open space requirement, it has been agreed that the existing local play area is refurbished. However, the open space obligation for this site will be addressed in the open space strategy for the Heartlands development.

Consultee	Objection	Comments	Planning Response
WLC Waste Services	No	Initially pointed out concerns over the layout in particular bin collection points.	Noted. The applicant has made changes to the layout to address these points.
Contaminated Land Officer	No	Technical clarifications have been sought in relation to the applicant's intrusive investigation.	Noted. The applicant has submitted a revised site investigation to address these points.

7. 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 the Strategic Development Plan for South East Scotland (SESplan) and the West Lothian Local Development Plan, 2018.
- 7.3 The relevant development plan policies are listed below:

Policy	Policy Summary	Assessment	Conform
West Lothian Local Development Plan, 2018 (LDP) Policy HOU 1 – Allocated Housing Sites	This policy states that residential development on sites allocated for housing is supported in principle.	The proposal is for housing and is therefore acceptable in principle.	Yes
West Lothian Local Development Plan, 2018 (LDP) Policy DES 1 – Design principles	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.	The scale and form of the proposed development is not detrimental to the local context and built form. See further assessment in 'Design Principles' section below	Yes
West Lothian Local Development Plan, 2018 (LDP) Policy TRAN 1 – Transport Infrastructure	Development will only be permitted where transport impacts are acceptable.	WLC Roads & Transportation has not objected to the number of houses proposed on grounds of traffic impact.	Yes, subject to conditions

Policy	Policy Summary	Assessment	Conform
West Lothian Local Development Plan, 2018 (LDP) Policy INF 1 - Infrastructure Provision and Developer Obligations	The council will seek developer obligations in accordance with Scottish Government guidance 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.	The proposal development is part of the Heartlands development and therefore subject to the existing developer obligations.	Yes
West Lothian Local Development Plan, 2018 (LDP) EMG 2 – Flooding	When considering proposals for development, the council will adopt a precautionary approach to the flood risk from all sources.	Appropriate mitigation and design measures can be implemented to ensure that neither the site nor the surrounding properties are affected by flooding.	Yes
West Lothian Local Development Plan, 2018 (LDP) EMG 3 – Sustainable Drainage	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.	A drainage assessment has been submitted with the application. Treatment and attenuation is proposed through a SUDS basin.	Yes
West Lothian Local Development Plan, 2018 (LDP) EMG 6 – Vacant, Derelict and Contaminated Land	Where it is suspected by the council that a development site may be contaminated, the developer will be required to undertake a site investigation.	A site investigation has been submitted with the application which concludes that the site is a Characteristic Situation 1 site and there is no significant source, intact pollutant linkages present and therefore remedial works are not required to mitigate gas levels.	Yes This has been peer reviewed by council's CLO and subject to further technical clarifications.
West Lothian Local Development Plan, 2018 (LDP) NRG 1a – Low and Zero Carbon Generating Technology	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.	The proposal involves low and zero-carbon generating technologies. This is set out in the design and access statement and accepted. This detail would be also approved in any building warrant application.	Yes

- 7.4 The determining issues for consideration in relation to this application are set out below:

Principle of Development – Site Allocation and Heartlands Development

- 7.5 The site is part of the Heartlands development which benefits from outline planning permission.
- 7.6 Policy HOU 1 of the LDP states that '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' and that 'Development of housing on these sites will be supported in principle'.
- 7.7 The application site is allocated for housing development in the LDP Proposals Map as site H-LR 2. Appendix 2 of the LDP lists the application site as having an indicative capacity for 30 units.
- 7.8 This application proposes the erection of 52 houses. The capacity stated in Appendix 2 of the LDP is indicative and does not prevent development for larger or smaller numbers of houses coming forward. In accordance with the council's Supplementary Statutory Guidance – Residential Development Guide, the proposed development would be deemed to be medium density.
- 7.9 WLC Roads & Transportation has not objected to the number of houses proposed on grounds of traffic impact.
- 7.10 The increase from the notional 30 house capacity in the LDP to the 52 houses proposed in this application is considered to be acceptable in view of the above.
- 7.11 The suitability of the site for housing has been assessed in detail through the LDP examination process and the principle of housing development has been established on this site. Therefore, the principle of housing development on the application site has already been established through the Heartlands outline permission and also is compliant with policy HOU 1.

Design and Layout

- 7.12 Policy DES 1 (Design Principles) of the LDP requires that all development proposals take account of and be integrated with the local context and built form.
- 7.13 The proposed development is medium density in accordance with the Supplementary Guidance – Residential Development Guide (RDG). Medium density as per the RDG is 30 units per hectare, the proposed development is around 26 per hectare. The surrounding area is varied in terms of its age and density and has a mix of bungalows and two-storey dwellings. The proposed development is generally consistent with the surrounding housing density and would not be incongruous to the development to the east of the site. Therefore, the proposed development would be of a scale that would not be detrimental to the local context and built form.
- 7.14 The proposed internal road layout has been designed to consider designing streets principles with the use of shared surfaces around the entire loop road.

- 7.15 In terms of assessing the proposals against the criteria of policy DES 1, the following is relevant:
- a. As set out above, there will be no adverse impact as a result of scale, massing and layout. In terms of amenity, the proposed development complies with building separation distances prescribed in the Residential Development Guide in order to avoid any adverse privacy and dominance impact.
 - b. The site is not within a designated special landscaped area or conservation area.
 - c. The application site is within a 5-minute walk of Main Street. The B7010 serves a bus route for local and regional bus services with a bus stop close to the site.
 - d. The site has access to two local parks and it is proposed that the impact on these facilities would be addressed in the open space strategy as part of the Heartlands development.
 - e. The proposal involves low and zero-carbon generating technologies. This is set out in the design and access statement and accepted. This detail will be required to be approved in any building warrant application.
 - f. The proposed development does not result in any significant adverse impact on the water environment. Flooding and drainage are further assessed below.
 - g. There will not be any significant adverse effects on air quality. In terms of the Residential Development Guide, the proposed development includes the required electric vehicle charging capabilities and has access to public transport.
 - h. The site is located in a development low risk area in terms of the Coal Authority database.
- 7.16 Overall the proposed development satisfactorily complies with the design principles set out in policy DES 1.

Traffic Impact

- 7.17 The proposal includes 52 new houses which would create new traffic movements that could potentially have an adverse impact on the surrounding road networks.
- 7.18 Policy TRAN 1 of the LDP states that development will only be permitted where transport impacts are acceptable. WLC Roads & Transportation has assessed the proposed development and transport statement submitted with the application and has not objected to the number of houses proposed on grounds of traffic impact.
- 7.19 Therefore, there is no reason to refuse the application based on transport impacts as measures can be implemented by the developer to address any potential traffic problems.
- 7.20 The proposed road geometry requires some revision to satisfy requirements but this doesn't affect the substance of the layout or position of homes. These revisions can be achieved prior to the issuing of any decision.

Impact on Infrastructure

- 7.21 Policy INF 1 of the LDP requires developer obligations to mitigate the development's individual or cumulative impacts upon infrastructure, including cross-boundary impacts.
- 7.22 The proposed development of the site is subject to the obligations set out in the existing legal agreement for the Heartlands development.

Flooding and Drainage

- 7.23 Policy EMG 2 of the LDP states that when considering proposals for development, the council will adopt a precautionary approach to the flood risk from all sources. Policy EMG 3 of the LDP requires developers to submit a Drainage Impact Assessment (DIA) to ensure that surface water flows are properly taken into account in the design of a development.
- 7.24 A Drainage Impact Assessment (DIA) has been submitted with the application which sets out the SUDs strategy which includes an attenuation basin before discharging from the site at the greenfield or pre-development release rate.
- 7.25 WLC Flood Risk Management has reviewed the DIA and accept its findings and recommendations and advises that a further flood risk assessment of the site is not necessary.

8. CONCLUSION AND RECOMMENDATION

- 8.1 In summary, the proposed development is acceptable in principle as the site is part of the approved Heartlands outline permission and is supported by the development plan, in particular policy HOU 1 of the West Lothian Local Development Plan. Additionally, the proposed development would be of a medium density and is compatible with the surrounding built form. Furthermore, the existing road network can accommodate the proposed development.
- 8.2 Consequently, and in view of the above, it is recommended that approval of matters specified in conditions is granted, subject to conditions. It is further recommended that the road geometry be to the satisfaction of officers prior to any permission being issued.

