DATA LABEL: Public

West Lothian Council

Council Executive

West Lothian Civic Centre
Howden South Road
LIVINGSTON
EH54 6FF

16 June 2016

A meeting of the **Council Executive** of West Lothian Council will be held within the **Council Chambers, West Lothian Civic Centre** on **Tuesday 21 June 2016** at **10:00am**.

For Chief Executive

BUSINESS

Public Session

1. Apologies for Absence

2. Order of Business, including notice of urgent business

3. Declarations of Interest - Members should declare any financial and non-financial interests they have in the items of business for consideration at the meeting, identifying the relevant agenda item and the nature of their interest.

4. Confirm Draft Minutes of Meeting of Council Executive held on Tuesday 07 June 2016 (herewith).

Public Items for Decision

5. Conferences and Courses - Consider Attendance at APSE Seminar 7 and 8 September 2016, Londonderry (herewith)

6. 5th General Review of Local Government Electoral Arrangements - Submission to Scottish Ministers - Report by Chief Executive (herewith)

7. Sport and Outdoor Education and Community Arts - Proposed Changes to Activities - Report by Depute Chief Executive (herewith)

8. Shared Services Delivery (Culture) - Future Management of Sports Leisure and Cultural Services and Functions - Report by Depute Chief Executive (herewith)

9. Business Loans Scotland Ltd - Report by Head of Planning, Economic Development and Regeneration - Due to rules prohibiting the publication by the council of certain material in the run up to the referendum, this document is not being published or uploaded to the internet or made available to the general public except in response to a specific request.

10. Food Service Plan 2016-2017 - Report by Head of Planning, Economic Development and Regeneration (herewith)

11. Health and Safety Service Plan 2016-17 - Report by Head of Planning, Economic Development and Regeneration (herewith)

12. Central Scotland Green Network Declaration with West Lothian Council - report by Head of Planning, Economic Development and Regeneration (herewith)

13. West Lothian Local Development Plan - Proposed Plan - Report by Head of Planning, Economic Development and Regeneration (herewith)

14. B8084 Whitburn to Armadale Cyclepath - Proposed Compulsory Purchase Order - Report by Head of Finance and Property Services (herewith)

15. Linlithgow Partnership Centre - Proposed Lease to Police Scotland - Report by Head of Finance and Property Services (herewith)

16. Volunteer Park, North Street, Armadale - Proposed Lease to Armadale Thistle Junior Football Club - Report by Head of Finance and Property Services (herewith)

17. 2015-16 General Fund Revenue Budget Outturn - Report by Head of Finance and Property Services (herewith)

18. General Services Capital Programme 2016-17 to 2017-18 - Report by Head of Property Services (herewith)

19. 2015-16 Housing Revenue Account - Outturn Report - Report by Depute Chief Executive (herewith)

20. Housing Capital 2015-16 Outturn and Updated 2016-17 to 2017-18 Budget - Report by Depute Chief Executive (herewith)

21. Passenger Transport - Report by Head of Operational Services (herewith)

22. Footway Provision B8064 at Cappers Bridge, Armadale - Report by Head of Operational Services (herewith)

DATA LABEL: Public

Public Items for Information

23. Police Scotland and West Lothian Council Update - Report by Head of Housing, Customer and Building Services (herewith)

24. Disabled Persons' Parking Places (Scotland) Act 2009 - Annual Report for period 1 April 2015 to 31 March 2016 (herewith)

25. West Lothian Integration Joint Board - Strategic Plan - Report by Depute Chief Executive (herewith)

26. SUPPLEMENTARY AGENDA ITEM - NOT ON ORIGINAL AGENDA - Petition containing 177 signatures regarding the No.31 Bus Service, Dechmont Village (summary attached)

NOTE **For further information please contact Val Johnston, Tel No.01506 281604 or email val.johnston@westlothian.gov.uk**

MINUTE of MEETING of the COUNCIL EXECUTIVE of WEST LOTHIAN COUNCIL held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE, on 7 JUNE 2016.

Present – Councillors John McGinty (Chair), Cathy Muldoon, Frank Anderson, Lawrence Fitzpatrick, Peter Johnston, Dave King, Danny Logue, Anne McMillan, Angela Moohan, George Paul, Frank Toner substituting for Jim Dixon

Apologies – Councillor Tom Conn, Jim Dixon

1. DECLARATIONS OF INTEREST

There were no declarations of interest made.

2. MINUTE

The Council Executive confirmed the Minute of its meeting held on 10 May 2016 as a correct record. The Minute was thereafter signed by the Chair.

3. SCOTTISH GOVERNMENT CONSULTATION ON MINIMUM AGE OF CRIMINAL RESPONSIBILITY

The Council Executive considered a report (copies of which had been circulated) by the Head of Social Policy seeking approval of a response to a Scottish Government consultation on the Minimum Age of Criminal Responsibility.

The report advised that Scotland had the lowest age of criminal responsibility in Europe with the average age of criminal responsibility generally at age 8 years. The United Nations Committee on the Rights of the Child suggested that 12 years old should be regarded as the minimum internationally acceptable age of criminal responsibility. This was also in line with GIRFEC (Getting it Right for Every Child) principles.

The Scottish Government therefore set up an Advisory Group in the Autumn 2015 to consider the implications of raising the minimum age of criminal responsibility. The Advisory Group then issued a number of key recommendations, details of which were summarised in the report and these then formed the basis of the consultation that the council was being asked to respond to.

The full report from the Advisor Group was attached to the report at Appendix 1 with the proposed response attached to the report at Appendix 2.

It was recommended that the Council Executive considers the draft response to the consultation by the Scottish Government in relation to the

Minimum Age of Criminal Responsibility and agrees that the response be submitted to the Scottish Government.

Decision

To approve the terms of the report.

4. TREE MANAGEMENT AND SAFETY POLICY

The Council Executive considered a report (copies of which had been circulated) by the Head of Operational Services providing an opportunity to comment on the draft Tree Management and Safety Policy for West Lothian Council's trees and woodlands.

The report recalled that back in November 2014 the council's insurance advisors Gallagher Bassett had carried out a tree risk management reviews. The review concluded that the council had a fragmented and inconsistent approach to tree management and tree safety and recommended that the council introduce a corporate tree management and safety policy to provide a corporate framework for the management of all trees and woodland within the council's ownership.

In addition to recommending the introduction of a corporate tree management and safety policy the review also recommended the following seven improvement actions :-

1. An update of the council's accident notification procedures for trees;

2. That information relating to tree related incidents be published;

3. The customer enquiry process for the Call Centre was reviewed;

4. A management plan was developed and implemented for trees and woodlands;

5. A review of the tree inspection process was included in the management plan;

6. A risk based approach to tree inspection was included in the corporate policy and management plan; and

7. Stakeholders were consulted when developing a corporate tree management and safety policy.

To date the first three recommendations had been completed.

The management plan was currently being developed and once the views all of the stakeholders had been sought and pending Council Executive approval of the policy, officers would finalise the draft management rules to deliver the objectives of the policy. Once these were finalised these too

would be brought to a future meeting of the Panel.

The report then concluded with an overview of the approach that would be adopted in the Tree Management and Safety Policy including undertaking a full survey of the condition of the council's tree and woodland assets.

It was recommended that the Council Executive notes the content of the draft Tree Management and Safety Policy and that the Council Executive approve the implementation of the policy.

Motion

Council Executive agrees to the Recommendation at section "B" of the report subject to adding to/amending the policy text as follows.

Add the following three objectives to Appendix 1 – Section 2 Objectives, of the policy (page 4)

- To undertake multipurpose woodland management including for access and recreation, landscape enhancement, biodiversity as well as timber production.

- To manage tress and woodland to improve water quality, reduce flooding and ensuring long term tree stability.

- To use suitable opportunities to educate the public on tree safety including ecological studies.

Change the wording on the third from last bullet point in Appendix 1 – Section 6.2 Implementation (page 10) from *communication plan outlining how the council will manage its trees and woodlands to develop an education and communication plan* to reflect the additional objective to education the public.

- Moved by Councillor Lawrence Fitzpatrick and seconded by Councillor Dave King

Decision

To approve the terms of the motion.

5. OBJECTION TO PROPOSED TRAFFIC CALMING FEATURES IN REDHOUSE ROAD, BLACKBURN

The Council Executive considered a report (copies of which had been circulated) by the Head of Operational Services asking that consideration be given to an objection that had been made to the proposed traffic calming on Redhouse Road, Blackburn.

The Head of Operational Services explained that the introduction of traffic calming measures on Redhouse Road, Blackburn was identified as a requirement as part of the planning consent for the construction of new

council housing.

On 13 October 2015 the Council Executive approved the commencement of the statutory consultation process to extend the existing 30mph speed limit 150m south of its existing position and the introduction of traffic calming measures on Redhouse Road. The proposals were advertised between 14 January and 11 February 2016 during which time one objection was received. Officer's responded to the objection but the objector was unwilling to withdraw their objection.

The objection concerns vehicles turning right out of the private access in that they would not be unable to gain sufficient speed to travel up the existing road gradient in winter conditions due to a road hump being positioned some 24 metres to the north of the private access road.

Officer's responded to the objection, details of which were summarised in the report, but the objector was unwilling to withdraw their objection.

Therefore Council Executive was being asked to :-

1. Overrule the outstanding objection to the proposed traffic calming on Redhouse Road, Blackburn; and

2. Give approval to officers to progress the construction of the proposed traffic calming measures.

Decision

To overrule the objection and authorise officers to progress the construction of the proposed traffic calming measures on Redhouse Road, Blackburn

6. PROPOSED 20MPH SPEED LIMIT AT SOUTHDALE PRIMARY SCHOOL

The Council Executive considered a report (copies of which had been circulated) by the Head of Operational Services seeking approval for the commencement of statutory procedures to introduce a 20mph speed limit outside the new Southdale Primary School, Southdale Way, Armadale.

The Council Executive was informed that a new primary school was being constructed in Southdale Way, Armadale. There was presently a posted speed limit of 30mph on Southdale Way along with existing traffic calming features in the form of speed humps and a raised shared surface.

However to ensure that there was a consistent approach in line with other schools throughout West Lothian it was proposed that the speed limit be reduced to 20mph outside the new primary school.

In compliance with condition 9 of the planning approval for the construction of the new primary school, a puffin crossing would also be installed outside the school.

Local ward members and Police Scotland were consulted on the proposals and any comments made were summarised in the report.

It was recommended that the Council Executive approve the commencement of the statutory procedures to introduce a 20mph speed limit on Southdale Way, Armadale

Decision

To approve the terms of the report.

7. ACCIDENT INVESTIGATION AND PREVENTION (AIP) – CASUALTY REDUCTION PROGRAMME 2016-17

The Council Executive considered a report (copies of which had been circulated) by the Head of Operational Services providing details of the Accident Investigation and Prevention Casualty Reduction Programme 2016-17.

The council's Road Safety Plan and Community Safety Strategy identified the need for a road casualty reduction programme utilising accident investigation and prevention (AIP) techniques. The current casualty reduction programme commenced in 2007-08 and since then a total of 68 schemes had been completed.

