



DEVELOPMENT MANAGEMENT COMMITTEE

Addendum Report by Head of Planning, Economic Development and Regeneration

1 DESCRIPTION

Application under Section 42 to develop land to modify condition 4 of planning permission in principle 0020/P/16 for a 19-hectare residential development with associated works to allow a maximum of 375 residential units to be constructed on the north side of the A89 (increase from 300 to 375) at Standhill North/South, West Main Street, Armadale

2 DETAILS

Reference no.	0497/P/21	Owner of site	Mr John R W Orr
Applicant	Avant Homes Ltd. & The Trustees of The Woodhead Trust	Ward & local members	Armadale & Blackridge Councillor Andrew McGuire Councillor Stuart Borrowman Councillor Sarah King
Case officer	Matthew Watson	Contact details	01506 283536 matthew.watson@westlothian.gov.uk

Reason for referral to Development Management Committee: More than 15 objections received.

3 RECOMMENDATION

Grant planning permission in principle, subject to conditions and a legal agreement.

4. BACKGROUND & DETAILS OF THE PROPOSAL

- 4.1 At the meeting of the Development Management Committee on 22 September 2021 members agreed to continue this application. The reason for continuation is as follows:

“To continue the application for a minimum of two cycles to allow for further information on traffic movements and traffic signal modelling data at Armadale Cross to be included in the report and for a full appraisal and response from NHS Lothian in respect of GP provision in the town.”

- 4.2 This report will focus only on the matters of transport and healthcare impact as a result of the development. Other matters were discussed at the previous meeting of the Development Management Committee and no other matters were noted by members for continuing the application. The full report from 22 September is attached for information.

5. CONSULTATIONS

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

Consultee	Objection?	Comments	Planning Response
WLC Transportation	No	No objection to the application in terms of the impact on Armadale Cross.	Noted.
NHS Lothian	Yes	Raise concerns over the level of housebuilding in the area and its impact on Armadale Medical Practice. The practice cannot expand further in its current location to meet demand from a growing population. Any housebuilding in Armadale will exacerbate pressures on Armadale Medical Practice.	Noted.

6. ASSESSMENT

- 6.1 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.
- 6.2 The development plan comprises the Strategic Development Plan for South East Scotland (SESplan) and the West Lothian Local Development Plan, 2018.
- 6.3 The relevant development plan policies are listed below:

Policy	Policy Summary	Assessment	Conform ?
West Lothian Local Development Plan (LDP) (2018) TRAN 1 Transport Infrastructure	This policy requires the transport impacts of development to be acceptable.	The transport impacts of the proposed development are acceptable and there will not be an adverse impact on the capacity of Armadale Cross. See assessment below.	Yes
West Lothian LDP HOU 7 Healthcare and Community Facilities in New Housing Development	This policy requires the impact on healthcare provision to be mitigated, where necessary. If developer contributions are to be sought then these will be set out in supplementary guidance.	NHS Lothian has raised concern over the level of housebuilding and its impact on capacity of Armadale Medical Practice given it cannot expand further in its current location. It is stated that any further housebuilding in Armadale will exacerbate pressure on the Practice. There is currently no supplementary guidance in place to mitigate the impact of this	Yes

		application, or other applications within Armadale. See assessment below.	
West Lothian LDP INF 1 Infrastructure Provision and Developer Obligations	This policy requires infrastructure impacts of development to be acceptable. Developer contributions can be required to mitigate the impact of development.	The overall infrastructure impact of development is acceptable in planning terms. Although concern has been noted by NHS Lothian on the capacity of Armadale Medical Practice, there is currently not a planning mechanism to address this matter. See assessment below.	Yes

6.4 The determining issues that members need to consider are:

Transport Impact

- 6.5 Policy TRAN 1 of the LDP requires the transport impacts of development to be acceptable.
- 6.6 The applicant has submitted a technical note to accompany the transport assessment that was submitted with the application. This is available to view in the online case file.
- 6.7 The technical note assesses the impact on Armadale Cross through a comparison of the baseline traffic (with and without committed development); the baseline traffic with the 300 house development (granted under application 0020/P/16) and then the baseline traffic with a 375 houses development (additional 75 houses). The latter being the application being assessed.
- 6.8 The technical note concludes that Armadale Cross will operate within capacity for a 375 house development at Standhill North at both AM and PM peak hours. An additional 8 seconds is required to be added to the full traffic lights cycle at the PM peak hour to keep Armadale Cross within capacity.
- 6.9 The council's Roads and Transportation service has assessed the technical note and has raised no objection to its findings. The capacity of the signals at Armadale Cross will be monitored by Roads and Transportation and signal timings adjusted accordingly when appropriate.
- 6.10 Overall, the transport impacts of the development are acceptable and the proposal complies with Policy TRAN 1 of the LDP.

Impact on Healthcare Facilities

- 6.11 Policy HOU 7 of the LDP requires the impact on the capacity healthcare provision to be mitigated, where necessary.
- 6.12 As noted above, NHS Lothian has objected to the application and has raised concern over the level of housebuilding and its impact on capacity of Armadale Medical Practice given

the surgery cannot expand further in its current location. It should be noted that the surgery is not in the ownership of NHS Lothian.