9. ATTACHMENTS

- Draft Conditions of Consent
- Location Plan
- Site Plan
- Representations

Plans and site photos are available in the accompanying slide presentation pack

Craig McCorriston

Head of Planning, Economic Development and Regeneration Date: 16 September 2020

Draft Conditions of Consent - APPLICATION 0205/MSC/20

1. Prior to any work beginning on site an updated contaminated land site investigation and risk assessment must be completed and a written report submitted to and approved in writing by the planning authority.

Reason: To confirm that remediation of the site is not necessary.

2. Prior to development commencing on site, the details of landscaping including soft and hard surfaces shall be submitted to and approved in writing by the planning authority. It shall include details of plant species, sizes, planting distances, methods of protection and, notwithstanding the details on the approved drawings, details of all paving/hard surfacing and means of enclosure. 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).

The landscaping shall be implemented in the first planting season following any residential unit being occupied, or completion of the development, whichever is sooner.

The new planting shall be maintained for a minimum period of five years until it becomes established. Any trees which within a five year period following completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species unless the planning authority gives written consent to any variation.

Reason: To ensure proper implementation of the planting proposals in the interest of the amenity of the site and the area as a whole.

3. Prior to the commencement of development, 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.

4. Prior to the commencement of development, full details and samples of the materials to be used as external finishes on all buildings and for all roads, parking and hardstanding areas shall be submitted to and approved by the planning authority, and the development shall be carried out strictly using those approved materials.

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.

5. Prior to the commencement of development, details of the height and finishes of all walls, fences and other means of enclosure shall be submitted of the written approval of

the planning authority. Once approved, these details shall be implemented prior to occupation of the houses.

Reason: To enable consideration of these details which have yet to be submitted and in the interests of privacy and amenity.

6. Surface water from the development shall be treated and attenuated by a sustainable drainage system (SUDS) in accordance with the Drainage Assessment prepared by indev consult dated May 2019.

Reason: To minimise the cumulative effects of surface water and diffuse pollution on the water environment.

7. Prior to the commencement of development, details of electric charging points shown on the approved site plan shall be submitted to and approved in writing by the planning authority. Plans should also detail who will be responsible for managing and maintaining charging infrastructure and this should include arrangements for managing access to EV charging spaces and arrangements for paying for the electricity used during charging.

Thereafter, the approved details shall be installed prior to the occupation of the relevant houses.

Reason: To comply with the requirements of the Air Quality Planning Guidance, in the interest of sustainability.

8. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: To ensure necessary measures should any potential archaeological features are encountered.

9. No house shall be occupied until all roads, footways, footpaths and visitor parking have been constructed and lit to the adoptable standard of the Council as roads authority.

Reason: To ensure necessary measures should any potential archaeological features are encountered

10. The following restrictions shall apply to the construction of the development:

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 0900 and 1800 Monday to Friday and 0900 and 1300 on a Saturday and at no time on a Sunday. This includes deliveries and operation of on-site vehicles and equipment.

- No generators shall be audible within any residential properties between the hours of 2000 and 0900.

Noise (Vehicles/Plant)

- All site vehicles (other than delivery vehicles) must be fitted with non-tonal broadband reversing alarms.
- Heavy goods vehicles shall not arrive or leave the site except between the hours of 0900 and 1700 Monday to Friday and 0900 and 1300 on a Saturday. No heavy goods vehicles shall arrive or leave the site on a Sunday.

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.

Reason: In the interests of visual and environmental amenity.



- KEY:
- Application Boundary
 - AC Access Street and Shared Private Driveways, Asphalt (coated chip)
 - AR Feature Junctions, Asphalt (red chips)
 - A Service zones / footpaths, Asphalt
 - B1 Shared Surface Lanes, Pedesta Bracken Blocks (or similar), delineation to services zone
 - B2 Private Driveway & Parking, Pedesta Natural Blocks (or similar)
 - PF Private Footpaths, Paving Flags, Natural Colour
 - Permeable Landscaping eg Bark Chippings with ground cover planting e.g. Pachysandra terminalis or Juniperus squamata 'Blue Carpet'
 - Public Open Space
 - Private Green Space

- Proposed 1.2m high timber fence with gates
- Proposed 1.8m high timber fence
- Brick feature wall

EVCP Electric Vehicle charging point

Platt to back door

L Street Lighting

VP Visitor Parking (with minimal line markings delineating spaces)

RC Refuse Collection Point

RS Refuse Storage on hard paving

House Types

Type 1 - 2 Bed, 4 Person two story.
16 houses
Gross Internal Area = 78.867m²

Type 2 - 3 Bed, 5 Person two story.
9 houses
Gross Internal Area = 92.973m²

Type 3 - 4 Bed, 7 Person two story.
3 houses
Gross Internal Area = 127.677m²

Type 4 - 2 Bed, 4 Person one story.
24 houses
Gross Internal Area = 67.775m²



KEY: Application Boundary
1.74Ha (4.29 Acres)

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Project
Longridge

Stage
03 Developed Design

Layout Title

Proposed Site Plan

Drawing Number

023-20001 - ST-03

Rev

09

Scales @ A1

1:500

Date

21/08/2020

RevID	Issue Name	Rev Date	Issue-Info	Status	Approved by
09	Road Amendment for planning	21/08/2020	CM	03	NW
08	Draft Road Amendment	20/08/2020	CM	03	NW
07	Amendments to planning application	07/08/2020	CM	03	NW
06	Amendments to planning application	15/05/2020	CM	03	NW
05	Amendments to planning application	11/05/2020	CM	03	NW

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Meeting Date - 16 September 2020
Item No.6

Notes
These drawings are subject to future design development. All drawings should be referenced to separate BW notes.

All dimensions are to be checked on site prior to construction and any discrepancies reported to the information originator(s).

Unless stated otherwise, these designs shown are subject to detailed site surveys, investigations & legal definition, CDM regulations and the approval of the relevant Local Authority, Statutory Undertakers, Fire Officers, Engineers and any other design specialists.

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Any areas shown are approximate only at the current state of design. Areas may be affected by future design development and construction tolerances. Take account of these factors before planning any financial or property development purpose or strategy and seek confirmation of latest areas before decision making.

To ensure complete coordination during construction all drawings must be read in conjunction with Firm Foundations Technical Guidelines 0.4 & Housing for Varying Needs Design Guide as well as relevant information provided by Architecture, Civil / Structural Engineers, M&E Engineers, and all other specialist consultants or sub-contractor's drawings, specifications and information. Any discrepancies reported to the information originator(s).

In abeyance & subject to further design development:
Site services TBC - GAS, ELECTRIC, WATER location of services entering site and building, ASHP & GAS BOILER positions TBC, GAS & ELECTRIC METER LOCATIONS TBC SE to confirm location of all movement joints. (Brick, Insulated render system, any other location where required)

Health and Safety Notes

- Fall from height hazard eliminated due to self cleaning Solar PV's 'Active Glass' or other self cleaning coating required to be applied to the outside face upon manufacture. All the homes tilt and turn casements external and internal faces can be cleaned from the inside and have been designed to have a protective barrier 800mm above finished floor level.
- All windows to have opening restrictors and locks.
- Fall from height due to any maintenance required such as gutter cleaning. Not fully eliminated as gutters will require to be cleaned out periodically. Access should never be by the householder for any purpose. Separate risk assessments should be carried out by the professional roofer/ tradesperson / scaffolder prior to accessing the roof.
- Danger of hitting unknown Services within the ground. Not fully eliminated as Site Services Investigations to be completed prior to works commencing on site. Risk of hidden/unknown services within the ground being missed from site investigations. Further information should be sought from SE.

RESIDENTS OF LONGRIDGE

Rashierigg Place
Curling Pond
Cottages on Fauldhouse Road

WE I would like to object to the current proposed building project at the back of Rashierigg Place on the Fauldhouse Road. O'Brian construction is building this on behalf of Cain Housing Association. Ref: 0205/MSC/20 Land North of Fauldhouse Road, Longridge, West Lothian. Planning Permission code: 0553/P/14 for proposed 52 houses.

WE I would like the following objections to be addressed before any further works continue:

Amenities – There very little local amenities to support the development of these new houses. 1 convenience shop and 1 take away shop.

Noise Pollution – This is a very quiet community and the extra housing would create additional noise meaning at some point cause the 'significant observed adverse effect' level boundary to be crossed. This would create a change in the community's behavior.

Local School Longridge/Fauldhouse – has already been extended to accommodate population, there is no further room for expansion available. Classrooms are also composite to accommodate the increasingly added growth in the community. *DATA AVAILABLE TO SUPPORT INFRASTRUCTURE*

Wildlife – This is one of the main objections to the planning application is the protection of the wildlife of Buzzards, Kestrels, Foxes who frequent the area, this will be damaged and will impact the animal's wellbeing.