It was too early to assess fully the effects of all these schemes on casualty reduction. However full monitoring had now been carried out for the schemes introduced in 2007-08, 2008-09, 2009-10 and 2010-11. Initial monitoring had been carried out on the schemes introduced in 2011-12, 2012-13 and 2013-14. The results for the first seven years were provided in Table 1 contained within the report.

The results of the monitoring continued to be very encouraging and indicated an overall reduction in accidents at treated sites of approximately 56% giving a first year rate of return of 424%. A full explanation of the first year rate of return calculation was provided in Appendix 1 attached to the report.

For the 2016-17 programme officers had identified so-called "sites for concern" in four ways and these were summarised in the report. The accident patterns at each of these sites for concern were investigated and a total of 9 sites would be taken forward for development of remedial measures. These remedial measures had been priorities based upon value for money criteria. The available funding would allow the introduction of around 6 schemes in 2016-17. As the accident data was analysed on an annual basis, the programme would be re-ordered next year to take account of up-to-date accident problems.

The Head of Operational Services concluded that the AIP programme was the council's main opportunity to make a significant impact in meeting casualty reduction targets and the schemes prioritised for this financial year maximised the council's investment through first year rate of return

prioritisation and would deliver improvements across West Lothian.

It was recommended that the Council Executive approves the list of prioritised casualty reduction schemes for implementation in 2016-17.

Decision

To approve the terms of the report.

8. SCOTTISH GOVERNMENT CONSULTATION ON REGULATIONS AND STATUTORY GUIDANCE IN RELATION TO PART 3 OF THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015 – PARTICIPATION REQUESTS

The Council Executive considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration advising of the Scottish Government's consultation on the draft regulations and guidance for Participation Requests under Part 3 of the Community Empowerment (Scotland) Act 2015

The report explained that the Community Empowerment (Scotland) Act aimed to empower community bodies through the ownership of land and buildings, and strengthen their voices in the decisions that mattered to them. It also aimed to improve outcomes for communities by improving the process of community planning, ensuring that local service providers worked together more closely with communities to meet the needs of the people who used them.

The Scottish Government were now consulting on the draft regulations of the Act. This included consultations on Part 2: Community Planning, Part 3: Participation Requests, Part 4: Community rights to buy land, and Part 5: Asset Transfer Requests.

The Head of Planning, Economic Development and Regeneration advised that Part 3 of the Act outlined the process for how participation requests would work. Participation requests provided a mechanism for community bodies to put forward their ideas for how services could be changed to improve outcomes for their community.

The members were informed that the consultation paper asked a range of questions about the participation request process and gave detailed information on the process would work.

A number of officers from key services that were likely to be impacted by participation requests had been invited to be involved in the response to the consultation.

A completed copy of the questionnaire was included as Appendix 1 to the report and it was recommended that the response be submitted to the Scottish Government as the council's formal consultation repose. Once the Scottish Government had looked at all the responses to the consultation, Scottish Ministers would ask the Scottish Parliament to agree the final regulations and guidance. Once the regulations and

guidance had been agreed by Parliament, community bodies would be able to start making participation requests under the Act. It was expected that the Scottish Government would make decisions on the regulations in September 2016 and that the legislation would come into force in October 2016.

The Head of Planning, Economic Development and Regeneration concluded that the completed questionnaire forming Appendix 1 of the report reflected the views of the services consulted and it was recommended that it be submitted to the Scottish Government as the council's formal consultation response.

It was recommended that Council Executive approves the proposed West Lothian Council response to the Scottish Government's consultation on the draft regulations and guidance for Participation Requests under Part 3 of the Community Empowerment (Scotland) Act 2015.

Decision

To approve the terms of the report.

10. SCOTTISH GOVERNMENT CONSULTATION ON SECONDARY LEGISLATION PROPOSALS RELATING TO PART 3A OF THE LAND REFORM (SCOTLAND) ACT 2003 – THE COMMUNITY RIGHT TO BUY ABANDONED, NEGLECTED OR DETRIMENTAL LAND

The Council Executive considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration advising of a Scottish Government consultation on secondary legislation proposals relating to Part 3A of the Land Reform (Scotland) Act 2003 and which concerned the community right to buy abandoned, neglected or detrimental land and to agree the council's formal response to the consultation.

The Council Executive was informed that the consultation had commenced on 21 March and ended on 20 June 2016. It took the form of a prescribed questionnaire containing 12 questions. A completed copy of the questionnaire, setting out a proposed response, was included as Appendix 1 to the report.

The report explained that Part 3A of the Land Reform (Scotland) Act 2003 gave community bodies the right, in certain circumstances, to buy land without a willing seller, when the land was wholly or mainly abandoned or neglected, or the use or management of the land was causing harm to the environmental well-being of the local community.

The report went on to summarise the proposals contained in the consultation paper.

The Council Executive noted that all consultation responses would be analysed by Scottish Government and inform the need for policy development or review and finalise legislation before it was implemented. No date was given for implementation

It was recommended that the Council Executive agree the proposed response to the consultation as the council's formal response for submission to the Scottish Government.

Decision

To approve the terms of the report.

10. 40c LANGTON AVENUE, EAST CALDER – PROPOSED NEW TWENTY YEAR LEASE TO MR WASIM AL DELAIMI

The Council Executive considered a report (copies of which had been circulated) by the Head of Finance and Property Services seeking approval for a new twenty year lease at 40c Langton Avenue, East Calder.

The Head of Finance and Property Services explained that the shop property at 40c Langton Avenue, East Calder formed part of the council's Tenanted Non Residential Portfolio (TNRP) and that the premises had been successfully let as a Hot Food Takeaway to the current tenant Mr Wasim Al Delaimi since July 2010.

Throughout the tenancy Mr Al Delaimi had complied with all the obligations under the lease and had been a good tenant in estate management terms. The business was well known throughout East Calder and Mr Al Delaimi wanted to continue to offer this service. He therefore had requested a new twenty year lease as he planned to offer alternative hot provisions and would like the security for the future of his business.

The current lease was due to expire on 24 June 2016 and in order to protect his interest he wished to enter into a new twenty year lease agreement with the council with the main terms and conditions summarised in the report.

Therefore it was recommended that Council Executive :-

1. Approve the lease of 40c Langton Avenue, East Calder for twenty years to Mr Wasim Al Delaimi at an initial rental of £4,800 per annum; and

2. Grant delegated powers to the Head of Finance and Property Services to agree to any changes required to the current terms in order to conclude the transaction, on the basis that any revised terms and conditions still represented best value for the council.

Decision

To approve the terms of the report.

11. SCOTTISH GOVERNMENT CONSULTATION – ASSET TRANSFER

UNDER THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

The Council Executive considered a report (copies of which had been circulated) by the Head of Finance and Property Services advising of the Scottish Government's public consultation on asset transfer provisions under Part 5 of the Community Empowerment (Scotland) Act 2015 and to agree the councils formal response.

The members were informed that legislation had been introduced through Part 5 of the Community Empowerment (Scotland) Act 2015 that gave community bodies a right to make requests to all local authorities, Scottish Ministers and a wide-ranging list of public bodies, for the transfer of any land or buildings they felt they could make better use of.

Part 5 of the Act set out the key rights and duties and provided a framework for the asset transfer process. It gave Scottish Ministers powers to make regulations and issue guidance that would provide more detail on the procedures to be followed when implementing the process. Those specific regulations had been drafted and the Scottish Government was currently consulting publically on them.

It was noted that consultation had opened on 17 March 2016 and would close on 20 June 2016, and the council had been invited to make a formal submission by that date.

The Scottish Government's consultation took the form of a prescribed questionnaire containing 18 questions. A completed copy of the questionnaire was included as Appendix 1 to the report and it was recommended the response be submitted to the Scottish Government as the council's formal consultation response. The main issues covered by the consultation related to those public authorities affected by the legislation; who might apply for community asset transfer; what types of property should be included and any registers of land to be published by public authorities; what information had to be provided for any property affected by an application; how much should be paid for any asset under transfer; making and dealing with requests; timescales and reviews and appeals.

The completed questionnaire forming Appendix 1 of the report reflected the considered views of the officer working group established to review the matter on behalf of the council and it was recommended that it be submitted to the Scottish Government as the council's formal consultation response.

It was recommended that Council Executive :-

1. Note the Scottish Government's consultation on asset transfer provisions under Part 5 of the Community Empowerment (Scotland) Act 2015; and

2. Agree that Appendix 1 attached to the report would form the council's formal response to the consultation.

Decision

To approve the terms of the report

12. COURT OF THE DEACONS OF THE ANCIENT AND ROYAL BURGH OF LINLITHGOW – INVITATION TO RIDING OF LINLITHGOW MARCHES

The Council Executive considered the terms of a letter received from the Clerk to the Court of Deacons of the Ancient and Royal Burgh of Linlithgow

The letter invited the council to nominate up to five Elected Members to attend the 2016 Riding of the Marches.

Decision

1. Agreed to accept the invitation from the Court of Deans of the Ancient and Royal Burgh of Linlithgow; and

2. Agreed to delegate to the Chief Executive in consultation with the Leader of the Council and the Provost to nominate the three Administration and two Opposition councillors to attend the Riding of the Marches taking place on 14 June 2016.

13. SOCIAL POLICY CONTRACT ACTIVITY UPDATE

The Council Executive considered a report (copies of which had been circulated) by Head of Social Policy providing an update on contracting activity for the provision of care and support services for the period 1 April 2015 to 31 March 2016.

The report advised that under the council's Standing Orders and CHCP's Health, Care and Support Services Procurement Procedures the Head of Social Policy was required to report annually to the Council Executive on contracting activity for the provision of care and support services.

Appendix 1 to the repot detailed the Social Policy contracts which had either been awarded or amended under the guidance of the Social Policy Contracts Advisory Group.

The report recommended that the Council Executive:-

1. Note the contracting activity for the provision of care and support services for the period 1 April 2016 – 31 March 2016.

2. Note the on-going development of clear contractual agreements between the council and providers of care and support services.

Decision

To note the terms of the report.

14. ST JOHN'S HOSPITAL STAKEHOLDER GROUP

The Council Executive considered a report (copies of which had been circulated) by the Depute Chief Executive Community Health & Care Partnership, inviting the Council Executive to note the terms of the Minute of the St John's Hospital Stakeholder Group meeting held on 20 April 2016, a copy of which was attached to the report.

Decision

To note the contents of the report

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

APSE ANNUAL SEMINAR 2016, SURVIVAL OF THE FITTEST: ENSURING A FUTURE FOR LOCAL GOVERNMENT'S FRONTINE

REPORT BY THE HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

The report highlights the upcoming APSE Annual Seminar 2016.

B. RECOMMENDATION

It is recommended that the Council Executive considers attendance at the APSE Annual Seminar 2016, seminar and awards on 7 to 8th September 2016.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; developing employees; making best use of our resources; working in partnership
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	None.
III	**Implications for Scheme of Delegations to Officers**	None.
IV	**Impact on performance and performance Indicators**	None.
V	**Relevance to Single Outcome Agreement**	None.
VI	**Resources - (Financial, Staffing and Property)**	**Financial:** £671.98 per delegate inclusive of accommodation. **Staffing:** None.

VII	**Consideration at PDSP**	None.
VIII	**Other consultations**	None.

