



**COUNCIL EXECUTIVE**

**DRAFT PLANNING BRIEF – CALDER ROAD, BELLSQUARRY, LIVINGSTON**

**REPORT BY PLANNING SERVICES MANAGER**

**A. PURPOSE OF REPORT**

The purpose of this report is to seek approval of a draft planning brief for the council owned development site at Calder Road, Bellsquarry. A copy of the draft brief and a location plan is attached as Appendix 1. The site is identified for development for housing in the West Lothian Local Plan (HLv73).

**B. RECOMMENDATION**

It is recommended that members:

- note the principles of development contained within the draft planning brief;
- note the responses received to the public consultation on the draft; and
- approve the draft brief.

**C. SUMMARY OF IMPLICATIONS**

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|---|--|
| <b>I Council Values</b>   | Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; making best use of our resources; and working in partnership  |
| <b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b> | The site is within the settlement envelope of Livingston and is allocated for housing development in the West Lothian Local Plan. There are no Strategic Environmental Assessment, equality, health or risk assessment issues. The site is within an area of heritage and townscape value as identified in the local plan.   |
| <b>III Resources - (Financial, Staffing and Property)</b>   | Disposal of the site will generate a capital receipt to support the council's capital programme.   |
| <b>IV Consultations</b>   | Education, Housing, Environmental Health, Transportation, Development Management and Property Services were consulted in the preparation of this brief. All advise that they are content with the terms of the document. Adjoining owners were consulted. Bellsquarry Community Council was consulted and their response is considered below. As the brief complies with the allocation in the West Lothian Local Plan this brief was not referred to the Development and Transport Policy Development and Scrutiny Panel. |

## **D. TERMS OF REPORT**

The site at Calder Road is allocated for housing in the West Lothian Local Plan (HLv73). The planning brief is intended to guide the development of the site and identify key design requirements of the council while ensuring respect for the amenity of the site and wider area.

It is intended that the site be marketed at the earliest opportunity.

While brief confirms that housing is the most appropriate use for the site, there may be impediments to implementation while there are capacity issues with the catchment schools. Therefore, any subsequent planning application would be subject to appropriate planning conditions based on the prevailing circumstances at the schools.

Access to the housing will be via individual drives from Calder Road.

The brief is written to ensure ongoing access to the public open space to the south for effective maintenance.

Following consultation, the owner of 1 Calder Road, an adjoining property, expressed the view that the hedgerow along the south side of Calder Road should be retained, with an access road built for the houses parallel to Calder Road to the south of the hedge. This, it was argued, would maintain the ecological value of the hedgerow. Also, the proposed maintenance access point should not interfere with the recently installed field drain and all house plots should be required to use alternative energy such as geothermal systems.

Bellsquarry Community Council raised similar concerns regarding the hedgerow and recommended the same alternative access. They also recommended that the plots should be sold individually.

No other comments were received.

The comments were discussed at length with Property and with Transportation and it was concluded that the brief as originally drafted represents the most appropriate option for development and disposal of the site as creation of the shared private access would be wasteful of land, there would be shared maintenance issues relating to the hedgerow and road and the marketability of the site would not be so strong. The proposed maintenance access point will not interfere with the field drain which is slightly to the north of the proposed track.

Approval of the draft brief will allow the marketing of this important listed building and site to proceed.

## **E. CONCLUSION**

The draft planning brief describes the most appropriate way to develop the site and acts as a guide to potential purchasers.

Members are advised to approve the draft planning brief.

## **F. BACKGROUND REFERENCES**

The West Lothian Local Plan, adopted on 13 January 2009.

Appendices/Attachments: Draft brief and plan.

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