- 6.13 NHS Lothian has stated that any level of housebuilding will have an impact on Armadale Medical Practice.
- 6.14 Appendix 2 of the West Lothian LDP does not require the delivery of any additional healthcare facilities as part of the housing allocations at Standhill North and South.
- 6.15 The response from NHS Lothian does not quantify the impact of the additional 75 houses (over and above the 300 houses already granted at Standhill North) in terms of the impact on capacity of Armadale Medical Practice. It is not stated whether these additional 75 houses result in an impact of a magnitude that would justify refusing planning permission in principle, only that further housebuilding in Armadale will exacerbate pressure on Armadale Medical Practice.
- 6.16 The council does not currently have supplementary guidance in place to mitigate the impact of development on healthcare facilities. This does not mean developer contributions cannot be taken, however, the impact of the proposed development on Armadale Medical Practice has not been quantified. As the impact of the proposed development has not been quantified, or mitigation identified, developer contributions cannot be sought towards mitigating the impact on Armadale Medical Practice.
- 6.17 NHS Lothian through the West Lothian Health and Social Care Partnership has started the process of gathering data on population projections in relation to health care capacity and is also investigating possible mitigation measures, but this work is in the early stages of production and assessment.
- 6.18 On balance, given that there is no mechanism to mitigate any (so far unquantified) impact on healthcare facilities, it would be difficult to justify refusal of the application based on the response from NHS Lothian. Impact on healthcare facilities as a result of new development in Armadale has been identified as an issue by NHS Lothian, however, this issue needs to be addressed separately to this planning application. The proposal is compliant with policies HOU 7 and INF 1 of the LDP.

7. CONCLUSION AND RECOMMENDATION

- 7.1 In summary, the application is acceptable in terms of traffic impact on Armadale Cross. NHS Lothian has objected to the application on the grounds of impact on the capacity of Armadale Medical Practice. However, the impact in question has not been quantified and there is no current planning mechanism to address this issue through developer contributions i.e. supplementary guidance. In the absence of quantification of the impact, and any mechanism to collect developer contributions, refusal on grounds of impact on healthcare facilities is not reasonable.
- 7.2 Consequently, and in view of the above, it is recommended that planning permission in principle is granted, subject to conditions and a legal agreement securing developer contributions.

8. BACKGROUND REFERENCES & ATTACHMENTS

- Draft Conditions
- Committee Report – 22 September 2021
- Location Plan
- Representations

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

Craig McCorriston

Head of Planning, Economic Development and Regeneration Date: 17 November 2021

Draft Conditions – 0497/P/21

- 1 No development shall start on site, until a plan showing the phasing of development blocks, including the infrastructure to be provided within each block, indicative unit numbers and the timing for delivery, has been submitted to and approved in writing by the planning authority. The plans shall accord with the indicative masterplan drawing 15074(PL)002_REV D hereby approved. Thereafter the development shall be carried out in accordance with these details.

Reason: To enable the planning authority to assess those details which have yet to be submitted and to accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 Further to condition 1 above, the development of any phase shall not begin until details of the following matters for that phase have been submitted to and approved in writing by the planning authority. Thereafter the development shall be carried out in accordance with that approval.
 - a) The layout and design of the site including all existing and proposed buildings & other structures, roads, footways, footpaths, cycletracks, pedestrian and cycle crossings, car and cycle parking, electric vehicle charging points, boundary enclosures, open space, foul drainage, surface water drainage.
 - b) Plans, sections and elevations of all buildings & other structures, indicating the type and colour of all external materials.
 - c) Hard and soft landscaping details including the location of all retained and proposed trees, hedges and shrubs; a schedule of plants to comprise species, plant size and proposed number/density; a programme of implementation and details of the future maintenance arrangements for open space and landscaped areas.
 - d) A plan of the trees to be removed, the existing trees to be retained and associated tree protection measures in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.
 - e) Plans and site sections showing existing and proposed ground levels, proposed finished floor levels and any retaining structures.
 - f) A report on the findings of a contaminated land site investigation and risk assessment that shall be conducted in accordance with the Environment Agency's Contaminated Land Report 11, Model Procedures for the Management of Land Contamination, CLR11 and, if required, a remediation statement setting out how the condition of the site will be made suitable for the intended use by removing unacceptable risks to all relevant and statutory receptors.
 - g) A drainage assessment setting out how surface water from the development being treated and attenuated by a sustainable drainage system (SuDS) in accordance with CIRIA SuDS Manual C753 and SuDS Working Party Water Assessment & Drainage Assessment Guide.
 - h) A scheme of intrusive site investigations to establish the exact situation regarding coal mining legacy issues, a report on the findings of that scheme and, if required, a remediation statement setting out how the condition of the site will be made suitable for the intended use by removing unacceptable risks to all relevant receptors.
 - i) Programme of archaeological works.
 - j) An assessment of the potential flooding from the drain on the eastern boundary with Glenwood Drive.
 - k) A inspection and maintenance regime for the watercourse and culvert on site.

l) The location and dimensions of any site compound including staff and visitor parking and the construction access arrangements associated with the whole development site or each phase applied for.

m) Details of any piling or other significant vibration works required during construction works which may be perceptible in other premises and a scheme of mitigation measures to minimise and monitor vibration affecting sensitive properties.