D. TERMS OF REPORT

The annual APSE seminar and awards provides a unique opportunity for Elected Members and Senior Managers to participate in a range of discussions on topics relating to the continued development and management of Housing and to view Scotland's largest trade exhibition of suppliers supporting the delivery of these services. The seminar also hosts the Rising Stars Awards for individuals who deserve recognition for their innovative ideas and solutions to the current challenges facing these services. A copy of the seminar programme is appended.

E. CONCLUSION

The seminar provides a unique opportunity to participate in discussion around key issues affecting a range of front line services.

F. BACKGROUND REFERENCES

None.

Attachments: Seminar Programme

Contact Person: Alistair Shaw, Head of Housing, Customer and Building Services, Tel No. 01506 281754

alistair.shaw@westlothian.gov.uk

Date of meeting: 21st June 2016

apse annual seminar 2016

7-8 September 2016, Derry / Londonderry
Millennium Forum, Newmarket Street, City Centre

Survival of the fittest:
Ensuring a future for local government's frontline

Featuring the APSE service awards 2016

Wednesday 7 September

Tuesday 6 September

Welcome Evening Reception
A welcome reception for delegates and exhibitors to meet in advance of the seminar and enjoy some light refreshments and a welcome from Derry / Londonderry.

To be held at The Guildhall from 7.30 - 9.30.

Wednesday 7 September
9:00am Registration, coffee and exhibition viewing

10:00am **Session 1: The Local Government Challenge: A picture from across the UK**

Welcome address

A symposium panel of expert speakers will present the challenges and opportunities for local government from across the UK.

Panel members:

Sally Louden, Chief Executive, COSLA

Derek McCallan, Chief Executive, NILGA

Ask the panel: Audience Q&A

11.30am Coffee and exhibition viewing

12.00pm Session 2: Funding the frontline
Chair: Ellen Cavanagh, Derry City and Strabane District Council

Sustainable local government finance. A reality or pipe-dream?
• The UK picture of local government finance
• What do we need to change our fortunes?
• A new dynamic of funding. How do we reform the system?
Speaker: Dr Peter Kenway, New Policy Institute

The impact on liveability and neighbourhood services
• Fighting our corner for a piece of the funding pie
• What are the ancillary costs to the public purse of running down our frontline neighbourhood services?
• Fight or flight? Five ways we can sustain our liveability services
Speaker: Paul O'Brien, Chief Executive, APSE

Democracy and governance: Bringing accountability to chaos
• Understanding the need for accountability in public services
• How can we exercise governance over a fragmented public services base?
• The future role of elected members and local public services
Speaker: Professor Steven Griggs, De Montfort University

1.00pm Lunch and exhibition viewing

2.00pm Session 3: Tackling the big issues
Chair: Cllr Martin Reilly, Derry City and Strabane District Council

Delivering Homes for All
• Planning: what needs to change to deliver new build homes?
• Creating quality neighbourhoods
• Homes that deliver on social outcomes
• Building homes for rent
Speaker: Michael Chang, Projects and Policy Manager, Town and Country Planning Association

Environment and public realm
• Keeping a coastal town looking bright
• Tackling innovation in streetscene and refuse collection
• Developing new ways of working and new public expectations
Speaker: Richard Bradley, Head of City Clean and City Parks, Brighton & Hove District Council

Employment and skills in local areas
• The role of local councils in supporting employment and skills
• Creating new options for apprenticeship and building local capacity
• The findings of APSE and NLGN research
Speaker: Jessica Studdart, Assistant Director, NLGN

3.00pm Exhibition viewing and refreshments

3.30 Operational hubs

Forum 1
Highways, Street Lighting and Winter Maintenance

Forum 2
Housing and Building Maintenance

Forum 3
Refuse, Streetscene and Public Realm

Forum 4
School Meals and Facilities

Forum 5
Sport, Leisure and Public Health

4.45pm Close of seminar day one

Annual General Meeting

The AGM will be held at the City Hotel.

6.45pm AGM registration
7.00pm AGM commences
8.00pm AGM reception and evening meal with Guest Speaker

The APSE AGM is open to all member authorities and you are encouraged to ensure your own local authority is represented at this important meeting

Thursday 8 September

9.00am Registration coffee and exhibition viewing

10:00am **Session 4: An international perspective on local and municipal government**

Managing demand and innovation in Antwerp's municipal services
• How we organise our municipal areas
• What services we provide
• The funding and demand issues
• Innovation in service delivery
Speaker: Luc De Rooms, Provincie Antwerpen, Belgium

Spanish Lessons! Gaining the most from Waste as a resource
• Using waste within a circular economy
• Developing bespoke facilities to maximise recycling
• Generating green energy from waste
Speaker: TBC

Derry City and Strabane: A new vision
• Using cross border and international connections
• The City of Culture legacy:
• Development of our public ream and infrastructure
Speaker: John Kelpie, Chief Executive, Derry City and Strabane District Council

Ask the panel: Audience Q&A

11.00am Coffee and exhibition viewing

11.30am **Session 5: Finding the money for the big issues!**

Utilising your local authority assets for income generation
• Developing an asset investment strategy
• What are the parameters for you to invest
• Managing risk. Gaining new sources of incomes
Speaker: David Bentley, CIPFA

Oxford's journey to income generation
• Recognising the problem and taking action to bridge the funding gap
• Taking a commercial approach but maintaining a public service ethos
Speaker: Tim Sadler, Executive Director, Community Services, Oxford City Council

Robin Hood Energy
• Investing in renewables
• Generating new sources of green income to help your less well-off residents and services!
• Gaining political buy-in
• How much can you make! The APSE Energy and Robin Hood collaboration
Speaker: Gail Scholes, Head of Energy Services, Robin Hood Energy, Nottingham City Council

1.00pm Lunch and exhibition viewing

Session 6: Demand management and performance improvement

Better management of the public realm and waste resources
• Scotland's national litter strategy
• Working towards a zero waste and circular economy
• The financial and environmental imperatives
Speaker: Charlie Devine, Head of Resource Management, Zero Waste Scotland

Digital transformation
• Making digitisation work to find savings
• Avoiding social exclusion
• Managing change but including citizens and staff
• Making digitisation work for frontline services
Speaker: TBC

Using performance to drive service improvements
• Performance improvement
• How do we fit people and organisation development into a performance framework
• Ensuring organisational goals are translated to delivery on the frontline
Speaker: Dermot O' Hara, Director – People Strategies, Local Government Staff Commission for Northern Ireland

3:00pm
Motivational session:
Onwards and Upwards!

Motivational speaker and sneak preview of 'Promoting Excellence' an APSE and ITN Productions film showcasing excellence in public service delivery.

4.00pm Close of seminar day two

APSE Annual Service Awards Charity Dinner 2016

The APSE service awards 2016 will be hosted at Foyle Arena, Derry

Pre-dinner reception will commence at 7.00pm along with the premier launch of 'Promoting Excellence' in association with ITN productions.

APSE is proud to once again be supporting Parkinson's UK as our event charity this year and hopes to add to the many thousands raised at our Annual Awards in recent years for this vital charity

Exhibition and sponsorship opportunities 2016

For awards sponsorship, workshop sponsorship and exhibition information please contact **Matt Paton** at Spacehouse on **m.paton@spacehouse.co.uk** or call **01625 614000**

Booking form

Office Use
Del#:
DB:
Pkg:
Hotel:
Conf:
APSE DB:

APSE annual seminar 2016, 7-8 September, Derry/Londonderry

contact name: authority:

address:

post code:

telephone: fax: email:

Please detail here any special dietary/access requirements for the delegates listed below:

.....

APSE issues a written confirmation for all delegate bookings received. If you have not received your confirmation letter within 5 working days of sending your booking form, then please contact APSE on 0161 772 1810.

Seminar delegate fees (exclusive of accommodation costs)

Package 1: Full seminar attendance including evening functions. ***APSE member: £399 + vat / Non member LA's: £559 + vat***

Package 2: Day delegate seminar only - **Wednesday** ***APSE Member: £209 +vat / Non member LA's: £289 +vat***

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Package 4: Day delegate seminar only - **Thursday** ***APSE Member: £209 +vat / Non member: £289 +vat***

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Commercial organisations - Package 1: **£709 +vat** Package 2: **£389 +vat** Package 3: **£435+vat** Package 4: **£389+vat** Package 5:**£535+vat**

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- ❍ Please find enclosed cheque (made payable to APSE)
- ❍ Please invoice me, my purchase order number is:.....

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			☐	1 2 3 4 5	1 2 3 4 5	Option A / Option B
			☐	1 2 3 4 5	1 2 3 4 5	Option A / Option B
			☐	1 2 3 4 5	1 2 3 4 5	Option A / Option B
			☐	1 2 3 4 5	1 2 3 4 5	Option A / Option B

Please return completed form to Vicky Starmer, APSE, 2nd floor Washbrook House, Lancastrian Office Centre, Talbot Road, Old Trafford, Manchester M32 0FP
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DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

5TH GENERAL REVIEW OF LOCAL GOVERNMENT ELECTORAL ARRANGEMENTS – SUBMISSIONS TO SCOTTISH MINISTERS

REPORT BY CHIEF EXECUTIVE

A PURPOSE OF REPORT

To inform the Council Executive that the Local Government Boundary Commission for Scotland's (LGBCS) has now submitted its final reports and recommendations on councillor numbers and wards to Scottish Ministers, and that any comments on the reports should made within six weeks of 26 May 2016

B RECOMMENDATION

That the Council Executive considers whether to submit any comments on the report and recommendations submitted in respect of West Lothian

C SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs; working in partnership
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	Local Government (Scotland) Act 1973
III	**Implications for Scheme of Delegations to Officers**	None
IV	**Impact on performance and performance Indicators**	None
V	**Relevance to Single Outcome Agreement**	None
VI	**Resources - (Financial, Staffing and Property)**	None
VII	**Consideration at PDSP**	None
VIII	**Other consultations**	None

D TERMS OF REPORT

D1 Background

As part of the 5th General Review of local government electoral arrangements in Scotland, the Local Government Boundary Commission for Scotland (LGBCS) submitted its reports and final recommendations on 26 May 2016

The recommendations for West Lothian remain as no change to councillor numbers, ward names or ward boundaries

D2 Previous Stages of the Review - Number of Councillors

The LGBCS initially proposed that the number of councillors in West Lothian increase from 33 to 34 and consulted with the council on this recommendation. The Council Executive on 15 April 2014 agreed that a formal response be sent to the commission in the following terms:

- That the council notes that no evidence has been provided by the commission in relation to the correlation of incidence of deprivation and elected member workload, is unconvinced by the proposal for the use of area deprivation as a basis for determination of the number of councillors, and agrees to write to the commission to ask them to share the evidence that underpins this proposal.

- That the council does not believe that in the current economic climate an increase in the number of councillors at individual council level is justified.

- That the council believes that the current council of 33 elected members remains an appropriate size for West Lothian.

Following on from the conclusion of the consultation with council's on council numbers, the LGBCS undertook a period of public consultation.

D3 Previous Stages of the Review - Ward Boundary Proposals

The LGBCS then developed proposals for no change to councillor numbers, ward boundaries or ward names.

In relation to councillor numbers, the LGBCS advised that their methodology for calculating councillor numbers proposed 34 councillors but during their consideration of ward designs they agreed 33 councillors because doing so allowed them to take better account of factors in the legislation.

