



West Lothian  
Council

Development Planning

## PLANNING BRIEF

**WOODMUIR COMMUNITY HALL, RASHIEHILL  
TERRACE (A71), BREICH**

### SITE INFORMATION

**LOCATION:** The site is located on the south side of the A71 adjacent to traffic calming, close to the junction with Woodmuir Road. The site is bounded by detached housing to the east, south and west, and to the north by the A71.

**OWNERSHIP:** West Lothian Council

**AREA:** 0.080 ha (gross); approximately 0.20 acres

### PLANNING POLICY

**LOCAL PLAN:**

West Lothian Local Plan (2009)

**POLICY:**

- The site is not allocated for housing within the local plan however development is consistent with adopted local plan policy HOU2 supporting development within settlement envelopes.
- Policy EM10 supports small-scale industrial and business development compatible with adjacent residential uses.

**EXISTING USE:** a new primary school including community facilities has been built to the south-east of Breich and is now operational.

**PROPOSED USE:** Residential development is the anticipated use, but other proposals appropriate to the village centre location, which meet the terms of the local plan, could be considered. Alternative use for consideration is Class 4 – business use.

**PREVIOUS PERMISSION:** None.

**SPECIAL STATUS:** None.

### DEVELOPMENT GUIDANCE

**Development Guidance**

This brief is intended to guide the development of land to be disposed of by the council. It outlines the planning issues related to an area comprising the former Woodmuir Community Hall site and its grounds. Community facilities have been incorporated into the new single stream primary school for Breich.

The council is committed to creating high quality living environments by raising design standards for housing developments. It is the responsibility of developers to comply with the detailed requirements of these guidelines. Further guidance is set out in the council's **Residential Design Guide** (2013) which is available from the council's web-site: <http://www.westlothian.gov.uk/1210/161/205/spg>

This brief is principally intended to be of assistance to the potential developers of the site. They should demonstrate in their application that they have considered and addressed all the general and specific points raised in the planning brief. Any proposals submitted by the developer will be subject to the normal requirements of the statutory planning system and will be subject to any relevant new policy guidance which may emerge between the issuing of these guidelines and the submission of a planning application. The guidance in this planning brief is provided without prejudice to any further comments and decisions that may be made by the council on formal consideration of a planning application to develop the site.

Please be aware that the accompanying plans and boundaries are indicative and should not be scaled. Exact boundaries must be agreed at the time of any planning application and disposal agreement. Applications for planning permission should be submitted to Development Management Unit, County Buildings, High Street, Linlithgow, EH49 7EZ.

Application forms and fee scales are available from this office or by telephoning 01506-775222. Alternatively, they can be downloaded from the council's web site at [www.westlothian.gov.uk](http://www.westlothian.gov.uk).

### **Site Context**

The site is located off the A71, on a stretch of road known locally as Rashiehill Terrace, near the centre of Breich village. Cottages and the recently planted community woodland are located across the A71 to the north of the site. Breich Station is to be found approximately 500m to the west of the site.

A new primary school with community facilities, in the south-east of the village, has been recently built and is now operational. Limited train and regular bus services stop at Breich. Play facilities exist nearby at Woodmuir Place play park and there are playing fields in the park to the south-east of the village where future improvements are planned. The village has recently expanded with new housing being built at Blinkbonny Terrace and other medium-sized housing site allocated in support of the new school identified in the south and west of Breich.

### **Housing Mix**

The village requires a more varied mix of housing to support a wider age structure. Low-rise flatted development, townhouse or terraced housing that adds to the diversity of local housing stock is preferred. Low-density housing will not be acceptable at this village centre location. Where private sector housing development is proposed a contribution towards affordable housing will be required in accordance with the terms of the council's Affordable Housing Policy. Land transferred to West Lothian Council or to a Registered Social Landlord (RSL) under the terms of the Affordable Housing Policy will require to be fully serviced. The date of transfer of such land to the council will be determined on a site by-site basis. Potential purchasers should note that it is proposed to amend the Affordable Housing Policy. This will result in the need to update the current supplementary planning guidance covering affordable housing. It is recommended that prospective developers discuss affordable housing contributions with the council at an early stage. There are some specific exemptions that apply. Copies of the policy paper are available at

<http://www.westlothian.gov.uk/media/downloaddoc/1799514/1841832/1850797/1874545/affordablehousing>

While a housing use is considered most appropriate for the site, an alternative village centre use that complies with policy EM10 for small-scale business or light industry use within settlement boundaries would be considered.

### **Vehicular Access**

Access is to be taken from Rashiehill Terrace. For a Class 4 use vehicles would need to be capable of exiting onto the A71 in forward gear.

### **Parking**

As a general guideline, car parking for new residential developments should be provided at the following rates:

- Dwellings up to 3 bedrooms = 1 residents' off-street space per dwelling + 50% visitors on-street space per dwelling;
- Dwellings with 4 or more bedrooms = 2 residents' off-street spaces per dwelling + 50% visitors on-street space per dwelling.