Reason: To enable the planning authority to assess those details which have yet to be submitted and to accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 3 Further to condition 2 a) above, a pedestrian crossing shall be provided on the A89 at a suitable location along the southern boundary of the application site.

Reason: In the interests of road and pedestrian safety and to facilitate safe pedestrian access to local facilities and services.

- 4 Further to condition 2 a) above, no more than 375 units shall be constructed on the land to the north of the A89.

Reason: To limit the scale of development to that applied for reflecting the assessment made with regard to infrastructure provision.

- 5 No more than the following number of units shall be occupied per academic year from academic year 2021/22:

- No more than 54 market occupations prior to August 2022
- No more than 108 market occupations prior to August 2023
- No more than 162 market occupations prior to August 2024;
- No more than 216 market occupations prior to August 2025; and
- No more than 270 market occupations prior to August 2026.

Unless otherwise agreed with the planning authority following an education review.

Reason: To ensure that the proposed development does not adversely impact education capacity at Armadale Academy.

- 6 Following completion of any contaminated land remediation measures required by condition 2, a verification report that demonstrates the effectiveness of the remediation carried out shall be prepared. The development shall not be occupied until the verification report has been submitted to and approved in writing by the planning authority.

Reason: To ensure any appropriate remediation is carried out.

- 7 Following completion of any coal mining remediation and mitigation measures required by condition 2, a verification report that demonstrates the effectiveness of the remediation carried out shall be prepared. The development shall not be occupied until the verification report has been submitted to and approved in writing by the planning authority.

Reason: To ensure any appropriate remediation is carried out.

- 8 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 0800

and 1800 Monday to Friday and 0800 and 1300 on a Saturday and at no time on a Sunday. This includes deliveries and operation of on site vehicles and equipment.

- No generators shall be audible within any residential properties between the hours of 2100 and 0800.

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 0800 and 1800 Monday to Friday and 0800 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.

Wheel Cleaning

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

Reason: In the interest of visual and environmental amenity.



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1 DESCRIPTION

Application under Section 42 to develop land to modify condition 4 of planning permission in principle 0020/P/16 for a 19-hectare residential development with associated works to allow a maximum of 375 residential units to be constructed on the north side of the A89 (increase from 300 to 375) at Standhill North/South, West Main Street, Armadale

2 DETAILS

Reference no.	0497/P/21	Owner of site	Mr John R W Orr
Applicant	Avant Homes Ltd. & The Trustees of The Woodhead Trust	Ward & local members	Armadale & Blackridge Councillor Andrew McGuire Councillor Stuart Borrowman Councillor Sarah King
Case officer	Matthew Watson	Contact details	01506 283536 matthew.watson@westlothian.gov.uk

Reason for referral to Development Management Committee: More than 15 objections received.

3 RECOMMENDATION

Grant planning permission in principle, subject to conditions and a legal agreement.

4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 The application proposes to modify condition 4 of planning permission in principle 0020/P/16 to allow a maximum of 375 residential units to be constructed on the north side of the A89 at Standhill North.
- 4.2 The application site is a 19ha site that comprises Standhill North on the north side of the A89 and the under construction Standhill South development. Both sites are allocated in the West Lothian Local Development (LDP), 2018 for housing development (refs: H-AM 12 and H-AM 13) and were previously allocated in the West Lothian Local Plan for housing development as part of the Armadale Core Development Area.
- 4.3 Condition 4 of planning permission in principle 0020/P/16 currently specifies that no more than 300 residential units can be constructed at Standhill North.

- 4.4 The modification of condition 4 which is sought will mean that a total of 485 residential units are proposed to be constructed across Standhill North and South. As noted below at paras 4.15 and 4.16, Standhill South has detailed planning permission for 110 houses. The majority of these houses have been constructed and occupied.
- 4.5 Therefore, the matter to be decided in this application is whether the principle of an additional 75 houses on the north side of the A89 (West Main Street) is acceptable.
- 4.6 To note, as the application is to modify a condition on a planning permission in principle permission, there is no detailed layout submitted with the proposal.

History

Standhill North and South

- 4.7 0020/P/16: Planning permission in principle for a 19ha residential development with associated works, Granted, 20/01/2020
- 4.8 0591/EIA/15: EIA screening opinion for a residential development, EIA Not Required, 22/09/2015
- 4.9 0590/PAC/15: Proposal of application notice for a residential development with associated access roads, open space and surface water treatment works, Consultation approved, 15/09/2015

Standhill North

- 4.10 0594/FUL/19: Temporary storage of subsoil and topsoil (in retrospect), Grant temporary permission, 16/03/2021
- 4.11 0801/FUL/06: Erection of 311 houses and garages/parking with associated roads, infrastructure and open space / landscaping, Withdrawn, 18/03/2015

Standhill South

- 4.12 0960/PO/20: Modification of planning obligation relating to planning permission 0047/FUL/16 and 0127/FUL/18 to delete the A801 residential contribution, Granted, 01/12/2020
- 4.13 0840/FUL/19: Erection of 4 houses (substitution of house types on plots 43, 54, 63 & 69 from Rosebury to Malton with plots numbers amended to 143, 154, 163 & 169 as variation to planning permission 0127/FUL/18), Granted, 11/11/2019
- 4.14 0081/FUL/19: Erection of 4 houses (substitution of house types on plots 149, 172, 180 & 192 from Westbury to Cotham as variation to planning permission 0127/FUL/18), Granted, 28/03/2019
- 4.15 0875/PO/18: Application for the modification of the planning obligation relating to planning permission 0047/FUL/16 and 0127/FUL/18 to substitute Plan 1 to reflect revised boundary of affordable housing land, Withdrawn, 19/09/2018