The Council Executive agreed on 26 May 2015 to submit a response agreeing that there should be no change to councillor numbers, ward boundaries or ward names for West Lothian Council in respect of this review. Following on from the conclusion of the consultation with council's on ward boundaries, the LGBCS undertook a period of public consultation.

D4 Current Stage of the Review

The LGBCS has now submitted its final reports and recommendations to Scottish Ministers.

There is a six week period (starting on 26 May 2016) where comments on the reports can be submitted to The Scottish Government, Local Government Policy and Relationship Unit, Directorate for Local Government and Communities, Area 3(J), Victoria Quay, Edinburgh, EH6 6QQ

E. CONCLUSION

The LGBCS has submitted final reports and recommendations for the 5th Statutory Review of Electoral Arrangements to Scottish Ministers. The proposals for West Lothian remain as no change to councillor numbers, ward boundaries or ward names

There is a six week period from 26 May 2016 where comments can on the report can be submitted to the Scottish Government

The Council Executive is asked to consider if comments should be submitted.

F. BACKGROUND REFERENCES

Meeting of the Partnership and Resources PDSP held on 16 August 2013 - Fifth Periodic Review of Electoral Arrangements in Scotland

Meeting of the Partnership and Resources PDSP held on 14 April 2014 - Fifth Periodic Review of Electoral Arrangements in Scotland

Meeting of the Council Executive held on 15 April 2014 - Fifth Periodic Review of Electoral Arrangements in Scotland

Meeting of the Partnership and Resources PDSP held on 24 April 2015 – 5th General Review of Local Government Electoral Arrangements

Meeting of the Council Executive held on 26 May 2015 - 5th General Review of Local Government Electoral Arrangements

Appendices/Attachments: None

Contact Person: Caroline Burton, EP/Elections Officer; caroline.burton@westlothian.gov.uk; 01506 281651

Graham Hope, Chief Executive

Date of meeting: 21 June 2016

DATA LABEL: Public

West Lothian Council

COUNCIL EXECUTIVE

SPORT AND OUTDOOR EDUCATION AND COMMUNITY ARTS - PROPOSED CHANGES TO ACTIVITIES

REPORT BY DEPUTE CHIEF EXECUTIVE

A. PURPOSE OF REPORT

This report proposes changes to activities within certain parts of the Sport and Outdoor Education and Community Arts services, in order to ensure that the Delivering Better Outcomes (DBO) savings, agreed as part of the council's revenue budget strategy for 2016/17 and 2017/18, can be fully achieved.

B. RECOMMENDATION

The Council Executive is asked to:

1. Note that workforce management measures have been developed by officers for Active Schools, Sport and Outdoor Education and Community Arts, and that consultation is ongoing with staff and trades unions, as summarised as section D.2 of this report; and

2. Agree the proposed changes to café provision at Low Port Centre and bistro provision at Howden Park Centre, shown in section D.3 of this report.

C. SUMMARY OF IMPLICATIONS

I	Council Values	• Focusing on customer need. • Being honest, open and accountable. • Providing equality of opportunities. • Developing employees. • Making best use of our resources. • Working in partnership.
II	Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	Equality Impact Assessment undertaken as part of revenue budget setting process.
III	Implications for Scheme of Delegations to Officers	In line with the Corporate Management Team changes agreed by the council on 23 February 2016, Education Services is responsible for Active Schools, Sport and Outdoor Education and Community Arts.

IV	Impact on performance and performance indicators	No proposed changes to existing performance frameworks.
V	Relevance to Single Outcome Agreement	SOA4 – We live in resilient, cohesive and safe communities. SOA7 - We live longer, healthier lives and have reduced health inequalities.
VI	Resources (Financial, Staffing and Property)	Scottish Government grant funding is not sufficient to meet the increasing costs and demands for council services. As a result, the council has to deliver £20.955 million of budget saving measures in 2016/17 and 2017/18 to ensure that the council can achieve a balanced revenue budget position for these years. Implementation of the workforce management measures and proposed changes to activities contained within this report, would allow the £750,000 of savings for these services, agreed as part of the council's revenue budget strategy for 2016/17 and 2017/18, to be fully achieved. There would be a total reduction of 19.64 FTE across Active Schools, Sport and Outdoor Education and Community Arts.
VII	Consideration at PDSP	Delivering Better Outcomes report to Culture and Leisure PDSP on 15 December 2014. On 2 June 2016, Culture and Leisure PDSP recommended that the Council Executive approve the proposed changes to catering provision.
VIII	Details of consultations	The public Delivering Better Outcomes consultation carried out by the council across October and November 2014 showed that 85% of respondents supported measure 2b), Review of culture and leisure services. Report prepared in consultation with Human Resources and Financial Management Unit. Consultation on proposed workforce management measures and changes to activities is taking place in accordance with the council's service change policy.

D. TERMS OF REPORT

D.1 Introduction

In line with the revenue budget decisions taken by the council in January 2015 and February 2016, £750,000 of savings have been agreed across sports, leisure and cultural services in financial years 2016/17 and 2017/18. Proposals for changes to certain activities in these areas have been developed by officers, alongside a series of proposed workforce management measures, in order to achieve the savings. In total, there will be a reduction in employees of 19.64 FTE as follows:

Service	FTE Reduction
Change to Activities	
Closure of Bistro at Howden Park Centre	2.28
Closure of the Café at Low Port Centre	1.8
Workforce Management Measures	
Active Schools and Sports Development	5.0
Low Port Centre and Outdoor Education	4.0
Community Arts	6.56
TOTAL	**19.64**

D.2 Proposed workforce management measures

The workforce management measures developed are broadly in line with those already implemented to achieve DBO savings in other areas of the council, in that they would include reductions to non-staff budgets, team restructures, rationalisation of management and administrative posts, non-renewal of fixed-term posts, removal of vacant posts, anticipated retirements, with a minimal number of anticipated re-deployments.

The workforce management measures proposed would result in reductions of 5 FTE across Active Schools and Sports Development, 4.0 FTE across Low Port Centre and Outdoor Education and 6.56 FTE across Community Arts. None of the measures proposed will impact on the range of key activities delivered by the services in question, nor the opening hours of associated venues.

Consultation with staff and trades unions on the proposed workforce management measures is at an advanced stage and there continues to be an open and constructive dialogue around alternative approaches to, and suggestions for, delivering the significant portion of the required savings. No alternative suggestions have been made by staff or trades unions in respect of the proposed changes to activities shown in section D.3 of this report.

Following conclusion of the consultation process, and in line with the position agreed by council on 23 February 2016 as part of the revenue budget report, the finalised proposals will be delivered by officers as operational measures.

D.3 Proposed changes to activities

In order to fully achieve the required savings, the workforce management measures developed need to be accompanied by changes to activities.

The proposed change to activity at Low Port Centre would involve ceasing the provision of the venue's café. The café currently runs at a cost to the council of approximately £17,000 each year. The measure would, however, allow for the continuation of catering provision to support the residential facilities at the venue.

In view of the unsustainability of the café operation and the extent of the savings which must be made within 2016/17, officers are recommending that this provision be phased out in line with the proposed associated staffing reduction of 1.8 FTE.

There is a similar position with the bistro provision at Howden Park Centre in that it currently operates at a cost to the council of approximately £25,000 each year. Officers consider this position to also be unsustainable and, in order to fully achieve the savings agreed for 2016/17, recommend that this provision cease and that the associated 2.28 FTE catering posts be removed.

Such a measure would, however, allow for the continuation of the bar/café-style provision within the venue and the kitchen would be available for licenced use by external caterers, in line with how events can be catered for at Linlithgow Burgh Halls.

If these proposals are approved, officers would continue to explore opportunities and options for café and bistro provision at Low Port Centre and Howden Park Centre respectively. However, such opportunities and options would require approval from members prior to implementation and would only be recommended by officers if such provision was at no financial risk to the council.

E. CONCLUSION

The report sets out the changes to activities necessary to fully deliver the agreed £750,000 of savings for sport, leisure and cultural services across 2016/17 and 2017/18. If approved, the changes to activities at Howden Park Centre and Low Port Centre are anticipated to be implemented on 30 June 2016 and 31 July 2016 respectively.

Appendices/Attachments: None

Contact Person: Elaine Cook (01506 283050) or elaine.cook@westlothian.gov.uk

Elaine Cook, Depute Chief Executive

Date: 21 June 2016

DATA LABEL: Public

West Lothian Council

COUNCIL EXECUTIVE

SHARED SERVICES DELIVERY (CULTURE) - FUTURE MANAGEMENT OF SPORTS, LEISURE AND CULTURAL FACILITIES AND FUNCTIONS

REPORT BY DEPUTE CHIEF EXECUTIVE

A. PURPOSE OF REPORT

This report seeks to:

1. Update members on developments relating to proposals for modernised trust model arrangements in West Lothian.

2. Obtain Council Executive approval of the recommendations detailed below, to allow for proposals for the future management of certain sports, leisure and cultural facilities and functions to be further developed and implemented.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Notes the intention of West Lothian Leisure (WLL) to convert to a Company Limited by Guarantee, with the council as Sole Member, by 1 August 2016.

2. Notes the external legal advice received that it would be competent for the council to transfer the management of facilities and functions to the converted WLL.

3. Notes the high-level options appraisal undertaken and agrees the relative merits of the option for the council to transfer the management of facilities and functions to the converted WLL, as summarised in Appendix 1.

4. Agrees that, in view of the external legal advice received and the options appraisal undertaken, proposals to transfer the management of the facilities and functions detailed in Appendix 2 to the converted WLL, be explored in detail and developed by council officers for the purposes of discussion with the Board of the converted WLL.

5. Notes that, in the event of any transfer of functions to the converted WLL, staff considered to be assigned to those functions would also transfer, under the terms of the Transfer of Undertakings (Protection of Employment) (TUPE) Regulations.

6. Notes the statutory consultation requirements under the TUPE Regulations as summarised in Section D.3. and agrees that, in addition to these requirements, in the event of any such transfer, individual members of staff affected by the proposals would be kept informed about matters relevant to any transfer and what these would mean for them.

7. Agrees the high-level remit for development of the transfer proposals and the key outcomes for their implementation, as detailed at Section D.4.

8. Agrees that the transfer proposals must ensure that the fees, charges and concessions, agreed by the council for the period up to and including financial year 2017/18, for the facilities and functions detailed in Appendix 2, be maintained by the converted WLL up to and including financial year 2017/18.

9. Agrees to delegate authority to the Chief Executive to implement the transfer of the management of all or part of the facilities and functions listed in Appendix 2 to the converted WLL by 1 April 2017, following development of the transfer proposals in line with the high-level remit and key outcomes, and their formal acceptance by the Board of the converted WLL.

10. Agrees that regular progress updates on the above matters be reported to the Culture and Leisure PDSP and WLL Advisory Committee, as appropriate.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	• Focusing on customer need. • Being honest, open and accountable. • Providing equality of opportunities. • Developing employees. • Making best use of our resources. • Working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	Legal considerations included in Sections D.2 and D.3 of this report.
III	**Implications for Scheme of Delegations to Officers**	The scheme of delegation will be amended in accordance with recommendation 8 in Section B of this report.
IV	**Impact on performance and performance indicators**	None.
V	**Relevance to Single Outcome Agreement**	SOA4 – We live in resilient, cohesive and safe communities. SOA7 - We live longer, healthier lives and have reduced health inequalities.