Road Safety – Increased traffic and additional road safety concerns with additional junctions being added.

Design and Layout/Height of Buildings - Loss of light due to height of building going along the back of the houses in Rashierigg Place.

Name	Address	Signature	Date
BRYAN MCCAG.			19/03/2020.
BRENDA BRADIE			19/03/2020
IAN H. BRADIE			19/3/20
DAVID DICK			19/03/20
MONA KNOLL			19/03/20
STIG WALSH			19/03/20
D. Evans			19/03/20
M. Laidler			19/03/20
C. BRANNON			19/3/20
K. [Signature]			19/3/20.
GARY BRANNON			19/3/20
ANTHONY THOMAS.			19/03/2020
M. THOMAS			19.3.20
L. Doyle			19/3/20
G. NELSON			19.03.20
EVELYN WEIR			19/03/20
Andrew Toland			19/3/20
Sarine Toland			19/3/20
KENNY STEVENSON			19/3/20
CAROLY J STEVENSON			19/3/20
Sandra Whyte			19/3/20

[illegible]

Name	Address	Signature	Date
LEIGH HENDERSON			19/3/20
MICHAEL BOYLE			19.3.20
MACS ALEXANDER			19.3.20
Gordon Alexander			19/03/20
Kirstine Meek			19/03/20
Kirstine Meek			19/3/20
ROBERT B. MOORE			19/3/20
Kiona Moore			19.3/20
Lyndsey Humphrey			19/3/20
Kern Gardner			19/3/20
Tom GARDNER			19/3/20
Andrew Gardner			19/03/20
Matthew Gardner			19/03/20

From: [REDACTED]
To: [Fautua, Mahlon](#)
Subject: 0205/MS/20
Date: 24 March 2020 09:00:40

Good morning Mahlon.

Thanks for your patience. Please find below my observations.

Stay safe.

Gordon

I refer to the above application. I wish to object to the nature, scale and design of this application and make the following observations.

1. Land Ownership.

The applicant states on the land ownership certificate that it owns all of the land subject to this application. According to Registers of Scotland, it does not. Nor does there appear to be an application pending for registration of the planning subjects being transferred to the applicant. It refers in its report H9, Longridge to having control of the land, and agreements being reached. However, as you will be aware, a misdeclaration of this nature is a criminal offence. It also invalidates an application. Please have this addressed.

2. Flood Risk.

West Lothian Council's Local Development Plan (LDP) requires that a flood risk assessment is carried out for this site. This should be carried out at the earliest opportunity. There is a real risk of flooding in this area, and local houses are already affected by surface water build-up. The flood risk map provided in the design guide is rudimentary at best, and no reliance can be placed upon it.

3. Drainage Impact.

The LDP allocation also requires a drainage impact assessment is carried out. There is no information in relation to this. Capacity in the existing infrastructure should not be assumed, given historical issues surrounding upgrading the treatment works in order to service Heartlands.

4. Scottish Water.

Capacity within the local network ought not be assumed, and the outcome of the assessment requires careful scrutiny. I would also strongly urge that Scottish Water's standard responses are not simply accepted, given the water pressure issues experienced in the locality, as well as infrastructure maintenance issues leading to leaks and bursts in recent years.

5. Education.

There are ongoing capacity issues in local schools. The council's school capacity methodology is fundamentally flawed, and has been for many years, following a bizarre decision not to follow the advice of Counsel about flaws within its policy and methodology. Recent planning appeal decisions finding the council's land supply

arrangements to be deficient will undoubtedly adversely impact the assumed capacity. The education capacity issues should be fully assessed before this proposal is allowed to proceed. Moreover, the Heartlands project has repeatedly failed to deliver, and the council has failed to call upon it to fulfil the requirements of the section 75 agreement entered into in respect of education capacity in the area. Given the very low level of planning contribution burden on the Heartlands project as a whole, it would be prudent for the council to look again at those obligations.

6. SUDS.

The SUDS basin is shown detailed on p89. No further information is provided about measures to secure the SUDS basin. This is essential to protect children and vulnerable people, both living in the development and adjacent to it. No further information has been provided in relation to the claimed advice from SEPA and Scottish Water. This advice should be submitted as part of the application, particularly where the proposed density has dramatically increased from the number of units indicated in the LDP.

7. Traffic Impact.

The development will undoubtedly create additional traffic. The current roads serving Longridge and Fauldhouse are in atrocious condition. What measures do the developer and council intend to take to improve the roads infrastructure to deal with this increased demand? A traffic impact assessment should be required for this development at the entrance to a small village, particularly in view of the proposed increased housing density.

8. Housing Density.

Page 43 of the H9 document explains the rationale for housing densities of 30 units per hectare. The applicant argues that this is medium density as defined in SPG, and as the site is part of a wider strategic allocation than, say, the Armadale CDA, higher density housing is acceptable. I would respectfully suggest that is patent nonsense. Indicative housing densities are exactly that: indicative. There is a site specific allocation in this case.

The determination of what is an acceptable housing density involves many other factors, including the existing built environment, available resources and infrastructure, utilities, ground conditions, and most importantly, the land allocation with the LDP. The current proposal has more to do with maximising profit, than any of the other prosaically claimed objectives to justify increased density. The allocation within the LPD is for 30 houses. It has remained a low-density allocation over many years, and remains so. There is no legitimate justification provided for an increase in density of 70%.

The applicant further claims justification as a result of H-LR 2 being part of a “wider strategic allocation”, namely Heartlands. That is a disingenuous and inaccurate representation. While the site is part of the outline boundary site, it cannot readily be argued that it fully integrates with the wider Heartlands masterplan. The site is not well integrated to the wider Heartlands site. To the north it cannot be better linked as the ground conditions, position of utilities and other factors prevent this. To the west, there is no further housing planned within the Heartlands Masterplan. It is therefore very much a stand-alone site in its current context. As such, there is nothing to justify higher

density other than a profit-driven exercise.

For these reasons, all the points made at (2) to (7) above need to be considered in light of the proposed increased density.

9. Design.

The design principles espoused in the H9 report do not sit easily with the aspirations of the LDP and Scottish Planning Policy. The proposed houses are a jarringly discordant feature, when set against the semi-rural character of the existing area and its housing. The sketches give an appearance of attractive new-build housing set in a virgin, rural landscape. That is not the reality. It would befit an application of this nature to have artist's impressions set against the physical characteristics of the community into which this development is proposed to be shoe-horned.

In any event, the intention to force as many houses as possible from this site is the clear objective. The key elements of planning and design generally have been disregarded. This has led to the unimaginative house designs seen in this application. The designs are uninspiring, and contribute to a feel of concentration camp blocks. The colour scheme is completely at odds with the neighbouring houses on three sides.

The council has made much of design at other locations nearby, requiring rigorous levels of design compliance, and even then still refuses applications. The Heartlands Masterplan suggests no further housing to the west of this site. That means this will be the gateway housing at the entrance to a small, well designed and well-integrated village setting. This incongruous development will adversely impact the village of Longridge.

10. Scale and Massing.

The scale and massing of the blocks is not in keeping with the existing housing. In particular, the two storey blocks are clearly used as a buffer between the existing housing to the north and east. That is a peculiarly unacceptable design proposal in light of the applicant's claims of integration with the existing village. This type of buffering is not supported by Scottish Planning Policy, nor the aspirations of the LDP. The design as currently proposed will also give rise to potentially significant overshadowing to the eastern houses, and the cottages to the south.

11. Buffer zone.

The landscape buffer and planting to the eastern and northern boundaries (p44) should be continuous around the north east corner of the site, and completely along the northern boundary to the site's boundary with the water tank. This will protect to some extent the privacy of the existing dwellings. It is a serious design flaw to have a new public area introduced, hard to the boundary fence of existing private dwellings. Sufficient screening to at least 1.8m high and a minimum suitable width should be provided. I am conscious that planted areas can give rise to anti-social behaviour in those environs, but nevertheless a sensitive and effective design could be accomplished. I would also note that as currently indicated on page 44, the northern boundary buffer zone appears undeliverable to the extent indicated, if the plot layouts on page 54 are accurate. The block 8 northern boundary runs at a diagonal approximately ESE-WNW, giving an almost triangular space between the back gardens and the northern boundary.

This does not accord with the buffer indicated in a rectangular shape.