- 4.16 0857/PO/18: Application for the modification of the planning obligation relating to planning permission 0047/FUL/16 and 0127/FUL/18 to substitute Plan 1 to reflect revised boundary of affordable housing land, Granted, 21/09/2018
- 4.17 0601/PO/18: Application for the modification of the planning obligation relating to planning permission 0047/FUL/16 to apply its provisions to planning application 0127/FUL/18, Granted, 18/07/2018
- 4.18 0127/FUL/18: Erection of 110 houses with associated works (revised layout to replace that granted under planning permission 0047/FUL/16), Granted, 15/08/2018
- 4.19 0047/FUL/16: Erection of 110 houses with associated works, Granted, 23/11/2017
- 4.20 0093/FUL/07: Erection of 93 houses with garages and associated own road, parking and landscaping, Withdrawn, 18/03/2015

5. REPRESENTATIONS

- 5.1 A total of 189 objections have been received. One comment in support and one neutral comment were also received.
- 5.2 A sample of representations are appended to the report. All the letters are available in the case file. A summary of representations is below:

Comments	Response
<ul style="list-style-type: none"> Impact on school capacity 	<ul style="list-style-type: none"> The impact on education infrastructure can be managed with a phasing condition that restricts house occupations per year.
<ul style="list-style-type: none"> Impact on transport infrastructure 	<ul style="list-style-type: none"> The applicant has submitted a Transport Assessment with the application to assess the impact of a further 75 houses on the site. The council's Roads and Transportation Service has raised no objections to the proposal.
<ul style="list-style-type: none"> Impact on healthcare and GP provision 	<ul style="list-style-type: none"> There is no requirement in the LDP to deliver healthcare facilities as part of this development. The council does not have any supplementary guidance requiring developer contributions to healthcare infrastructure. NHS Lothian was consulted on the proposal but has not responded.
<ul style="list-style-type: none"> Loss of wildlife habitat 	<ul style="list-style-type: none"> This has been assessed under application 0020/P/16.

<ul style="list-style-type: none"> • Disruption and noise during construction • Loss of views • Loss of green space 	<ul style="list-style-type: none"> • The impact of construction on nearby residential properties can be managed through the use of a planning condition. • The loss of views is not a material planning consideration • The application is allocated for housing development.
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6. CONSULTATIONS

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

Consultee	Objection?	Comments	Planning Response
Education Planning	No	No objections subject to a phasing condition	Noted.
Transportation	No	No objections to the application based on the Transport Assessment submitted with the application.	Noted.
NHS Lothian	N/A	No response received.	N/A

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) (2013) and the adopted 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 (LDP) CDA 1 Development in the Previously Identified Core Development Areas	This policy states the council will support new housing in areas previously designated as CDAs, such as Armadale, as long as infrastructure requirements are met.	The proposal is in effect for an additional 75 houses on a site that was part of a former CDA. As noted in the section on 'Infrastructure Impact', the proposal is acceptable in terms of infrastructure impact. The proposal complies with Policy CDA 1.	Yes

West Lothian LDP HOU 1 Allocated Housing Sites	Housing development on allocated sites will be supported in principle.	The application is for further housing development on an allocated housing site. The proposal therefore complies with Policy HOU 1.	Yes
West Lothian LDP TRAN 1 Transport Infrastructure	This policy requires the transport impacts of development to be acceptable.	The submitted Transport Assessment has been found to be acceptable by Roads and Transportation and the proposal will not adversely impact junction and existing road capacities. The proposal complies with Policy TRAN 1.	Yes
West Lothian LDP TRAN 2 Development Contributions and Associated Works	This policy requires developers to contribute towards travel improvements, where justified.	As the proposal will not adversely impact junction and existing road capacities, no further contributions will be required.	Yes
West Lothian LDP INF 1 Infrastructure Provision and Developer Obligations	This policy states the Council requires developer contributions to mitigate the impacts of development.	The application is acceptable in terms of its impacts on infrastructure. See section below on 'Infrastructure Impact' for a detailed assessment.	Yes
Supplementary Guidance Planning for Education	The SG sets out the relevant developer contributions rates	Subject to a phasing condition, the proposal meets the terms of the Education SG.	Yes

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

Principle of Development

- 7.5 Policy CDA 1 states the council will support new housing in areas previously designated CDAs, such as Armadale, as long as infrastructure requirements are met.
- 7.6 Policy HOU 1 states that housing development on allocated sites will be supported in principle.
- 7.7 The proposal is in effect for an additional 75 houses on the Standhill North allocated housing site (ref: H-AM 12). Appendix 2 of the West Lothian LDP gives a capacity of 300 houses for Standhill North.
- 7.8 Whilst Appendix 2 of the LDP identifies capacities for the allocated housing sites, the council may support increasing these indicative numbers where any additional infrastructure impact can be accommodated. As set out below, in the 'Impact on Infrastructure' section the infrastructure impacts of the proposed additional 75 houses can be accommodated and managed.
- 7.9 The principle of an additional 75 houses on the north side of the A89 is therefore acceptable and the proposal complies with policies CDA 1 and HOU 1.