VI	**Resources (Financial, Staffing and Property)**	Scottish Government grant funding is not sufficient to meet the increasing costs and demands for council services. As a result, the council has to deliver £20.955 million of budget saving measures in 2016/17 and 2017/18 to ensure that the council can achieve a balanced revenue budget position for these years. £532,000 of savings must be delivered through modernised trust model arrangements by 1 April 2017, as agreed by the council on 29 January 2015 as part of the three-year revenue budget strategy for 2015/16 to 2017/18.
VII	**Consideration at PDSP**	To be considered by Partnership and Resources Policy Development and Scrutiny Panel on 17 June 2016. A verbal update will be provided at the meeting.
VIII	**Other consultations**	Legal Services. Human Resources. Finance and Property Services. Education and Planning Services. Operational Services.

D TERMS OF REPORT

D.1 Introduction

WLL was set-up in 1998 as an Industrial and Provident Society (IPS), under the Industrial and Provident Societies Act 1965, to provide sports and leisure facilities and activities to the communities of West Lothian. It is currently governed by the Co-operative and Community Benefit Societies Act 2014, which repealed the 1965 Act.

WLL has charitable status as granted by HM Revenue and Customs in Scotland and is listed on the Scottish Charity Register, which is overseen by the Office of the Scottish Charity Regulator (OSCR). It operates as a not for profit distributing organisation in that any surplus generated, other than reserves, is available to re-invest in the facilities to benefit the West Lothian community.

WLL is responsible for the strategic and operational management of key sport and leisure facilities which it leases from the council. These facilities provide a strong infrastructure of community leisure centres, swimming pools, sports halls, outdoor sports pitches, health and fitness centres for sport and physical activity, and centres of excellence for sports development and events.

The council is WLL's key funding partner and, as such, there are agreements and joint plans in place between the organisations covering areas such as core outcomes, actions, resources, proposed measures of success/improvement and key targets to be met. WLL is a Community Planning Partnership member and also works with NHS Lothian, West Lothian Health and Social Care Partnership, sportscotland and sports governing bodies.

Earlier this year, WLL agreed in principle that it would convert its legal model from an IPS to a Company Limited by Guarantee. In March 2016, the Council Executive agreed

that the council would become Sole Member of WLL in the event of such a conversion, having been asked by WLL Board to consider this.

The targeted date for conversion of WLL to a Company Limited by Guarantee, with the council as Sole Member, is 1 August 2016. In line with the decision of the Council Executive in March 2016, the work required to implement such a conversion is underway. The necessary agreements/arrangements between WLL and the council are being considered and Articles of Association for the converted WLL, which will include its charitable objects, are also being developed. WLL advise that it is in close dialogue with OSCR in relation to its plan to convert legal model, given that the converted WLL will be listed on the Scottish Charity Register.

D.2 Options for modernised trust model arrangements

In line with the revenue budget decisions taken by the council in January 2015 and February 2016, £750,000 of savings have been agreed across sports, leisure and cultural services in financial years 2016/17 and 2017/18. These savings, which will be delivered through a combination of workforce management measures and changes to activities, do not directly relate to the responsibilities of WLL or its current funding agreement with the council.

The council has agreed that a further £532,000 of savings must be delivered through modernised trust model arrangements. As such, an option appraisal was undertaken to review and score the following high-level options for such arrangements:

- Option 1 - Do nothing.
- Option 2 - Transfer management of certain sports, leisure and cultural facilities and functions to a new trust.
- Option 3 - Transfer management of certain sports, leisure and cultural facilities and functions to the converted WLL.

Each option assumes that WLL continues to manage its existing portfolio of facilities and functions.

The options appraisal was based on criteria from Audit Scotland and took into consideration the experiences of other local authority areas where, in recent years, trust models have been modernised and their remits widened. It also factored in previous independent reviews of cultural, leisure and sports provision by external specialists and insight from senior officers. Each option was scored against the likelihood that it would lead to the following objectives being achieved:

- Maximise the likelihood that people in West Lothian live longer, healthier lives and have reduced health inequalities (Single Outcome Agreement priorities 4 and 7).
- Increase participation in sports, leisure and cultural activities in West Lothian.
- Maximise community use of sports, leisure and cultural facilities in West Lothian.
- Reduce the cost of managing and delivering sports, leisure and cultural facilities and functions in West Lothian.

A table summarising the option appraisal exercise is included at Appendix 1 to this report. The scoring indicates that the option most likely to lead to these objectives being

met is Option 3 'Transfer management of certain sports, leisure and cultural facilities and functions to the converted WLL'. The relative merits of this option can be summarised as follows:

- WLL's record of continuous improvement in growing participation, increasing its customer base, maximising community use of assets under its control, achieving high levels of customer/staff satisfaction and driving income generation, would provide an increased likelihood of improvements in key performance and benchmarking indicators.

- WLL has an established approach to financial and business planning, with strong existing links to council financial planning processes and officers. It also has well established internal/external financial auditing processes and is already subject to best value monitoring.

- WLL is one of the highest performing trusts in Scotland in terms of its management fee as a percentage of incoming resources.

- WLL has a proven business model with strong and effective processes, data systems, customer information/trend analysis, market knowledge and use of technology/social media. This option would increase the scope for better coordination of approaches to facility availability/demand, pricing and concessions.

- WLL and the council have robust and well-established governance, scrutiny and monitoring arrangements in place, which have been positively endorsed by Audit Scotland. This option means that such arrangements would be less resource intensive for the council than compared to Option 2.

- WLL is already engaged in the mechanism for setting strategic priorities for area and it has well established relationships with local community planning partners and national governing bodies.

- WLL has established and tested policies on HR, health and safety and facility operations, and there would be improved accountability from having facility management more centralised e.g. statutory compliance.

- The single trust option would avoid the duplication of management and board structures.

In addition to the options appraisal exercise and investigations into comparative approaches successfully implemented in other local authority areas, council officers have obtained external legal advice around the three options. In summary, the advice is that it is competent for the council to transfer the management of additional facilities and functions to the converted WLL. As part of this process it will be necessary to comply with procurement and state aid requirements.

D.3 Scope of proposed transfer

Appendix 2 details those sports, leisure and cultural facilities and functions which officers consider, as a minimum, could be transferred to the converted WLL for management through the modernised trust model arrangements. The scope has been refined to include facilities and functions which fit strategically and operationally with WLL's current remit or which are within the remit of comparator trusts in other local authority areas.

In terms of the facilities listed, formal legal arrangements would require to be made to ensure their effective transfer. Such arrangements are being explored currently and would be effected in the most appropriate manner identified. It should be noted that certain facilities are subject to PPP arrangements which would be instructive of what could reasonably be achieved by way of transfer and, indeed, the means by which transfer may be achieved.

In terms of the functions which are proposed for transfer, if agreed, any employee considered to be assigned to these functions would undergo a transfer to the converted WLL, which would be governed by the TUPE Regulations. Legal advice confirms that TUPE would apply in such circumstances. As such, appropriate and meaningful consultation would require to be undertaken with representatives of employees who may be affected by any transfer. It is recommended that, in addition to these requirements, in the event of any such transfer, individual members of staff affected by the proposals would be kept informed about matters relevant to any transfer and what these would mean for them.

Any such consultation and provision of information could only take place after detailed proposals had been developed and agreed for implementation. During the development process officers would progress work to identify all employees who were potentially affected by any transfer, including those who were considered to be assigned to a function likely to transfer.

It should be noted that any employees displaced as a result of the aforementioned £750,000 of efficiency measures, which will be delivered through a combination of workforce management measures and changes to activities, and which do not relate to any transfer, would not be in scope for transfer as they would not be considered to be assigned to a transferring function.

D.4 Development and implementation of transfer proposals

If agreed, it will be necessary for officers to develop a detailed set of transfer proposals covering the facilities and functions listed. In turn, the transfer proposals would require to be the subject of consideration by the Board of the converted WLL.

Such transfer proposals would need to include consideration and identification of details relating to financial settlement, in terms of the annual payment to be made by the council to the converted WLL for management of the agreed facilities and functions. It is considered that any such financial settlement would require to reflect the revenue budget reduction of £532,000 for 2017/18 associated with these facilities and functions, which was agreed by the council as part of its current revenue budget strategy.

It is recommended that the high-level remit for development of the transfer proposals should be to seek to ensure a more joined-up provision of sport, leisure and cultural facilities and functions in West Lothian, whilst seeking optimum operational and financial efficiency. Furthermore, it is recommended that the key outcomes for implementation of the proposals should be in line with the objectives detailed in section D.2. - namely that:

- People in West Lothian live longer, healthier lives and have reduced health inequalities (Single Outcome Agreement priorities 4 and 7).
- Participation in sports, leisure and cultural activities in West Lothian increases.
- Community use of sports, leisure and cultural facilities in West Lothian increases.

- The cost of managing and delivering sports, leisure and cultural facilities and functions in West Lothian is reduced.

It is further recommended that any such transfer proposals must ensure that the fees, charges and concessions, which have been agreed by the council for the period up to and including financial year 2017/18, for the facilities and functions detailed in Appendix 2, be maintained by the converted WLL up to and including financial year 2017/18.

In order to progress with the matters defined in this report in as efficient manner as possible, subject to their agreement, and acknowledging the detailed dialogue and negotiations which would be required between senior officers in both organisations in the coming months to facilitate any transfer, it is recommended that the Chief Executive be delegated authority to implement the transfer of the management of all or part of the facilities and functions listed in Appendix 2 to the converted WLL by 1 April 2017, following acceptance of the proposals by its Board.

E. CONCLUSION

The report seeks to facilitate key decisions from elected members with a view to developing and implementing proposals to transfer the management of certain sports, leisure and cultural service to the converted WLL.

Aside from the customer, operational and organisational benefits associated with such a transfer, which are detailed in Appendix 1 and section D.2., there is also a financial imperative to progress the implementation of any transfer in advance of 1 April 2017.

If that milestone is not achieved, other budget reduction measures would require to be developed and implemented in order to deliver the savings agreed by the council as part of the three-year revenue budget strategy for 2015/16 to 2017/18.

Officers are minded that approval of the recommendations in Section B of this report will help to strengthen further the partnership between the council and WLL, for the benefit of West Lothian's communities.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: 2

Contact Person: Elaine Cook (01506 283050) or elaine.cook@westlothian.gov.uk

Elaine Cook, Depute Chief Executive

Date: 17 June 2016

Facilities and functions in scope for potential transfer to the converted WLL:

1. Management of the Howden Park Centre, including business plan and marketing strategy development, and maintaining established strategic/operational links with key partners (e.g. Creative Scotland and Firefly Arts) and council services, as they relate to the venue.

2. Management of the Low Port Centre, including business plan and marketing strategy development, provision of associated Outdoor Education functions, and maintaining established strategic/operational links with key partners and council services, as they relate to the venue and associated functions.

3. Management of the sports, leisure and cultural accommodation, and ancillary facilities, for school and community use at all West Lothian Secondary schools, including business plan and marketing strategy development, and maintaining established strategic/operational links with key partners and council services, as they relate to the facilities.