12. Plot size.

The applicant has provided information regarding the building-to-plot size ratios, and contends these meet the current guideline. Could the applicant please provide further information on the methodology? As things currently stand, I have difficulty understanding how a building footprint of, for example, 76sqm on a 185sqm plot meets the required ratio. In fact, it appears based on the current information that few if any of the houses meet the standards. I accept this may simply be a matter of presentation.

13. Noise.

West Lothian Council has been rigorous over recent years in its treatment of housing development next to roads. In view of its approach very recently to developments in Breich and East Whitburn, what steps has it taken to ensure the open window standards can be met, particularly with the houses closest to the main road. I would respectfully remind the council that noise sensitive receptors should not be placed in closed proximity to noise generating uses, unless it is satisfied open window noise standards can be met. Might it not be prudent to obtain a noise assessment?

14. SEPA

See comments above regarding SUDS, flood risk and drainage. What are the results of consultation with SEPA on these issues? I note references in the applicant's supplementary submission to various reports and consultations, which I address further below.

15. Scottish Water

Similarly to (14) above, what are the results of consultations with Scottish Water? There are known issues in the vicinity, with intermittent water pressures dropping. There is also the historical flooding issues from what is believed to be broken or damaged water supply infrastructure between the water tank and the existing Rashierigg Place houses. What further steps have been taken to examine this issue, and how it might be addressed if the proposed development might have an exacerbating effect on that flooding or infrastructure issue?

16. Coal Mining

Given recent exploratory works, can the council confirm that satisfactory mining reports have been obtained?

Supplementary Report.

The applicant has submitted a supplementary report. It outlines the extensive history of the Heartlands development, of which this site forms part. I find the report disingenuous, and frankly borders on an abuse of process.

The Heartlands development is not a Core Development Area (CDA). It is, as indicated in the Local Development Plan (LDP), a strategic land allocation. The LDP has been particularly careful not to refer to Heartlands as a CDA, but as a "strategic allocation". The reason for this is that Heartlands has never aspired to being a CDA. To be so allocated would carry additional burdens

and commitments in terms of developer contributions. As the applicant will know, the Heartlands development has escaped those contributions in significant part by not being a CDA. To claim the benefits, presumptions and relaxations in planning policy bestowed on a CDA now, is both breathtakingly hypocritical and entirely unacceptable.

I have no objections to development in this location. It is a long-standing allocation withing the LDP and the former West Lothian Local Plan. But there it stops. The applicant has twisted current planning policy to suit its own objectives. There is no support whatsoever for the intensification of this site by increasing the number of units by 70%. Despite the long planning history of the Heartlands development, at no time has this site been brought forward, until it was needed to deliver social housing development required by the Heartlands affordable housing quota.

The applicant cites the various reports previously submitted in general terms relating to the Heartlands proposal. None of these has been updated to accommodate the current site characteristics and circumstances. None of those reports were done in the context of a site-specific proposal of 52 units. This must be revisited.

The applicant claims the benefits of being a CDA, with none of the costs and restrictions. Without any hint of irony, the supporting statement fleetingly refers to Scottish Government guidance on the delivery of affordable housing, but then goes on to say the site should be viewed in the wider Heartlands context, despite the current site's remoteness from any other planned housing. The object of this application is clear. Scottish Planning Policy, the LDP and SPG require delivery of affordable housing in suitable numbers from developers. Those polices require developments to be of mixed tenure. In other words, affordable housing should be integrated within the overall development.

While policy also allows delivery of serviceable land away from the development site in limited circumstances, what this application seeks to do is to deliver the affordable housing within the strategic site, but away from the private housing. That is an abuse of policy. The references to legal agreements are nothing more than window dressing. The applicant knows, or ought to know that s75 agreements are subordinate to planning policy: they are merely a tool after the decision making process to aid and regulate delivery of projects.

What is asked for here is a development that is:

- a. Contrary to the Local Development Plan;
- b. Contrary to Scottish Planning Policy; and
- c. Contrary to the spirit and ethos of Core Development Areas, which the applicant seeks to hijack.

The purpose? It seeks to allow higher profits to be disgorged from the Heartlands project, by delivering the less socially and economically desirable element of affordable housing away from the more profitable private housing, and in far greater density than has ever been proposed for the application site. The higher density then allows an even larger part of the affordable housing burden on Heartlands to be discharged, so even more profit for the landowners and housebuilders is the result.

The council should not set aside the principles in its own policy to accommodate the financial

aspirations of land owners at the expense of the existing community. If the development must go ahead, and there is no good reason why it should in its current form, then let it be at the density provided for in the LDP. That would allow the urgent remodelling and redesign of the uninspiring housing. Alternatively, and in keeping with Scottish Planning Policy, the council should require that the applicant and/or landowners deliver a mixed tenure development of affordable homes and private houses, both at Longridge and in Heartlands generally.

To support the contention that the ambitions I have outlined do follow a pattern, I refer the council to previous attempts by the Heartlands project's owners to remove all affordable housing requirements by offering a commuted sum. I would refer to the council's Executive Committee decision of 16th. June 2008. It is clear from the report that the project's owners not only wanted to "buy out" the affordable housing commitment for the consented housing, but looked also to avoid the provision with future development. Tellingly, the committee report also referred to the lack of contributions Heartlands needed to make, that it would undoubtedly have to make if it was truly assigned as a CDA.

I stress again that I have no objection to development of this site, so long as it is: well-designed; served by suitable infrastructure; accords with national and local planning policy; integrates well with the existing housing and community; and delivers on the legitimate expectations of those living in close proximity to the site. Rarely have I observed a proposal that fails so miserably on all fronts.

I would appreciate if the points I have highlighted requiring clarification or further reports are addressed and made public via the council's planning portal, to allow further comment before a decision is taken.

Regards,

Gordon Beurskens.

ABW Consultants Ltd.,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

This message, together with any attachments, is sent subject to the following statements:

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West Lothian Council
Planning Department
Civic Centre
Livingston
EH54 6FF



Planning Application; 0205/MSC/20

For the attention of the Case Officer;

Dear Sir / Madam

Reference:

PLANNING APPLICATION; 0205/MSC/20 For the erection of 52 houses with landscape and associated work

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses in this location.

My main objection is the vast amount of wildlife that will be affected by this development. For example there are Buzzards and Kestrels nesting in this area. There are also foxes and other wildlife;

Please note:

Buzzards nest in trees, in woods, on farmland, moors or scrub. The nest is usually made from twigs and lined with moss and bracken. Frequently, the same nest is used year after year.

Kestrels, like many other birds of prey, don't build their own nests but tend to use ready-made sites such as forks in trees, holes in cliffs and buildings and the abandoned nests of other birds. They readily accept artificial nest sites and will often use them year after year.

Foxes - One of the biggest overall threats to the survival of the fox is that their natural habitat continues to be taken away. They do adapt to changes but they can't when they continue to result in them not having territory and not having food. Finding mates can be difficult when territory is taken away as well.

The proposed buildings of 52 dwellings in this area will have a huge impact on the animals who use this area to live, feed and breed.

In addition, there is not a GP or Dentist in the village of Londgrige. Residents who already live in the village must go to either Fauldhouse or Whitburn to access these important

facilities and if you haven't got access to a car to get you to appointment and must rely on the public transport, which is not fit for purpose.

There should also be concerns raised as to the local school. Has the school got the capacity for a large intake of new pupils?

As you must be aware West Lothian Council have recently built a new cycle path which according to the plans is now going to have a road through it. This will surely effect people whilst walking, jogging or cycling. The safety of residents and their children must be a paramount expectation from any local authority.

Yours Sincerely

Ann Davies

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0553/P/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr William Anderson

Address: 9 Rashierigg Place Longridge Bathgate

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will be the ruin of an environmentally friendly area which will have a negative impact upon the bird and wildlife. 52 houses into such a small area is ludicrous as there will be very little space for children to play. I feel having a sewage area with grass on top is not a healthy prospect. If every household has 2 children how does the Longridge school cope with such a large influx of new students. Where are they going to get all the medical services they may require as it is presently very difficult to get an appointment at the local G.P. The main thoroughfare for vehicles is over the walking/cycle path. An accident waiting to happen. I strongly urge you to reconsider. Thank you.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0553/P/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Ewan Brannan

Address: 23 Rashierigg plsce longridge whitburn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to formally object to the plans in place for new development.

My house and garden borders the proposed land which is proposed to be the sight for the new development.