Impact on Infrastructure

- 7.10 The main issues to consider in terms of the infrastructure impacts of the additional 75 houses are the impacts on transport and education infrastructure.

Transportation

- 7.11 Policy TRAN 1 requires the transport impacts of development to be acceptable.
- 7.12 Policy TRAN 2 requires developers to contribute towards travel improvements where justified.
- 7.13 The applicant has submitted a Transport Assessment (TA) with the application which models the impact of an additional 75 houses on the north side of the A89. The council's Roads and Transportation team has examined the TA and has not raised any objections in terms of impact on the existing road network and junction capacities. Detailed access requirements for Standhill North will come forward as part of any matters specified in conditions application.
- 7.14 Overall, the additional 75 houses at Standhill North will not have an adverse impact on the road network nor require further contributions to off-site improvements. The proposal complies with policies TRAN 1 and TRAN 2 of the LDP.

Education

- 7.15 Policy INF 1 requires the infrastructure impacts of development to be addressed in new development.
- 7.16 The Supplementary Guidance on Planning for Education sets out the levels of developer contributions for schools in different catchments.
- 7.17 The application site falls within the following catchments:
- Non-Denominational Primary – Armadale Primary & Eastertoun Primary
 - Denominational Primary – St Anthony's Primary
 - Non-Denominational Secondary – Armadale Academy
 - Denominational Secondary – St Kentigern's Academy
- 7.18 The West Lothian LDP gives an indicative capacity of 300 houses for Standhill North (H-AM 12) and 100 houses for Standhill South (H-AM 13). The applicant has submitted an Education Note analysing current and future capacity within schools that fall within the site
- 7.19 Education Planning has been consulted on the application and has advised that, subject to contributions being received, there are no capacity issues at Denominational Primary and Secondary schools. Contributions will be taken in line with the SG requirements at a rate of £1,187 per unit and £2,510 per unit respectively.

- 7.20 In relation to Non-Denominational Primary, Armadale and Eastertoun Primary Schools have capacity to accommodate the increased number of children from the additional housing proposed. Forward funding of the Southdale Primary School has enabled this capacity to be created. The SG on Planning for Education sets out an Armadale wide approach to Non-Denominational Primary contributions and the applicant is required to contribute towards that Armadale wide solution at £6,374 per unit.
- 7.21 With regards to Non-Denominational Secondary capacity, contributions towards the forward funding of Armadale Academy are required at a rate of £2,064 per unit. Armadale Academy is also forecast to exceed it's 1210 pupil capacity. The applicant has proposed a phasing condition to mitigate the impact of development on Armadale Academy. This is as below:
- No more than 54 market occupations prior to August 2022
 - No more than 108 market occupations prior to August 2023
 - No more than 162 market occupations prior to August 2024;
 - No more than 216 market occupations prior to August 2025; and
 - No more than 270 market occupations prior to August 2026.
- 7.22 The phasing condition relates to market housing only to enable the affordable housing for the site to be brought forward at an early stage without constraint, whilst ensuring education capacity is managed.
- 7.23 Education Planning is satisfied that the proposed phasing condition will satisfactorily mitigate the impact of the development on Armadale Academy.
- 7.24 With this phasing condition in place, the proposal complies with Policy INF 1 of the LDP and the SG on Planning for Education.

Healthcare and Community Facilities

- 7.25 A large number of representations have objected to the application on the grounds of insufficient capacity at healthcare facilities.
- 7.26 Appendix 2 of the West Lothian LDP does not require the delivery of any additional healthcare facilities as part of the housing allocations at Standhill North and South. In addition, the council does not currently have supplementary guidance in place for developer contributions towards healthcare infrastructure. NHS Lothian was consulted on the application and has not responded. Notwithstanding the lack of response from NHS Lothian, the additional 75 houses proposed will not materially affect the demand for healthcare services in Armadale.
- 7.27 The applicant will also be required to contribute towards the forward funding of Armadale Library at £163 per unit and towards town centre improvements at £350 per unit. Cemetery provision contributions are £88 per unit.
- 7.28 With the payment of the above developer contributions, the proposal complies with Policy INF 1.

Conclusion

- 7.29 Overall, the additional 75 houses proposed will not have an adverse impact on infrastructure, subject to a phasing condition to manage capacity at Armadale Academy. A modification to the existing Section 75 legal agreement, which already secures the developer contributions outlined above, is required to apply the contributions to this application, as well as making other modifications to update developer contribution rates.

8. CONCLUSION AND RECOMMENDATION

- 8.1 In summary, the principle of an additional 75 houses at Standhill North is acceptable given that infrastructure impacts of the proposal can be addressed and managed. An appropriate phasing condition is required to manage the impact on education infrastructure. With this condition in place, the proposal complies with the relevant policies of the development plan.
- 8.2 Consequently, and in view of the above, it is recommended that planning permission in principle is granted, subject to conditions and a legal agreement to secure developer contributions.