Where a Class 4 use is proposed, the facility would require to be self-sufficient in off-street parking. Developers should have regard to the council's parking standards which are available on the council's web site at

■ <http://www.westlothian.gov.uk/media/downloaddoc/1799594/1842713/Parking>

## **Layout/Design**

In terms of particular design principles for this site, the council will require that:

- The prevailing building frontage line onto Rashiehill Terrace should be respected. Housing layouts should be oriented to maximise opportunities for passive solar gain and provide surfaces capable of accepting solar panels (if these are not included in the development).
- Boundaries to neighbour properties are to be improved to reflect the council standard of close-boarded fencing of 1.8 metres high between abutting properties.
- There are no trees on the site. Landscape proposals should offer solutions that incorporate planting schemes that provide all year interest, improve the microclimate, and support bio-diversity.

## **Developer Contributions**

The council has identified a series of additional contributions which developers of new sites are now required to provide. These fund infrastructure for additional housing as identified for particular settlements and school catchment areas. In so far as this particular site is concerned, contributions would be assessed as part of the planning application process. Developers are advised to contact Planning Services to establish the current position with regard to contributions and can view recent information through the following web-link: <http://www.westlothian.gov.uk/1210/161/205/207>

## **Cemetery provision**

To allow the council to plan for strategic cemetery provision, developers will be required to contribute £35 per house towards new cemetery provision. Actual payments will be index linked to the increases indicated in the RICS Building Cost Information Service Tender Price Index using the first quarter 2006 rates as a base date. This contribution also applies to flats. An SPG is available on West Lothian Cemetery contributions and can be accessed at <http://www.westlothian.gov.uk/1210/161/205/207>

## **Education**

- The site is within the catchment areas of Woodmuir Primary School, Breich and St Thomas' RC Primary School, Addiewell and at secondary level, West Calder High School and St Kentigern's High School, Blackburn. There are capacity issues at secondary school level.
- Education capacity is a material consideration in the determination of planning permission. An objection by Education Planning could prevent planning permission being obtained. School rolls constantly change and prior to submission for planning permission it is recommended that future developers contact Education Planning Services to obtain an up to date steer on both the available capacity at the schools, Education's position on any potential application and any contributions that are in place.
- For all housing sites within West Lothian, Education Planning Services require the developer to contribute to denominational secondary school provision in line with approved supplementary planning guidance. Contribution rates are currently £1,983 per residential unit. This applies to most residential development although a number of exemptions apply. Actual payments will be index linked to the changes indicated in the RICS Building Cost Information Service Tender Price Index using the 1st quarter 2010 as the base date and the levels of contribution will be reviewed regularly to take account of changed circumstances. See details within detailed Supplementary Planning Guidance for specific exemptions. This SPG is currently subject to review.
- These guidelines were prepared within a specific timeframe. The situation with school rolls and capacity changes over each session. Government guidance may also change between school sessions. Consequently, there may be a need to phase a particular development with suspensive planning conditions that was not originally envisaged when these guidelines were prepared. Developers must consult with Education Planning at an early stage in preparing their proposals (contact details on Site Plan).
- Prior to developing the site, the developer should contact the council's Education Planning team (Mark Brooks: 01506-281855) for up to date information on school rolls at particular schools. School rolls fluctuate and this would need to be considered in view of the available accommodation at the school and the Scottish

Government's Education Department guidance that may apply at that time.

### **Contaminated Land**

Developers must submit with any planning application a study and report assessing the site for contamination and adverse ground conditions. If there is any indication of contamination, or other ground condition problems, a remediation strategy and environmental insurance must be provided by suitably qualified persons or organisations acceptable to the council and be made available with the submission of any planning application. The above requirement will not prejudice any action that may be taken under the statutory contaminated land regime. The council has produced supplementary planning guidance (SPG) on land contamination which was approved by the Council Executive on 29 September 2009. This is available at <http://www.westlothian.gov.uk/1210/161/205/207>

### **Contacts**

#### **Development Planning**

Sarah Collings  
Planning Officer  
01506 282429  
email [sarah.collings@westlothian.gov.uk](mailto:sarah.collings@westlothian.gov.uk)

#### **Development Management**

Tony Irving  
Senior Planner  
01506 282410  
email [tony.irving@westlothian.gov.uk](mailto:tony.irving@westlothian.gov.uk)

#### **Roads and Transportation**

Jim Stewart  
Team Leader  
01506 282327  
email [jim.stewart@westlothian.gov.uk](mailto:jim.stewart@westlothian.gov.uk)

#### **Education**

David McKinney  
Planning and Information Manager  
01506 281861  
email [david.mckinney@westlothian.gov.uk](mailto:david.mckinney@westlothian.gov.uk)

#### **Contaminated Land**

Dominic Young  
Contaminated Land Officer  
01506 282434  
email [dominic.young@westlothian.gov.uk](mailto:dominic.young@westlothian.gov.uk)

#### **Housing**

Colin Miller  
Housing Strategy and Development Manager  
01506 281379  
email [colin.miller@westlothian.gov.uk](mailto:colin.miller@westlothian.gov.uk)

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