I think the development will have a negative affect on the local area being that the house prices will likely lower, the environment and local wildlife will be affected and the local amenities not being fit to cater for a further 200 people in the community.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0553/P/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Derek Vint

Address: 8 Fauldhouse Road Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to make several holding objections. Firstly this site is part of the heartlands development. As yet the infrastructure and amenities which were to be built have as yet not been. The council through the planning department should not allow any more new sites to be started until such infrastructure and amenities are established. Secondly the road layout at present would not be safe for access and egress to the new site. The road layout should be altered to a safer layout. Thirdly the water supply is at present low to the present homes on the Fauldhouse road. At times the pressure is unable to supply enough pressure to allow for showering with an electric shower. A solution to this should be found before allowing new dwellings to be built. I am available any time time to discuss the points raised. I would also like to suggest a public meeting to discuss/ display the proposals made by Cairn.

Comments for Planning Application 0205/MSC/20

Application Summary

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Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0553/P/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr William J Moore

Address: 18 Curling Pond Lane Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I designate as a neighbour as I live in Curling Pond Lane.

My main objections are as follows..

1. The existing road layout at the top of Curling Pond Lane has been a hazard and complained about many times in the past. The chicane and the narrowing of the road can be dangerous when turning into Curling Pond from either direction.
2. The proposed plan which is circa 2014 does not take this into consideration with an access to Sewage area at the narrowed area, and from the development access onto the Fauldhouse road adjacent to the chicane.
3. The development is dense, and not in keeping with the surrounding developments. This needs a rethink.
4. The Scottish water access to the reservoir tank atop the ridge is lost in this development. Are they aware of this ?
5. A solution would be to create a roundabout at top of Curling Pond Lane which would also have access to this development and internally to the Sewage area. A complete relook at the development layout is therefor required.
6. A question to be answered is why the 2014 application was never instigated and therefor we assume rejected.
7. Longridge is a village with one shop, not a town, and honestly this application is totally out of character.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0553/P/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Dr Stig Walsh

Address: 13 Rashierigg Place Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer West Lothian Council to my previous written objections to the earlier planning permission proposal for the plot H-LR 2, that was carried forward from the original WLLP. I note with some concern that the H-LR 2 proposal was for a capacity of 30 houses in the 16.8 Ha area, and that the new proposal seeks to build 52 houses in this plot.

My original objections centred on a) provision of facilities in Longridge; b) weight of traffic on the busy and dangerous B7010; c) quality of land (i.e., underlying coal works and drainage issues) and d) loss of wildlife habitat, already pressured by the Heartlands developments. These issues were deemed to have been mitigated by proposed measures, although I notice that p. 220 of the WLLDP 2018 document states that drainage, flooding, waste-water and past mining issues had not been fully assessed when that document was written.

My original concerns are heightened by the addition of 22 extra houses in such a small area. Assuming each home houses a family of four, this plot will hold ~208 people with attendant vehicular traffic onto the B7010, and usage of utilities, especially waste-water usage, which was already noted as a potential issue in the WLLDP 2018 report.

The ground in this area remains waterlogged for most of the year, and although flood risk at this elevation is probably insignificant, it should be noted that the area of ground made impermeable to rain by the erection of structures (with small gardens) will likely increase water saturation in adjacent land. It will also increase runoff to lower-lying areas such as Whitburn and lower-Longridge. My garage floor is wet due to ground saturation, most likely exacerbated by poor drainage measures put in place when the ground was prepared. Damage to property may result from increased ground water displacement which, if traced to the new development, could result in

legal action. This should not be dismissed lightly; many of the houses built later in the Rashierigg Place development are higher-end properties owned by professional families with the resources to pursue legal action.

The risk posed by the underlying coal field should also not be lightly dismissed. I am a geologist, and I know that surface fires can spread to subsurface carbon deposits unless they have been adequately capped. My understanding is that this was done for the Rashierigg Place development, but the undisturbed land of H-LR 2 will require this for safety reasons - house fires could ignite underlying deposits through heat conduction. Flammable gasses may also be released, and there may also be a risk of subsidence due to collapse of old workings. The rocks underlying the plot belong to the Carboniferous Passage Formation, which directly underlies the Coal Measures. I have identified lignite in cuttings close to the H-LR 2 plot, and there is an active open cast coal extraction site to the north of the site. My professional advice would be to conduct a careful geological survey.

Comments for Planning Application 0205/MS/20

Application Summary

Application Number: 0205/MS/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0553/P/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Neil Humphrey

Address: 2 Curling Pond Lane Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel I must raise objection to this proposed development. For every material consideration mentioned there will be a direct negative consequence as a result of this build. The area is currently used, lockdown not considered for the time being, by scores of dog walkers. The road leading to the proposed junction frequently floods making the already bizarrely malevolent driving behaviour of the people that travel through the forced junction even more incomprehensible. Seriously, this junction is already an absolute nightmare. It is most commonly used as a starting grid for little laps around the Fauldhouse area in addition nobody understands how to use the chicane and frequently find themselves in a game of chicken or a 3 way Mexican stand off with other road users.

This part of West Lothian is teeming with protected wildlife. I've stayed in close proximity to the site for 10 years. In that time I have seen or encountered buzzards, hawks, oyster catchers, foxes, owls, rabbits, bats, frogs, toads, field mice, bank voles and weasels. There is also a large and hugely varied bird population in the area. Building 30 houses would have a huge impact on a great number of protected species. The field behind my home is directly opposite the site so the same animals that I've seen from my back door will be using or living off of this habitat.

Longridge Primary school is already under-staffed. It currently doesn't even have permanent HT in position. The park next to the school is in a reasonable state of repair but the new section was left unfinished and is still unfinished. The area around the park is already strewn with litter. Whitburn Academy is also stretched for staff and this will continue to be a problem due to the continuing housing development at Heartlands.

In Longridge you can only reach two services on foot. The shop which is small and shuts early. The chip shop which is likely to close in a few months anyway. There's little or no amenities. Nothing else can be reached on foot.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr William J Moore

Address: 18 Curling Pond Lane Longridge

Comment Details

Commenter Type: Parish Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs,

My comments still remain as previously noted. The chicane on the Fauldhouse road is a danger to residents of Curling Pond Lane when turning in from Fauldhouse approach. This issue could be aggravated by the access from the new development. The road stretch from Fauldhouse to this position is a racetrack at times and with these two aspects a considered look at this is needed.

An exit from the development opposite Curling Pond on to a mini roundabout should be considered. The chicane (Road narrowing) should be removed .

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Dr Stig Walsh

Address: 13 Rashierigg Place Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is my 3rd written objection to building development on the H-LR-2 site. Since submitting my last objection, my concern about a number of aspects of the proposal has risen.

1. Increase of traffic on the B7010. We have noticed that drivers approach the traffic calming measures aggressively and often at speed along the long straight from Fauldhouse, aiming to clear the western constriction before west-bound traffic from Longridge can enter the calming measure. We have witnessed many near misses there, and extra traffic joining the road west of the calming measures will exacerbate this risk. Original plans for the Curling Pond development included a mini roundabout at the Curling Pond Lane junction. Such a roundabout system would arguably be safer but, if adopted, would likely require a redesign of the development as the access road to H-LR-2 would need to be situated where the SUDs facilities are currently planned (i.e., opposite Curling Pond Lane).

2. Mains water pressure. Houses built during the first phase of Rashierigg Place development were mostly fitted with break-tank/auxiliary pump systems due to inadequate mains water pressure. The pressure was rectified some years ago. An extra 52 properties on land adjacent to Rashierigg Place will place extra pressure on mains supply, and I would insist of receiving a firm guarantee that there will be no water pressure reduction in the Rashierigg Place development.

3. Ground saturation. Although site assessments indicate that flood waters will drain from H-LR-2 to the west (i.e., away from Rashierigg Place), the report also notes that longer-term monitoring of water saturation indicated no rapid refreshment of waters and that the underlying glacial clays possibly lack a gravel aquifer under the site. I remain concerned that existing ground water saturation in the Rashierigg Place development will be exacerbated, especially given that an

increase in made-ground in the plot will reduce the former green-field water storage capacity.

4. Pressure on amenities. As publicised in the West Lothian Courier (11/06/20), the increase in planned house numbers in H-LR-2 from the earlier proposals will result in a significant population influx (a conservative 156 based on three-person occupancy of 52 houses). I understand that Longridge Primary School is already at or close to capacity, and amenities consist of just one shop/post office and a single takeaway. The pub closed many years ago. Investment in village amenities and infrastructure is required, or existing residents of Longridge as a whole will be negatively impacted. Has this been factored in by WLC?

5. Potential loss of light to the rear of houses 17, 15, 13 and 11 Rashierigg Place. I note that a landscape planting is planned along the rear boundary of these houses. I would be grateful for an assurance that this will not comprise tall greenery that might exclude light to the rear of these properties if left unmanaged in the future.