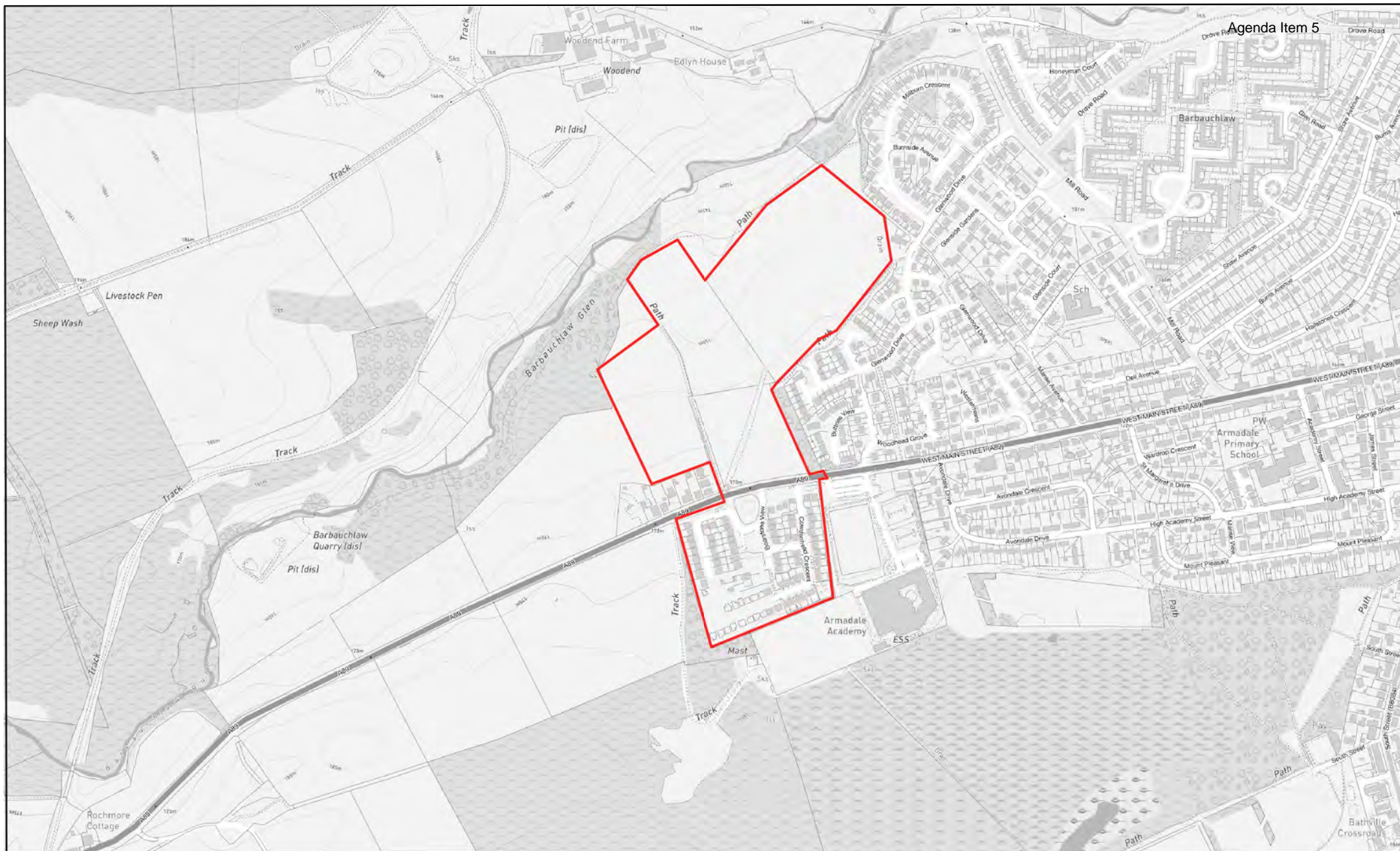
9. BACKGROUND REFERENCES & ATTACHMENTS

- Draft Conditions
- Location Plan
- Sample of Representations

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

Craig McCorriston

Head of Planning, Economic Development and Regeneration Date: 22 September 2021



Comments for Planning Application 0497/P/21

Application Summary

Application Number: 0497/P/21

Address: Standhill North/South West Main Street Armadale West Lothian

Proposal: Application under Section 42 to develop land without complying with condition 4 of planning permission in principle 0020/P/16 for a 19 hectare residential development with associated works to allow a maximum of 485 residential units to be constructed

Case Officer: Matthew Watson

Customer Details

Name: Miss Caitlin Skippins

Address: 49 Glenwood Drive Armadale Eh48 3rq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building these houses will not only be damaging the habitat for many wild animals found within this area, however it'll also be over populating the town ever further. Armadale has very little resources in terms of medical help and education as it currently stands, and by adding an additional 485 houses, this'll only put more strain on all the schools and the doctors surgery. Roads will become busier, making it far more dangerous for children who walk to and from school. Pollution will only further increase within the town, as not only littering and use of essential fuels will be used by new residence, however the construction will only release more partial matter and debris into the air. As a community we should be doing what we can to reverse the affects of pollution, not add it. This is a step in the WRONG direction.