4. Management of the golf facilities at Polkemmet Country Park, including business plan and marketing strategy development, and maintaining established strategic/operational links with key partners and council services, as they relate to the facilities.

Option 1 - Do nothing*
Criteria 1 - Risk • Reduced operating hours of facilities. • Reduced opportunities for participation. • Increased likelihood of greater FTE reductions. • Contribution to SOA and WLC priorities/outcomes are not maximised. • Risk to existing service delivery. • Prevents ability of in-scope services to deliver on identified outcomes/priorities.
Criteria 2 - Finance • Will not achieve targeted efficiencies - subsequent requirement to develop/deliver contingency efficiency measures. • No scope for VAT/NDR efficiency savings. • Income generation potential not maximised. • No implementation costs i.e. for staffing, business case development and capital investment. • Limited opportunities for external funding.
Criteria 3 - Governance • No impact on existing governance arrangements. • Limited scope to review/revise governance arrangements to ensure they are suitable for current requirements.
Criteria 4 - Performance • Limited scope to increase community use of assets. • Limited scope to develop assets to full potential. • Limited scope to increase levels of participation. • Limited scope for strategic alignment of service delivery. • Limited marketing potential to drive increased participation.
Criteria 5 - Best Value • Does not offer more efficient and effective delivery of culture, leisure and sports facilities/services. • Does not reduce duplication of service delivery.

Option review matrix

Option 2 - Transfer management of certain sports, leisure and cultural facilities and functions to a new trust.*
Criteria 1 - Risk • Significant legal resource input to establish. • Time to establish new trust model(s) is a key risk. • Lack of existing partner organisation with tested performance and practices/policies creates greater uncertainty for staff. • Perceived loss of council control and accountability for services in scope. • Potential lack of expertise and experience at board and management level regarding in-scope services particularly around governance and charity law.
Criteria 2 - Finance • Will contribute to council efficiency target but to a lesser extent than one trust model due to duplication in management, support and monitoring functions. • Economies of scale less likely to be achieved with multiple trust models. • Set-up costs required (e.g. for staffing, business case development and capital investment) exacerbated with multiple trusts. • Greater FTE required for set-up and monitoring purposes compared to single trust or do nothing option. • Income generation potential less with new organisations as significant time expected to establish customer base and develop facility usage. • This option reduces scope for cross subsidy approach to supporting all appropriate social and economic objectives. • Potentially creates competition between multiple trust models and duplication of e.g. marketing effort and expense. • Greater opportunities to secure external funding compared with the status quo. • Does not ensure alignment of pricing and concessions policy across all sport, leisure and culture facilities. And potentially creates conflict between council and multiple trust provision. • Potential VAT savings linked to transfer of certain facilities and services. • Possible additional VAT liability through inability to reclaim all of input tax on purchases - currently fully reclaimed by the Council. • No current financial planning or business planning approach in place. This option would also lead to additional work for council officers to support and monitor multiple trusts. • Internal/external financial auditing processes would need to be established.
Criteria 3 - Governance • No governance arrangements are in place and would require to be established. • Significant legal resource investment in establishing preferred structure. • Adequate representation at Board level would need to be sought and potentially duplicates existing arrangements at WLL. • In-scope services would be aligned to high level priorities and vision of new trust(s) but potentially duplicates that of WLL. • Lack of established and tested policies on HR, health and safety and facility operation for new organisations. • Council monitoring more resource intensive with multiple bodies. • Maintains current level of broad accountability in terms of management of a range of public

facilities.

- Does not offer unitary accountability from centralised facility management e.g. statutory compliance.
- Lack of existing monitoring arrangements other than for WLL and would generate duplication of such.
- No existing relationship with new bodies.
- WLL representation on Community Planning Partnership may require to be reviewed or diluted.
- WLL already engaged in mechanism for setting strategic priorities for area and this may be duplicated if multiple trust option is progressed.

Criteria 4 - Performance

- Anticipated static or lower performance in LGBF indicators (cost per attendance at sports facilities; % adults satisfied with leisure facilities).
- Anticipated improvement in SSPI returns (number attendances at public swimming pools; number attendances at other indoor public leisure facilities) although lower than single enhanced WLL option.
- In-scope services do have a track record of growing participation but this option denies the benefit of utilising the WLL customer base and other benefits.
- Less potential to align existing WLL facility provision with sports and arts development programmes and initiatives and maximise uptake.
- Local brand would require establishment and potentially creates confusion for the public.
- In-scope services have a record of high customer satisfaction.
- In-scope services do not have a track record of maximising community use of assets to the level of WLL and not used to operating in a competitive environment.
- Lack of coordinated approach to facility availability, pricing and concessions which may create confusion and impact on service to communities and levels of customer satisfaction.
- Expected service improvements for in-scope services through improved and more reactive support services would take significant period of time to be realised.
- Cross-subsidy potential reduced with multiple Trust model due to more focused range of facilities/services.
- New organisations would need to build track record of continuous improvement.
- Preserves ability of in-scope services to deliver on identified outcomes/priorities.
- This option potentially creates duplication and limits a coordinated approach as spectrum of activities outlined in national and local strategies would not be incorporated in one organisation.
- Outcomes and priorities for in-scope services and priorities require to be clearly defined and monitored by WLC - additional monitoring arrangements would be required for this option.
- Unproven business model, lack of robust existing processes, data systems, customer information/trend analysis, market knowledge and use of technology/social media.

Criteria 5 - Best Value

- Does not promote integration of services, avoidance of duplication or better coordination of strategic priorities.
- Multiple trust model creates duplication of management and board structures, as well as council resource allocated to monitoring activity.

Option review matrix

Option 3 - Transfer management of certain sports, leisure and cultural facilities and functions to the converted WLL.*
Criteria 1 - Risk • Such a transfer could not be implemented until WLL formally converts to a Company Limited by Guarantee with the council as Sole Member. Statutory timescales for dealing with OSCR would apply if charitable objects are to be revised. • Consistent staffing terms and conditions. • Perceived loss of council control and accountability for services in scope. • Potential lack of expertise and experience at board level regarding in-scope services.
Criteria 2 - Finance • Will contribute to council efficiency target. • Economies of scale achieved with single trust model. • Set-up costs required (e.g. for staffing, business case development and capital investment) however would be minimised by developing existing trust model. • Less FTE required for set-up and monitoring purposes compared to multiple trust options. • Income generation potential maximised through growth of customer base and facility usage - based on proven track record of WLL. • Scope for cross subsidy approach to support all appropriate social and economic objectives. • Greater opportunities to secure external funding compared with status quo. • Enables alignment of pricing and concessions policy across all sport, leisure and culture facilities. • Potential VAT savings linked to transfer of certain facilities and services. • Potential for transfer of services to improve WLL irrecoverable VAT position. • Possible additional VAT liability through inability to reclaim all of input tax on purchases - currently fully reclaimed by the Council. • WLL has an established approach to financial and business planning, with strong existing links to WLC financial planning processes and officers. • WLL has well established internal/external financial auditing processes.
Criteria 3 - Governance • Robust governance arrangements are in place. • Arrangements will require review to facilitate proposal. • Strong customer, business and staff representation at Board level. • In-scope services more aligned to high level priorities and vision of existing trust. • WLL has established and tested policies on HR, health and safety and facility operations. • Council monitoring less resource intensive with one body. • Provides more accountability in terms of management of a range of public facilities - improved accountability from centralised facility management e.g. statutory compliance. • Well established existing monitoring arrangements. • Quality of existing relationship between WLC, WLL and other Community Planning partnership bodies. • WLL already engaged in mechanism for setting strategic priorities for area.

Option review matrix

Criteria 4 - Performance

- Anticipated improvement in LGBF indicators (cost per attendance at sports facilities; % adults satisfied with leisure facilities).
- Anticipated improvement in SSPI returns (number attendances at public swimming pools; number attendances at other indoor public leisure facilities).
- Track record of growing participation and customer base.
- Potential to align existing WLL facility provision with sports and arts development programmes and initiatives and maximise uptake.
- Strong local brand.
- Track record of high customer satisfaction.
- Track record of high staff satisfaction.
- Track record of maximising community use of assets under control of trust.
- Coordinated approach to facility availability, pricing and concessions ensuring better service to communities and higher levels of customer satisfaction.
- Expected service improvements for in-scope services through improved and more reactive support services and cross-subsidy potential.
- Ability to capitalise on organisation's track record of continuous improvement.
- Preserves ability of in-scope services to deliver on identified outcomes/priorities.
- Minimises fragmentation of spectrum of activities outlined in national and local strategies by delivering facilities and services via a single partnership, thus ensuring a more coordinated approach by comparison to multiple trust option.
- Outcomes and priorities for in-scope services and priorities require to be clearly defined and monitored by WLC - existing monitoring arrangements can be adapted to achieve this.
- Proven business model, strong existing processes, data systems, customer information/trend analysis, market knowledge and use of technology/social media.
- Clearer segmentation of sports, culture and leisure markets - ability to aggressively market to key customer groups and communities.

Criteria 5 - Best Value

- Benchmarking data shows WLL is one of the highest performing trusts in Scotland for KPI management fee as a percentage of incoming resources.
- WLL already subject to BV monitoring so well placed to apply these principles to in-scope facilities/services.
- Increased scope for integration of services leading to avoidance of duplication and better coordination of strategic priorities.
- Single trust ensures lean management - avoids duplication of management and board structures, as well as monitoring.

* It should be noted that the option appraisal assumes that West Lothian Leisure will continue to deliver its existing portfolio of facilities and functions.

Option scoring matrix

	Meet SOA priorities 4 and 7	Increase participation	Maximise community use of facilities	Reduce costs	Total scores
Option 1 - Do nothing	Score: 2 Weighted score: 8	Score: 1 Weighted score: 1	Score: 1 Weighted score: 1	Score: 0 Weighted score: 0	**Score: 4** **Weighted score: 10**
Option 2 - Transfer management of certain sports, leisure and cultural facilities and functions to a new trust.	Score: 3 Weighted score: 12	Score: 2 Weighted score: 2	Score: 2 Weighted score: 2	Score: 2 Weighted score: 8	**Score: 9** **Weighted score: 24**
Option 3 - Transfer management of certain sports, leisure and cultural facilities and functions to the converted WLL.	Score: 4 Weighted score: 16	Score: 4 Weighted score: 4	Score: 4 Weighted score: 4	Score: 3 Weighted score: 12	**Score: 15** **Weighted score: 36**
	(Weighting x 4)	(Weighting x 1)	(Weighting x 1)	(Weighting x 4)	

Options scored against key objectives. Options given a score of 0-5. 0 indicates likelihood of complete failure to deliver an objective, 5 indicates likelihood of full delivery of an objective. The scores in between reflect the degree to which the objective would be met.

West Lothian Council

COUNCIL EXECUTIVE

FOOD SERVICE PLAN 2016/2017

REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION

A. PURPOSE OF REPORT

The purpose of this report is to make the Council Executive aware of the obligation upon the council to approve an annual Food Service Plan, and to seek approval for the Food Service Plan 2016/2017.