Comments for Planning Application 0205/MSC/20

Application Summary

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Lord Don Kilgallon

Address: Ingleneuk cottage School road Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The council can't keep the village tidy as it is just now, overgrown, roads are a disgrace, any inch of green land you want to build social housing, what about the people who actually want a house and keep it clean and tidy, people who contribute something to society, instead giving to junkies and the type of people who have no interest in working and living off of the tax payer

Comments for Planning Application 0205/MSC/20

Application Summary

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Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Miss Charlie Gray

Address: 41 Kirk Brae Longridge Bathgate

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I neither anyone I know have received notification about this building. The school I beleive is already at capacity certainly the flow of traffic through the village is high enough without adding more to it, how many more children need to die on the main road before this is taken into account! the plans show very narrow roads that are likely to cause more accidents along an already very thin road. There are not enough facilities to support 51 new houses. This will use up what little green areas we have left that are accessible to the public. The village is fractured from the addition of houses at curling pond lane and Rashier Rigg it is certainly not the same village it once was full of families and community spirit people were everyone knew everyone else houses were primarily given to other family members of existing villagers now they are given to anyone and indeed the instances of nonsense have risen, there was a stabbing last week for goodness sake from a family that have been here a few months! People are now suspicious of people they do not know quite rightly so. I am a member of our community association my family has been here since the village was conceived and even I am thinking of moving due to how the village has changed. Our community centre is already not fit for purpose since someone took the decision to add it to the side of the school public access is very limited as is space which is only going to get worse due to new rules around covid 19 so how do you propose adding another 51 houses so god knows how many people that is is going to benefit the village as a whole? Local dentists and doctors are already full

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Bernadette Gray

Address: 2 Kirk brae Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are not enough spaces in our school to support new children and how come I never received ANY paperwork with regards to this, I would think I should have?

There are not enough shops here resources will be used quicker that won't allow older residents that are dependent on these supplies to receive them.

There is no community spirit as houses get offered to anyone, will priority be given to people that are already on the waiting list who's family come from here? prob not and are these houses social/Council houses or private houses for people to buy I've no idea as I've not received any paperwork I've spoken to various residents and NOT ONE has had anything through the door so to have a proposed deadline of the 31st just 3 days away is ludicrous. We have had new people move into the village in the last 3 to 6 months that have brought drugs and trouble we do not need any more of that thank you.

There will be far too much disruption caused by the building of these houses along an already massively busy and congested road

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Maria Brown

Address: 94 Rashierigg Place Longridge Bathgate

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a small village with limited facilities. To add more houses to this would not be beneficial. The location of the houses / access road is not ideal. I think it would put added pressure on the roads and increase the traffic, something I am already concerned about.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Peter Brown

Address: 94 Rashierigg Place Longridge Bathgate

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Small village - concerned that this will put pressure on local services.

Moved here for a quiet setting. This could add pressure to schools, local amenities, etc.

Higher volume of traffic, works access, noise, disturbance to the wildlife in the fields / forest.

Don't want a busy housing estate taking up green land. Already well utilised by the villagers, dog walkers, etc.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Deborah Hislop

Address: 29 Rashierigg Place Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not enough consultation and too many houses proposed for this site.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Amy Moore

Address: 5 Rashierigg Place Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: not enough space in the primary school for this number of houses. Concern over price of my property being affected if this is social housing and an already busy road becoming even more congested

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Miss Kellie Weir

Address: 20 Kirk Brae Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the houses being built. Due to a small village like longridge not being able to cope with extra traffic, extra school places etc!

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Scott Elliott

Address: 93 Curling Pond Lane Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Donna Paterson

Address: 60 rashierigg place Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Longridge is a small village which I don't think could accommodate another 52 families. The school would not have enough space and the education of the children in Longridge would maybe suffer from this.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Shona Jamieson

Address: 16 main st Longridge West lothian

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am absolutely not in support of any social housing being built nor have I been made aware until longridge community association alerted the village residents including myself.

The schools are not large enough to cope with an Influx of new children. Longridge is only a tiny school with 3 or 4 teachers. This will have a detrimental effect on the private houses and values. This village does not have enough amenities and facilities to accommodate such a number of new residents. There is 1 tiny village shop and 1 coop in fauldhouse which especially in these unprecedented times is already under stocked to support the needs of current residents locally.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs bernadrtte gray

Address: 2 kirk brae longridge west lothian scotland

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: not enough space for more people in longridge the school is at a capacity that it is full to much traffic will be horrendous our schemes are full of cars when they drop there kids off at school you dont know who would get the houses could be drug addicts or even worse paedofiles cause council dont check who they put into houses and even worse the roads would be so busy there has been so many deaths on that road i do not want any more houses built there it would have been nice to be informed but no council done it on the sly everybody should have recieved a letter

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Miss Emma Easton

Address: Gardner Crescent Bathgate

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Darren McWilliams

Address: 5 Cults Road Whitburn Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to these plans. As a local neighbour this would have a negative impact on the surrounding area, including wildlife habitats.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Gail Nelson

Address: 70 Rashierigg Place Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Longridge does not have the infrastructure to accommodate 52 houses which could potentially house over 200 people. Roads can be chaos in winter due to traffic from surrounding villages having to pass through the village to get to main Livingston road and also M8 motorway. Building is already taking place in Curling Pond which in my opinion is needed in order to finish the estate. This in itself will cause more traffic on the roads which as above Longridge is not equipped for.

Also, there is no doctors surgery, the nearest being Whitburn or Fauldhouse. This means travel by bus or car is necessary.

To build the access road right through the cycle path is an absolute scandal. Kids might come flying along the cycle path not realising the road is there. This is a serious accident waiting to happen.

Water pressure isn't really at its best never mind adding another 52 houses to the mix.

The design of the houses does not mix with the exciting estates.

Comments for Planning Application 0205/MSC/20

Application Summary

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Gemma Hamilton

Address: 62 Rashierigg Place Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: School capacity is already full with no options available to extend. Also water pressure

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Andrew Harrison

Address: 79 curling pond lane Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Longridge is a very small village which has no amenities to offer

That should be resolved before adding more people to the village

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Ms Maleeka Kashyap

Address: 79 Curling Pond Lane Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Longridge is a small community, and adding additional stress on its resources is unreasonable. Community development plans should be the present norm, rather than real estate. While it is a major thoroughfare town, a lot of issues need to be addressed before that many new families can be absorbed including simple things like health centre access, schooling, and police patrols. Maybe the focus should be on upgrading the present infrastructure.

Comments for Planning Application 0205/MSC/20

Application Summary

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Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Alan McKechnie

Address: 15 northfield crescent Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too much congestion in a small village.

Massive reduction in utilities i.e water pressure, sewage system not capable of handling as many houses and roads not fit for purpose. School is definitely not big enough.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Miss Cheryl Sanderson

Address: 3 Ridge Court Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

I just think that's far too many houses for that small area of land, with an extra 200 odd people, Longridge wouldn't be able to cope, the school is so small and the extra traffic it would bring! The traffic and speed of drivers through the village is already ridiculous!

Going by the plans, the houses are so packed in together, cars will be all over the place!

If this is social housing, it may bring a lot of trouble into the village, that wouldn't be able to cope with!

Thanks

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Miss Megan Donnelly

Address: 25 Kirk Brae Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Longridge is a lovely small close knit community and whilst I understand the urgent need for housing developments I feel that this would have a negative impact on the community. Losing green space is for one a major concern, then there is the amount of traffic that would be in the area. Whilst it may boost our local shop and chip shop economically it could also cause a lot of disruption and noise pollution during development. Houses are already being built up from the heartlands so I do not understand the need for further development in the village. Also we currently have a lot of residents in the village with pets specifically dogs and adding to the village would likely cause an increase to the number of dogs which means an increase in use of foot traffic in our green space likely to cause further damage to our woodland area and field. Solely on the concern for diminishing Green space available to the community without travel I am in objection to this development

Comments for Planning Application 0205/MS/20

Application Summary

Application Number: 0205/MS/20

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr David Taylor

Address: 61 Northfield Crescent Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly as the chairperson for the community association we weren't notified in anyway about this which is very disappointing as we are held in high respect in the village of Longridge. Also lots of people in the village didn't know about this either, bearing in mind we have an ageing population in our village so many would know unless they had post correspondence, this includes people this development would directly effect.

Secondly our Village school is already at capacity and stretched without the addition of even more people and this should be taken in to account before any further development in our Village.