Comments for Planning Application 0497/P/21

Application Summary

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Address: Standhill North/South West Main Street Armadale West Lothian

Proposal: Application under Section 42 to develop land without complying with condition 4 of planning permission in principle 0020/P/16 for a 19 hectare residential development with associated works to allow a maximum of 485 residential units to be constructed

Case Officer: Matthew Watson

Customer Details

Name: Mrs Caroline Doyle

Address: Woodcroft George Street Armadale EH48 3JQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amenities in Armadale are already at or beyond capacity. Armadale will not benefit from more housing when its schools and doctors surgery are already struggling to meet the demand on them. The proposed site for this housing development will grossly take away from one of very few recreational areas the people of the town can currently enjoy.

Comments for Planning Application 0497/P/21

Application Summary

Application Number: 0497/P/21

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Proposal: Application under Section 42 to develop land without complying with condition 4 of planning permission in principle 0020/P/16 for a 19 hectare residential development with associated works to allow a maximum of 485 residential units to be constructed

Case Officer: Matthew Watson

Customer Details

Name: Mr Colin Bell

Address: Darralea West end Armadale Eh48 3ab

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development going ahead. We bought our house 2 1/2 years ago and one of the main reasons was the amazing views, access to walkways with our family and privacy with no one looking into us. When we moved in the first avant homes phase was underway and the mess and noise was practically unbearable. It was also dangerous at times trying to walk along to the town with heavy plant machinery going between the fields. Our schools are at maximum capacity, doctors surgery is the same and we have absolutely no facilities as it is for children or teenagers without the additional houses being built. Living nearby the glen we regularly see wildlife and they should not be forced from living here due to houses being built that there is absolutely no need for.

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Mr Craig Keane

Address: 3a Glenside Gardens Armadale EH48 3RA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Schools at capacity and doctors over subscribed that people are being turned away. Armadale can't cope with such a large development with additional investment in schools/doctors/infrastructure etc

Comments for Planning Application 0497/P/21

Application Summary

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Case Officer: Matthew Watson

Customer Details

Name: Mr Daniel Starrs

Address: 55 Millburn Crescent Armadale EH48 3RD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Lack of resources like schools & doctors accommodate 485 additional households, endangering wildlife, increased traffic congestion and loss of greenbelt.

Comments for Planning Application 0497/P/21

Application Summary

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Case Officer: Matthew Watson

Customer Details

Name: Mr David Sutherland

Address: 19 Glenside Court Armadale Bathgate EH143RX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to loss of green belt Also lack of adequate doctor provision at present. Further housing would have a disproportionate impact.

Finally further housing would result in increased traffic congestion within the town centre

Comments for Planning Application 0497/P/21

Application Summary

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Case Officer: Matthew Watson

Customer Details

Name: Miss Dawn McGowan

Address: 76 Glenwood Drive Armadale EH48 3TU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Armadale community could not cope with this size development. The secondary and primary schools are already over subscribed as is our general practitioner services. The local GP has closed their register for the last few years and people already have to attend Blackridge GP - the proposed volume of potential residents will also overwhelm this practice. Would there be any assistance from Avant in supporting these services?

Due to the field no longer being agriculturally farmed an abundance of wildlife is occupying the space - fox, deer, badgers, bats and a huge host of birdlife and insects. The little local pond is full of life and gives children the opportunity to learn about nature.

The proposed field is a pathway to a well used local circular walk, affectionately called the "Glen" building works would prevent the community's enjoyment of this little bit of countryside.

As a resident who will be living on the edge of the proposed site I would also strongly object to the noise from the building works and to the dust and mess created. We have already endured this for the last couple of years from Avants other nearby site.

I hope the local community support these objects and make sure they add their comments.

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Mr Iain Campbell

Address: 35 Glenwood drive Armadale Bathgate EH483RQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planned building works.

The Armadale school is already over filled. As it is common knowledge that there is a national teacher shortage already the additional kids to go to the school will increase class numbers. This will reduce one to one teaching time for the kids who are already going to be competing for jobs and higher education through a major recession where competition has never been higher.

The local dentist and gp are maxed out. There is already weeks wait time for emergency appointments. Vulnerable people are already not getting the service and care that is required for their health, this will only increase the chances of health problems and additional stress to their families. This also includes wait times and being unable to get through to order repeat prescription's.

There is already a vast number of parents picking kids up from school via glenwood drive. I have personally witnessed many near accidents in the streets due to this. The additional cars/kids will only increase the chances of this happening.

The additional pollution will be harmful via the additional cars going to be in the area. The roads which are already not fit for purpose will sustain more damage ie. potholes due to more use. There is not enough parking along the high street already so cars will be getting illegally parked. Kids or elderly may then have to walk on the road due to people parking on paths which increase the chance of being struck by a vehicle or cyclist. this could end up restricting emergency services getting to someone in need. This ultimately could result in someone losing their life.

By taking away the green area many different wildlife will be losing their habitat. This green space can also majorly increase the chances of mental health issues for vulnerable people who rely on it. Residents would then need to travel again adding to the congestion and pollution.

The additional build works will majorly affect night shift workers. The additional noise will affect people's sleep which can lead to mistakes and accidents due to tiredness. This can also in itself lead to mental health and family issues. Many of whom will have been on the front line working through one of the biggest ever global pandemics.

I hope that you take the time to read this and consider the points made by myself and others.