B. RECOMMENDATION

It is recommended that the Council Executive:

1. notes the content of the report and accompanying Food Service Plan; and

2. approves the Food Service Plan 2016/2017.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	The Food Law Code of Practice (Scotland) determines the requirements upon local authorities for the delivery of food safety and public protection activities. The statutory requirements outlined in section 1 of the code are to be brought to the attention of local authority officials and or elected members responsible for agreeing budgets or other service arrangements relevant to the delivery of official controls. The Public Health (Scotland) Act 2008 places a duty on the NHS Lothian to produce a joint health protection plan in collaboration with relevant local authorities. The Drinking Water Quality Regulator maintains an overview and direction for local authority duties in regard to private water supplies.

		The VTEC/E. coli O157 action plan for Scotland 2013-2017 outlines roles and responsibilities for many different agencies including local authority environmental health services. The plan does not require a strategic environmental assessment. The plan deals with issues of equality and risk.
III	**Implications for Scheme of Delegations to Officers**	There are no implications for the scheme of delegation. In terms of the Food Law Code of Practice (Scotland) the designated lead food officer is the Environmental Health Manager.
IV	**Impact on performance and performance Indicators**	The Food Service Plan identifies how work will be prioritised to ensure a high level of performance in work that has greatest impact on protecting public health. Performance indicators are reported internally and publically through covalent.
V	**Relevance to Single Outcome Agreement**	SOA 3 Our economy is diverse and dynamic, and West Lothian is an attractive place for doing business. SOA 7 We live longer, healthier lives and have reduced health inequalities.
VI	**Resources - (Financial, Staffing and Property)**	The service plan has been developed to be delivered within current resources. This requires prioritisation and changes to the extent and method of service delivery. This means not all aspects of the service can be delivered in line with all external requirements and expectations.
VII	**Consideration at PDSP**	The Food Service Plan 2016/2017 was presented to the Environment PDSP on 9 June 2016. The panel were advised that the plan would be presented to the Council Executive with a recommendation for approval.
VIII	**Other consultations**	None.

D. TERMS OF REPORT

Since the 1 April 2015, Food Standards Scotland (FSS) is responsible for all strategic and policy aspects of food standards, food safety and feed safety in Scotland. This is a responsibility previously undertaken for the whole of the UK by the Food Standards Agency.

There are specific legal obligations placed on local authorities in regard to delivering food safety official controls. Section 1 of the Food Law Code of Practice (Scotland) requires the statutory obligations covered to be brought to the attention of local authority officials and or elected member bodies responsible for agreeing budgets or other service arrangements relevant to the delivery of official controls.

The obligations that apply to the delivery of official controls by local authorities include ensuring:

- The effectiveness and appropriateness of official controls.
- That controls are applied at an appropriate risk-based frequency.
- That they have a sufficient number of suitably qualified and experienced competent staff and adequate facilities and equipment to carry out their duties properly.
- That staff are free from conflicts of interest.
- That they have access to an adequate laboratory capacity and capability for testing.

The Food Service Plan outlines how these obligations are being met and pursued within West Lothian. Appendix 1 to this report gives a summary of the issues and approach taken.

FSS is responsible for ensuring that appropriate and adequate arrangements are in place to meet official control obligations in Scotland. This role includes the production of statutory Codes of Practice approved by Ministers setting standards for the delivery of official controls by local authorities and the monitoring of service delivery through annual returns and audit of relevant local authority services

D1 Purpose of the plan

Safe food and drink is something which the vast majority of the population take for granted. The safety of this fundamental human need relies on a competent, trustworthy and properly regulated and managed supply monitored mainly by environmental health professionals working within local authorities. This essential work often goes unnoticed. The consequences of a failure in the safety of the food and drink we consume can be catastrophic in costs to human health, the food industry, governments, reputation, public confidence and trust. One of the purposes of the Food Service Plan is to outline how such controls are delivered in West Lothian within current resources.

The plan, however, also incorporates other closely linked elements of public health protection undertaken by officers within the environmental health service. A major element to the service plan is the Scottish Government's VTEC/E coli O157 action plan for 2013-2017. The service currently has a significant role in the delivery of this plan however, there are also pending issues which may have an impact on the service in the future. Appendix 8 of the Food Service Plan highlights the relevant issues for environmental health.

Although elements of the food service will be reflected in the service management plan for Planning, Economic Development and Regeneration, the creation of a detailed food service plan is a distinct requirement. The structure of the service plan is determined by guidance contained within the framework agreement, and a copy of the proposed plan for 2016/2017 is attached for review and consideration.

D2 Protection

The key role of the service is public health protection. The service plan gives an overview of how this is delivered in West Lothian. The mission statement for the service is – "*To protect public health and contribute to a healthy community in West Lothian by ensuring the safety, wholesomeness and quality of food and water through education and enforcement*."

The service plan identifies the different aspects and approaches of service delivery to ensure a rounded, balanced and effective approach to public health protection.

The plan reflects the risk based prioritisation of the service and recognises that not all aspects can be delivered in line with the requirements of the Food Law Code of Practice (Scotland). For example, not all food safety inspections can be targeted by their due date. This and other aspects have been outlined in previous service plans.

The service plan reflects a number of positive outcomes in terms of improvements to food safety standards within West Lothian food establishments including increasing levels of compliance, maintaining high levels of customer satisfaction from business operators, and increasing numbers of Eatsafe awards.

D3 Performance and Performance Management

The Food Service Plan details important elements of performance by presenting statistics and case studies to illustrate the balance between the output and outcomes of service delivery.

Everyone working within the service has a responsibility for ensuring the delivery of the best service possible. To help deliver a positive and productive performance culture the service ensures targets are established which focus on outcomes and outputs.

Performance is monitored and assessed by various methods and reported internally and publically. Performance expectations and standards are outlined and reported in the following ways:

- Public reporting through Covalent.
- Audit by Food Standards Scotland (formerly Food Standards Agency).
- Legislation, enforcement and technical guidance.
- Internal working documents and procedures.
- Food Service Plan.
- Internal monitoring of performance.
- Performance review and personal development planning.
- Training and professional development of officers and management.
- Reporting to external agencies.
- Internal reporting to elected members and corporate management.

The changing nature of demands upon the service requires a flexible approach to balancing often competing priorities. Food safety and public health protection will always provide challenges. Officers and managers continue to take a constructive and professional approach to such matters, and through prioritisation, effective work planning and delivery, the service has ensured good performance in a number of areas.

In addition to the routine delivery of service demands the following activities were successfully delivered during 2015/2016:

- Improving web content to provide more information for business operators and members of the public on food safety issues.
- Working with local business operators, other local authorities and CoSLA to develop a more consistent approach to issuing export certificates for consignments of food and drink to countries out with the EU.
- Improving the application of the food hygiene information scheme to reduce officer admin time and reduce mailing costs.
- Delivery of a presentation to REHIS training course presenters on food safety enforcement in West Lothian.
- Contribution to FSS campylobacter awareness campaign with local businesses, with posters and materials being issued and discussed during routine inspections.
- Assisting FSS in review of cross contamination guidance.
- Participation in a nationally co-ordinated project to identify if there were issues with the sale of illegal alcohol in licensed establishments in West Lothian.

D4 Challenges

Dealing with risks to public health along with an increasing workload remains a significant challenge for the service, as does capacity and resilience in the event of a major incident. However, the challenge and demand continues to be positively managed and also supported by officers. This is achieved through established work priorities, improved efficiency and effectiveness in work planning and actions, ensuring appropriate and balanced enforcement action, supporting businesses where possible to work safely, and supporting officers in dealing with difficult and complex public health protection work. The priority focus remains on outcomes and not just output. This approach has been in place for many years with some adjustments and refinements over time.

The plan for 2016/2017, and beyond, is to ensure the service focuses resources at priority areas of work, and takes correct action to protect public health when risks are identified.

E. CONCLUSION

The Food Service Plan 2016/2017 aims to reflect the ongoing work of Environmental Health & Trading Standards in protecting food safety and public health in West Lothian.

F. BACKGROUND REFERENCES

1. Report to Council Executive – Food Service Plan 2015/2016, 4 June 2015.
2. Report to Environment Policy Development and Scrutiny Panel – Food Service Plan 2016/2017, 9 June 2016.

Appendices/Attachments: Two

Appendix 1 Summary of official control obligations.

Food Service Plan 2016/2017.

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Craig McCorriston
Head of Planning, Economic Development & Regeneration

21 June 2016

Appendix 1

The Food Service Plan 2016/2017 deals with the following matters in more detail and depth. However the following provides a summary of how the service is working towards delivering the necessary obligations in terms of official controls.

Obligation on local authorities	Summary of service delivery in West Lothian
The effectiveness and appropriateness of official controls.	The service has been audited by Food Standards Agency Scotland (now Food Standards Scotland). No major concerns were highlighted during audits. There is a balanced approach to enforcement and education, and a high level of business compliance, and business satisfaction with the approach taken by officers. The enforcement policy for the service is cited as a good example in the Scottish Regulators Code of Practice. Appendix 9 of the service plan outlines in more detail the outcomes of a recent review, and shows that the service performs exceptionally well compared with other Scottish local authorities. In 2015/2016: • 89.9% of food establishments were broadly compliant with food hygiene requirements. • 92% of relevant establishments within the food hygiene information scheme held a Pass award.
That controls are applied at an appropriate risk-based frequency.	It has been highlighted in previous food service plans that not all controls are completed in accordance with the timescales determined within the Food Law Code of Practice (Scotland). Prioritisation is given to the highest risk premises for inspection. In 2015/2016: • 100% of highest risk establishments were inspected by due date. • 96% of all establishments were inspected by due date. • There was an increase in the number of establishments subject to alternative enforcement and not inspection by a qualified officer. • 97.9% of service requests were responded to by due date. There is a significant increase in highest risk establishments following changes to the Food Law Code of Practice (Scotland) risk rating definitions. This may impact performance and delivery of inspections in lower risk rated establishments.
That they have a sufficient number of suitably qualified and experienced competent staff and adequate facilities and equipment to carry out their duties properly.	There is no official standard provided for determining sufficient numbers of staff. However, in recent years the service has delivered a high standard of output and outcomes. The professional development requirements for officers in terms of the code of practice are being met, and officers have the necessary facilities to

	complete their work. It is recognised within the service plan that work is not easily quantifiable and impacts on workload delivery will vary depending on circumstances. Resources available to support service delivery continue to be kept under review. West Lothian has one of the lowest costs per 1,000 population for environmental health (Scottish average is £17,697, and West Lothian is £8,614 – figures from Local Government Benchmark Framework 2014/2015). Although there is some variability in the levels of service provision there is no real evidence of detriment to food safety and public health in West Lothian.
That staff are free from conflicts of interest.	This is addressed through the councils' code of conduct for employees.
That they have access to an adequate laboratory capacity and capability for testing.	Edinburgh Scientific Services have been appointed to provide laboratory services. They are an official control laboratory and meet the necessary requirements. The contract is in place until March 2017, with an option to extend for a further year, if agreeable to both parties. A food sampling plan is included within the service plan.

Planning, Economic Development & Regeneration

Environmental Health & Trading Standards

FOOD SERVICE PLAN

2016/17

OVERVIEW:

In order to meet the requirements of the Food Law Code of Practice (Scotland) and guidance within the Framework Agreement on Local Authority Food Law Enforcement, West Lothian Council is required to develop and approve an annual food service plan. The structure of the food service plan is determined by the guidance contained within the framework agreement.