Our roads are also busy enough again without the addition of even more traffic with people already complaining about traffic volume and speed not to mention lack of parking at the very limited amenities that we have. On that note our amenities are already very limited without addition of more people, all surrounding doctors are pushed to capacity with longer waiting times to get appointments as it is.

As Chairperson for the Community Association of Longridge I would like this objection to be taken serious and further discussion on this development is required with the people of the village.

Regards

David Taylor

Chairperson

Longridge Community Association

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Roslyn Taylor

Address: 61 Northfield Crescent Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As far as I am aware Longridge Primary School is already almost at capacity so the addition of an extra 52 houses means likely to be AT ALEAST 52 extra children requiring school places?

This would pose even more of a problem for people already living in the village in trying to get spaces for their children without the addition of more!

The school has already had an extension so not likely to get another one either.

Also there is the issue of traffic.

Longridge is already very busy traffic wise - on the main roads with LOTS of lorries etc passing through, as well as on the top Longridge to Fauldhouse Road where this development is to come out onto.

The village also currently only has very limited amenities so more residents means more need for additional amenities surely before considering adding more properties??

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Pauline Macmillan

Address: 101 Curling Pond Lane Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am deeply concerned about the increased volume of traffic that will come into the village as a result. The entry roads into this village are not the safest with a fatal collision happening just this weekend. The road between Longridge and Fauldhouse can be a dangerous one particularly in times of bad weather. It can already be a challenge getting out of Curling Pond Lane at peak times, this will increase it.

I am concerned about the capacity at the school. I am concerned that children walking to and from their houses to get the bus to high school with the increased volume of traffic at peak time.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

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Case Officer: Mahlon Fautua

Customer Details

Name: Mr James Gompertz

Address: 113 Curling Pond Lane Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned development area is a popular dog walking spot, and is home all manner of wildlife. Areas like this are becoming increasingly more rare, and with it the wildlife that inhabits these areas.

The road that this development would connect to is already prone to congestion during rush hour, and with the addition of further homes on the opposite side of the road to the Curling Pond development the road would become even further congested and disruptive to the neighborhood.

The people in this area, myself and my neighbors, have opted to live here due to how close and undisturbed the countryside is. A further development would drive people seeking to live in this area away.

Finally, there simply aren't the amenities in the area to accommodate a further development. The longridge village only has a small convenience store with post office, and a fish and chip shop. These are already struggling to cope with the capacity of the village.

I very strongly object to the planned development.

Comments for Planning Application 0205/MS/20

Application Summary

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Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Andrew Lindsay

Address: 21 Rashierigg Place Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Water supply is not sufficient, many residents in the Rashierigg area suffer from low pressure. A significant increase to the water demand will have detrimental effect.

There are outstanding issues with the existing water tank (behind Rashierigg properties), as this has been reported to be leaking, resulting in high water levels in the surrounding area, resulting in flood risk.

Upon inspection of the West Lothian Strategic Flood Risk Assessment 2014

https://www.westlothian.gov.uk/media/4801/Strategic-Flood-Risk-Assessment-SFRA-/pdf/Strategic_FloodRiskAssesment-Aug2014.pdf?m=635472409818770000

There are a number of issues raised referencing a need for a Full Risk Assessment by SEPA of areas including but not restricted to Curling Pond Lane, Longridge Fauldhouse Road, Crofthead Farm

This report details the following issues in Longridge

Curling Pond Lane - "Drainage issues - issues on Longridge Road, where properties are flooding."

Longridge Fauldhouse Road - "Critical drainage problems in existing development of Curling Pond Land"

Crofthead Farm - "A Flood Risk Assessment and Drainage Assessment are required for this site primarily due to land drainage issues from the site as per the councils requirements"

This is a particularly concerning as an email correspondence has been uploaded to this application 'FW: Longridge H9 - 0205/MS/20 - [OFFICIAL]' stating as follows (from director Douglas Kirby) that no such assessment is required

..."As discussed we do not believe a full FRA is required and have included further consideration of the overland flow routes, and anecdotal information regarding flows from the adjacent site on the B7010. The simple index approach is also included with respect to the surface water treatment"

Further notes of concern include open space percentage for Longridge residents will no longer meet the minimum requirements once the proposed development is complete.

The road layout does not lend its self to more development along the Fauldhouse road. There have been no plans presented yet to mitigate any additional risk.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Andrew Lindsay

Address: 21 Rashierigg Place, Longridge, Bathgate, West Lothian EH47 8AT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Water supply is not sufficient, many residents in the Rashierigg area suffer from low pressure. A significant increase to the water demand will have detrimental effect.

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https://www.westlothian.gov.uk/media/4801/Strategic-Flood-Risk-Assessment-SFRA-/pdf/Strategic_FloodRiskAssesment-Aug2014.pdf?m=635472409818770000

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Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Stuart Lindsay

Address: 28 Rashierigg Place Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is my understanding that the plans submitted for development to the west of Rashierigg Place are to include waste tanks which will need to be emptied periodically due to the already overtaxed sewage system within Longridge. I along with my neighbours do not want to be subjected to the stench and intrusiveness of this development.

Our already in demand water supply cannot maintain steady pressure levels. Adding further properties will put more put us under more strain. It is also my understanding that the reservoir in the proposed area of development is in dire need of repair as a result the water table has risen in the surrounding area creating a marshland environment in many places.

An area which is in need of attention is the half-hearted traffic calming measures on Fauldhouse Road. The speed bumps are ignored and traffic islands more often than not end up with near miss head-on collisions. I would rather see these traffic calming measures improved with crossing facilities in this area and the cycle path completed to extend to the walkway on Fauldhouse Road.

Comments for Planning Application 0205/MS/20

Application Summary

Application Number: 0205/MS/20

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Samantha Lindsay

Address: 28 Rashierigg Place Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a long standing resident of Rashierigg Place, Longridge I am first dismayed that the proposed plans to erect houses on the adjacent land on Fauldhouse Road was not communicated to every resident not only in Longridge but Rashierigg Place itself. To not have been notified of the intended plans to build is a failure on West Lothian council to follow building and planning legislation and regulations to inform all residents that will be effected by proposed plans. This is not only a breach of the legislation but also verging on neglect of the Council duty and I will be seeking civil advice from the ombudsman and a solicitor with regards to appeal procedures for the council failure to notify residents.

As it stands Longridge is a low decile catchment area for the local school and nursery and currently is under funded and cannot provide the appropriate support for the children that currently attend. The purpose plans to extend social housing is going to put further strain and pressure on the local community and school, affecting attainment levels and having a detrimental impact on the education of the children. There are no proposed plans to extend or provide further funding to the school and this in itself is unacceptable. The current water pressure to the Rashierigg and curling pond area is severely affected by the existing water tank which is know to be leaking into the water table which is situated under the land Rashierigg Place is built on and the new proposed houses. This causes an issue with flooding on a yearly basis within the Rashierigg and curling pond estates and the building of further houses will have a greater detrimental effect to the already non existent drainage.

The West Lothian Strategic Flood Risk Assessment 2014

https://www.westlothian.gov.uk/media/4801/Strategic-Flood-Risk-Assessment-SFRA-/pdf/Strategic_FloodRiskAssesment-Aug2014.pdf?m=635472409818770000

Has previously raised the aforementioned issues I have documented plus further recommended

an urgent risk assessment to be conducted by SEPA for the areas of Rashierigg Place, Curling Pond Lane, Fauldhouse Road and Crofthead Farm. This to date has not been conducted and more concerning than the lack of follow up to the risk assessment is the email correspondence that has been uploaded stating this urgent risk assessment is no longer required:'FW: Longridge H9 - 0205/MSD/20 - [OFFICIAL]' stating as follows (from director Douglas Kirby) that no such assessment is required

..."As discussed we do not believe a full FRA is required and have included further consideration of the overland flow routes, and anecdotal information regarding flows from the adjacent site on the B7010. The simple index approach is also included with respect to the surface water treatment"

This is a further neglect of duty on West Lothian Council part.