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Janice Pollock

Address: 64 Glenwood drive Armadale Eh483tu

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: What a waste to start building houses at this beautiful area in Armadale. This is a place with open lovely views and where people can go for walks. To do away with the green belt would totally destroy the glen. Great concerns about traffic, schools, doctors. It was difficult before to get an appointment with your GP (before COVID) now with 485 houses being built this will have a negative effect in all of the above. This is going to take 5 years to build and there will be dust pollution and noise. Again this is a lovely part of Armadale please leave the glen alone

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Mr John Baxter

Address: 50 Glenwood Drive Armadale Bathgate EH48 3TU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the planned development of 485 Houses at standhill. The schools in Armadale cannot cope with the increased numbers of students the an additional 485 households will bring.

The current Doctors surgery is struggling at the minute to cope how will it cope with more patients?

The traffic around schools, on the main street is extremely busy, additional housing will increase the number of vehicles causing traffic chaos.

The development site is an area of greenbelt full of wildlife eg bat's, deer, ducks, swans, and much more.The Glen and surrounding fields is the only green space at the north/south end of Armadale where people can enjoy the open space and the wildlife. I object to the planned development.

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: John Pettigrew

Address: 14 Burnside Avenue Armadale EH483RE

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Lack of resources eg schools, doctors to deal with 485 new households. Increased traffic congestion, loss of greenbelt.

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Katerina Taneva

Address: 39 Millburn Crescent Armadale Eh48 3rd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Lack of resources and less green area. More traffic and not enough schools.

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Mrs Lesley Baxter

Address: 50 Glenwood Drive Armadale Eh48 3tu

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My self and my husband wish to object to the development planned for standhill.

The development site is a greenbelt area which is popular with walkers, the area is full of wildlife which will be destroyed by such a development.

The resources within Armadale such as Schools, Doctors etc are full to capacity and most definitely cannot cope with additional students/patients.

The surrounding roads are gridlocked during peak times, Glenwood drive which is a private estate is used as a pick up and drop off area for parents dropping their kids off to go to Armadale Academy, the traffic is likely to increase on our street as people try to avoid the traffic gridlock at the Academy. We also object to having to live with the noise and pollution that will be created with such a large development site. We have had to endure the noise and pollution for a few years now since the original Avant site started and this is likely to continue for any years if the new site is approved.

We strongly object to this development.

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Case Officer: Matthew Watson

Customer Details

Name: Mrs Linda Ross

Address: 16 Russell Avenue Armadale West Lothian Eh483PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns over the impact this development will have on the already over stretched facilities of the town.

Will there be further medical facilities , dental facilities and school facilities provided to accommodate this development ?

Armadale has a high volume of traffic on a daily basis and this development will only increase this

This is a popular walking area with wildlife in abundance which will be destroyed

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Mr Mark Gourdie

Address: 9 Glenwood Drive Bathgate EH48 3RQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Armadale does not need almost 500 new homes in this area. It does not have the facilities or infrastructure to support them. It would also be an environmental nightmare. There is wildlife abundant in this area including numerous bird species and deer that would have their habitat destroyed!

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Mrs Michelle Lindsay

Address: 72 glenwood drive Armadale Eh48 3tu

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The schools in this area are already full, the doctors is completely full. More houses without more facilities to cope with them just does not make sense.

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Case Officer: Matthew Watson

Customer Details

Name: Miss Sophie Murray

Address: 90 Glenwood Drive Armadale EH48 3TU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Armadale simply cannot deal with the building of 485 houses. We don't have the schools, health services, shops etc to be able to cope with this. Not to mention the damage caused to the residents of Glenwood Drive and the Wildlife that resides down the Glen. During the process of the development of the houses beside Armadale Academy, the residents had to deal with the noise of every vehicle bringing the dirt into the fields. That was bad enough, so imagine 5 years of that everyday, that would be unfair.

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Case Officer: Matthew Watson

Customer Details

Name: Mr Steven Pilkington

Address: 90 Cowdenhead Crescent Armadale Bathgte EH48 3EE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Housebuilding is always going to be important for the local economy and the location makes sense as a natural extension of the Ellis Vale development.

However, a total of 485 homes represents additional demand on local facilities that must be addressed if this application were to be granted.

The primary schools in the local zoning for this development requires refurbishment and/or an additional school built to cope with the demand this and future developments will place.

In addition, local facilities such as GP surgeries need to be boosted in order to cope with the demand.

It would be preferable if space in the development was allocated for such facilities, or funding to be made available by the developer to help sustain such facilities.

The Winchburgh regeneration project has commitments for school building/refurbishment and this should be no exception.

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Case Officer: Matthew Watson

Customer Details

Name: Stuart Burns

Address: 51 drove road Armadale Eh483nn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this armadale is over run with nothing to do in the place, its also terrible for parking, and the glen is haven for wildlife we dont need more house the doctors and chemist cant cope the way it is the now without nearly 500 new houses being built

Comments for Planning Application 0497/P/21

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Case Officer: Matthew Watson

Customer Details

Name: Miss Yvonne Nisbet

Address: 3 Avondale Crescent Armadale EH48 3HL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Armadale schools are packed, there is only 1 doctors surgery which is already very hard to get an appointment at never mind all the extra strain, I don't honestly think that Armadale can cope with all the extra housing, aswell as that the glen is a popular walking spot for all ages and would hate to see it affected