Fauldhouse and Longridge Road does not have capability to support increase traffic volume and further deaths can be expected if commuter volume increases.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Deborah Flanagan

Address: 11 Rashierigg Place Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the resurrection of houses that will be directly behind my garden. Not only shall I no longer have any privacy, but there will be fewer grass areas to allow children to play and walk my dog. The roads into Longridge cannot cope at present with the amount of traffic. It was a fine example at the weekend where an accident meant the only main road in and out was closed, farm roads and B roads would not support any additional traffic. Should 52 houses be built many households have more than one car. The wildlife that roam the field would also be threatened.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Kayleigh Brand

Address: 32 Rashierigg place Longridge

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I don't feel there are enough local amenities to support more housing in longridge, we have one shop, one take away and one small school. We also already have a lot of heavy traffic passing through the village and on the Fauldhouse road there isn't a set of traffic lights making it unsafe for people to cross at the best of times never mind more houses being built and in turn causing more traffic.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Derek Vint

Address: 8 Fauldhouse Road Longridge West Lothian

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to make a holding objection. Whilst I do not have any issues in principle to this development, there are issues I believe the council should address before allowing. Firstly this site is part of the heartlands development and as such certain infrastructure was proposed initially to be in place at this stage in the development. There was also a golf course to be built as part of this development. None of this has happened as yet. The council should use its power to halt any further development until this is completed. Secondly. The road layout needs to be changed to allow safer access and egress to vehicles for this site. The present chicanes on the Fauldhouse road only add to an acceleration in speed of cars to exit the village ahead of cars entering the village. There is also a safety issue regarding pedestrians at this point particularly young children when crossing the road. Thirdly. As a neighbouring property we have seen a drop in our water pressure as a result of new developments in the area. Those developments are still not complete, but once they are I am worried as to the effect on the water supply to our property. At present we do not have enough pressure to have a shower at peak times. I would also like to have some feedback from the council regarding the report from the open space officer in regard to the last application. He stated in his report that there would not be the percentage of open/ public space within Longridge required if the quantity of houses were allowed to be built. Could you tell me what has changed to allow this development to be considered now. Many thanks

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Case Officer: Mahlon Fautua

Customer Details

Name: Mr Justin Reynolds

Address: 40 Rashierigg Place Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Mrs Pauline Foley

Address: 95 curling pond lane Longridge West Lothian

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm concerned like a lot of residents are about the build proposal "are the houses council?"
"where is the golf course going to be now?"

I've only bought here as I wanted a bought area with little to no council house near by.

The golf course should add value to my house not council houses lower my value for prospect buyers in the future.

I would prefer if anything it's kept as a green space.

I'm concerned about the school capacity and increased traffic on Main Street, Fauldhouse road and the School Road as well as the new road layout being narrow at curling pond lane and flood planes as well as the entrance to Curling pond lane already has issues exiting and entering the street. Fauldhouse road is dangerous and more needs done to slow drivers down on this road as it is. The entrance in to Longridge from Whitburn road has at least three crashes a year that I know of and in winter months this can be completely closed due to snow and ice the road to Fauldhouse is the same so to put more houses more traffic would be just plain stupid

Comments for Planning Application 0205/MSC/20

Application Summary

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Case Officer: Mahlon Fautua

Customer Details

Name: Mrs janine Morrison

Address: 1 Northfield Meadows Longridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object as the waste from that side of Longridge comes down the hill and through my garden. My front garden has been flooded with sewage on several occasions there is no way the current system could handle so many additional premises without it impacting on my house.

Comments for Planning Application 0205/MSC/20

Application Summary

Application Number: 0205/MSC/20

Address: Land North Of Fauldhouse Road Longridge West Lothian

Proposal: Approval of matters specified in conditions of planning permission 0555/FUL/14 for the erection of 52 houses with landscape, access and associated works

Case Officer: Mahlon Fautua

Customer Details

Name: Dr Monja Knoll

Address: 13 Rashierigg Place Longridge Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have the following objections:

- Whitburn Academy was flagged as having capacity issues in the scoping exercise for the original 30 house development. It is not clear whether capacity for the other schools in the catchment area has been assessed with this expanded (52-house) proposal. This issue impacts existing Longridge families with school children; they must compete for school places. Given the pandemic & need for class size reduction, crowded classes cannot be considered. The planning proposal will put pressure on the existing resources. Are the council planning to increase spending on education, teachers & school places to accommodate this? What guarantees are given to parents that their children will not be disadvantaged?
- Simon Scott identified that Longridge already falls well below the minimal standard of open space. The possible addition of 226 people in such a small area in the proposed development will drastically reduce open space access. It is well-established that access to green spaces is important for mental health; a reduction of this in a small community is problematic. What measures will be put in place before the building of the houses? Guarantees for space after will not suffice, as we know council spending can change.
- Presently, our catchment area is Whitburn Health Centre, which is already under pressure with the addition of the Heartlands development. Another 226 patients will put more strain onto the centre (it is already difficult to get appointments & the pandemic will not have helped). Will the council put into place measures to make sure that healthcare provisions are sufficient in Longridge for the additional residents?

My concerns on how this planning procedure was handled:

- Only the bare minimum of people that the council is required to notify seem to have been notified (i.e. houses in line of sight). As spaces & school provision were identified as problematic, all

residents impacted by this should have been notified. Regardless of legal requirements, the council works for & is elected by the people in the village & has an obligation to notify us of such a big change. Surprisingly, Longridge Community Association was not kept informed either.

- The 1st notification of the 52-house amendment was sent shortly before lockdown with less than 21 days notification from receipt of letter to deadline. The recent amendment was even shorter (10 days). This makes it hard for residents to give feedback, especially those using letters. It looks like the council made it purposely difficult for residents to register concerns.

- The Design & Access statement is contradictory about whether this is affordable homes or social housing. This difference is important regarding amenities, access to Whitburn for the new residents or increase in traffic/cars. It's unclear why this has not been stated clearly, but more importantly the existing residents cannot provide informed objections if they don't know the facts.

From: [REDACTED]
To: [Fautua, Mahlon](#)
Subject: 0205/MS/20
Date: 31 August 2020 12:02:31

Mahlon,

Thanks you for circulating the proposed revised layout for the above application. My comments follow.

[REDACTED]

[REDACTED]

Revised Application

Scottish Planning Policy, together with supplementary planning guidance issued by this council taken together, support the integration of social housing within the development to which it relates. I accept that it is arguable that as this site is within the overall planning framework for Heartlands, it is part of the development to which it relates. However, it relates to the development only in so far as its initial and long-retained allocation within the West Lothian Local Plan and its successor West Lothian Local Development Plan, is maintained. It is not acceptable that its density is arbitrarily increased, solely to allow the developer's profit driven agenda, and to the detriment of other communities.

Put simply, if there is nothing wrong with the proposed layout and density, then incorporate it within the overall design for private housing in Whitburn. We both know there is much wrong with the layout and density, but the first priority for those involved here has always been lining the pockets of the developer, and in some cases, their own. And despite that agenda to line their own pockets and those of their colleagues, some of them still remain in senior posts with an input in this further insult to the people of Longridge.

In fact, putting this development in Longridge, particularly with increased density runs contrary to the principles espoused in HOU4. The Whitburn and Blackburn ward has a higher need than Fauldhouse and Breich Valley for affordable housing. This allocation should be provided in accordance with policy where it is most needed.

The Revised Layout

The revised layout is now worse than before, and is a significantly more detrimental plan for those neighbouring properties in Rashierigg Place. In particular, the open space previously provided as a buffer between number 23 Rashierigg Place has all but been removed. It has now been allocated as private garden ground and car parking. That is unacceptable. I have previously accepted that this development was always known to be within the long term plans for the area. However, the unwarranted increased density has resulted in a design that is unacceptable. It results in cramming, and will adversely impact those neighbouring properties whose investment and improvements to their homes over many years will now be undermined by bad planning.

The applicant claims “the allocation [in the Local Development Plan] does not represent development densities appropriate to the local context”. That is patent nonsense. The local developments permitted in the immediate vicinity of this proposal are significantly lower than those proposed. The overall Rashierigg site has 62 homes on a site almost double the size of the proposal site being promoted for 52 homes. The ratio for Curling Pond Lane makes the claims even more ludicrous, given it’s significant lower ratios. The applicant’s arguments are spurious at best. The LDP development density for this site are entirely appropriate and in keeping with the local context.

The appellant should be directed to the other constraints identified for this site. For example, they claim there are no anticipated utility issues, but they have not confirmed this. There are already well-known infrastructure issues with the water supply, with leaks emanating from long-known breaks and leaks in piping. This has been an issue for decades. Moreover, water pressure drop-off and supply interruptions are common. Still, no rigorous approach has been applied. I refer you to my original comments.

Summary

I do not intend to waste any energy trying to persuade those who will ultimately take this decision that it would be wrong to grant this application. Many of them don’t care. Others are too corrupt to care. More still are too far embedded in the mire of fraud and personal corruption that was created many years ago to deliver this project. One day, some decent people might stand up for what is right. Until then, bad things will continue to happen to good people, and decent communities.

Gordon Beurskens.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]