The plan outlines how food safety and animal feedingstuffs will be monitored and controlled within available resources. The plan also covers other public health functions undertaken by the commercial team within environmental health. Food safety is the responsibility of environmental health. Animal feedingstuffs and hygiene at primary production are the responsibility of trading standards.

The service plan covers seven sections:

- food service aims and objectives;
- authority background;
- service delivery;
- resources;
- quality assessment;
- service plan and operational plan review; and
- animal feedingstuffs and hygiene at primary production.

The majority of the service plan relates to the work covered by the commercial team within environmental health. Section 7 covers the specific work undertaken by trading standards.

Safe food and drink is something which the vast majority of us take for granted. The safety of this fundamental human need relies on a competent, trustworthy and properly regulated and managed supply, monitored mainly by environmental health professionals working within local authorities. This essential work often goes unnoticed. The consequences of a failure in the safety of the food and drink we consume can be catastrophic in costs to human health, the food industry, governments, public confidence and trust. The purpose of this service plan is to outline how such controls are delivered in West Lothian.

SECTION 1 ~ FOOD TEAM AIMS AND OBJECTIVES

1.1 Mission Statement

To protect public health and contribute to a healthy community in West Lothian by ensuring the safety, wholesomeness and quality of food and water through education and enforcement.

1.2 Corporate Plan & Single Outcome Agreement Links

Priority 7: Delivering positive outcomes on health.
Priority 8: Protecting the built and natural environment.
(web link
http://www.westlothian.gov.uk/Council_and_government/Council_generalinformation/Council_strategicplanning)
SOA7 We live longer, healthier lives and have reduced health inequalities.

1.3 Aims and Objectives

Our priority customers for the work we undertake are the public and businesses within West Lothian. We support the following objectives of the Food Standards Scotland Corporate Plan 2016-2019:

- Food is safe.
- Food is authentic.
- Consumers have healthier diets.
- Responsible food businesses flourish.

We also recognise the recommendations and aims of the VTEC / E. coli O157 action plan for Scotland 2013 - 2017. The key to reducing VTEC infection in Scotland is hygiene:

• On the farm;
• In the provision of drinking water supplies;
• In food production and processing, and in both commercial and domestic kitchens;
• In the countryside;
• And in the home.

The objectives of the food service are outlined in appendix 2b.

1.4 Our priorities

The food service has to be delivered on a priority basis. This reflects the nature of the work undertaken and that the service cannot be divided up into uniform time units for completing tasks. Each inspection or service request will have its own complexity and issues which determine the amount of work and time required to address.

The priorities are based on both reactive and proactive work and the potential public health impact of each. Delivery of service priorities will be within the context of resources available and staff skills, knowledge, experience and capacity.

Service priorities have been established to ensure the best practical service in addressing the food safety and public health needs of our communities. They also reflect guidance issued by the Scottish Food Enforcement Liaison Committee and Food Standards Scotland in regard to prioritising food inspections. Health and safety enforcement and public health priorities have been included to reflect the combined work undertaken by officers. Service priorities are outlined in Appendix 5.

The purpose of the service is to intervene and prevent the human and financial costs of foodborne illness impacting downstream on society, businesses, health care services etc. The financial costs are estimated to impact substantially on the UK economy and NHS (£1.5 billion annually), with 500 deaths, and 20,000 hospital admissions*. Food borne illness has a significant impact on lost working days and, for small food businesses, it can be financially disastrous. The focus of the food service in West Lothian is to do everything possible within available resources to minimise that impact.

*Food Standards Agency – Foodborne Disease Strategy 2010 – 2015.

SECTION 2 ~ AUTHORITY BACKGROUND

2.1 Profile

West Lothian is a mixed rural and urban authority covering a geographical area of 42,504 Ha. The population is approximately 175,990*. The Environmental Health & Trading Standards service is located in County Buildings Annex, Linlithgow. There are 1698** food premises within the area ranging from farms, retailers and caterers, to large manufacturers. (*National records of Scotland 2012, **As of 01/04/16)

2.2 Organisational Structure

The service structure is as per appendix 1.

The commercial team is part of the Environmental Health & Trading Standards service which is part of Planning, Economic Development and Regeneration.

The authority has appointed Edinburgh Scientific Services to provide analytical and food and feed examination services.

The Trading Standards team within the Environmental Health & Trading Standards service undertakes animal feedingstuffs enforcement. The team will also undertake hygiene inspections of primary producers as part of a Food Standards Scotland funded inspection programme.

2.3 Scope of the Food Service

The scope of the food service and feedingstuffs enforcement is set out in appendix 2.

2.4 Demands on the Service

Services are available from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00pm Friday. The team, however, has to accommodate working out with these times due to operating times of businesses. Routine evening and early morning working is necessary to carry out the inspection and sampling programmes. Emergency contact details have been provided to appropriate partner agencies in regards to incident management and food alerts, should these occur out with normal working hours.

There are seven approved premises in West Lothian in terms of Regulation (EC) 853/2004 (premises dealing with manufacture of food products of animal origin). A number of premises currently meet the exemption criteria for approval but may well require to be approved in the future.

There is a regular turnover in many of the catering businesses with new owners and changes in operation of the business. In the last five years there has been an 18% increase in registered food businesses. There are a number of ethnic language food workers who require the assistance of interpretation and translation services during visits to premises as appropriate.

In line with the enforcement policy, officers are required, when necessary, to take appropriate enforcement action. This may include service of notices, closure of premises, and reports to the Procurator Fiscal leading to prosecutions and time in court. The level of action required has been increasing in recent years. Previous case studies of enforcement action showed the time spent dealing with one problematic food business equated to approximately five routine inspections.

The principles of better regulation have been a key aspect of how the food service is delivered for a number of years. As well as food hygiene and food standards, officers in the commercial team will also carry out a number of workplace safety and smoking enforcement inspections. This is done to ensure best use of resources and avoid unnecessary additional visits to premises. It is encouraging to note the positive feedback from business consultation exercises in relation to their experience of inspections and enforcement activities.

The food service (food safety) cost per head of population has remained constant in recent years even though West Lothian's population continues to increase. Most recent government figures (2014)[1] estimate that the UK public spend £41.97 per person per week on food and drink. The inspecting, sampling, monitoring, enforcing and all other services provided by the service cost the West Lothian population £0.04 per person per week. [1]Family food 2014 – A national statistics publication by DEFRA.

It is, however, vitally important to remember that the principal purpose of the food service in West Lothian is public health protection. In previous years a number of changes were made to the approach taken to inspections e.g. prioritisation of workload, changes in inspection reporting and

recording, changes to inspection and workload allocation and geographical distribution, better use of flexible working and council buildings. Further adaptation of the service will be required during 2016 and beyond. We will ensure that attention continues to be given to positive outcomes irrespective of the breadth of service provision in future. Some of these issues are highlighted in 6.3.

Consumer Expectations

National surveys continue to show the importance of food safety for consumers. The top three food safety issues for consumers are*:
1. Food hygiene when eating out.
2. Food poisoning.
3. The use of additives in food and date labels.

63% of consumers said that cleanliness and hygiene were important factors when deciding to eat out, and 41% felt that eating out was less safe than eating at home. 59% of consumers in Scotland recognised the food hygiene information scheme as a way of helping to make a choice on where to eat.**

*FSA Biannual Public Attitudes Tracker Report – November 2014.
** FSA 2014 Food and You Survey.

2.5 Enforcement Policy

In terms of the framework agreement on food law enforcement the service has a written enforcement policy which has been approved by the Council. The policy has undergone an equality impact assessment, and is followed by officers. The policy has also been cited as a good example in the Scottish Regulators Code of Practice. A copy of the policy is available to anyone on request and is also available on the West Lothian Council website. (http://www.westlothian.gov.uk/environmental-health)

Alternative enforcement arrangements are allowed within the code of practice for certain risk rated food hygiene and food standards inspections. Visits and alternative interventions will be carried out in accordance with internal procedures outlined in Appendix 5.

SECTION 3 ~ SERVICE DELIVERY

All officers in the commercial team contribute to the development and implementation of this plan. This section outlines areas of work to which they contribute. Framework policies and procedures relating to animal feeding stuffs inspections, sampling etc. are implemented and monitored by officers in trading standards. These matters are discussed in section 7.

In order to meet ever changing demands, the service is always looking at ways of working most effectively. Performance management is a key factor in ensuring this can be achieved (see section 4.4). The quality of the service delivered is essential in protecting public health, and the service is working to ensure that everyone plays a part in delivering the best service possible. Appendix 9

contains a case study review of enforcement outcomes. Consideration is being given to how this information might shape future service delivery.

3.1 Food Premises

There are currently 1698 food premises within West Lothian which require to be inspected by the team. Inspections will be carried out for food hygiene and food standards (composition, labelling etc.). Inspection frequencies are determined by the nature of the business and performance against specific criteria set out in the food law code of practice.

To ensure best use of resources, food standards inspections are linked, where possible, to the food hygiene inspections due and are set as an internal performance indicator.

Food premises profiles, inspection targets and revisit information are outlined in Appendix 3.

The approach to premises inspections has been reviewed and new procedures have been introduced to ensure better recording of activities following inspection and also ensure that significant failures are followed up appropriately. This allows officers to target problem premises. An overview of the "Food Safety Interventions Policy" can be found in appendix 5.

Food hygiene information Scheme PASS

The service participates in the Food Hygiene Information Scheme. This is a national scheme to advise customers at point of use of the food hygiene performance of the food businesses they use. Each business is rated following the routine hygiene inspections completed by officers. Information on whether the business receives a Pass or Improvement Required award will be published to the website hosted by the Food Standards Agency, and a certificate is provided for the business to display on the premises.

3.2 Food Complaints and Food Fraud

The commercial team receives a number of complaints about unsatisfactory food or food premises. These are investigated in line with our procedures on dealing with complaints.

Investigating food complaints can be quite involved and often requires working with colleagues in other local authorities. This, along with the time taken to receive reports from the public analyst etc., can increase the time taken to resolve the complaint. Complaints about food very rarely result in formal action, mainly due to the lack of evidence which could be relied on in court. However, they do help identify failings in

food processing and handling which require to be rectified to prevent further problems occurring in the future, and can be the starting point of food recalls.

Food fraud and food crime came to public attention during the discovery of undeclared horse meat in various meat products in early 2013. During routine inspections and sampling, officers are looking for evidence of any attempts to mislead consumers or provide food which is dangerous. Food Standards Scotland have established a food crime investigation unit to work more closely with local authorities in improving intelligence, detection and enforcement in regard to food fraud and criminal activity. The expectations, focus and demands of this work are likely to increase. The Food Standards Agency and Food Standards Scotland recently published a first baseline report on food crime in the UK. This can be found on the Food Standards Agency web site https://www.food.gov.uk/sites/default/files/fsa-food-crime-assessment-2016.pdf

3.3 Home Authority Principle / Primary Authority Partnership

These are formal arrangements made between local authorities and large scale business operating regionally or nationally. The intention is to reduce the regulatory burden on the business and agree a consistent application of legal interpretation by focusing concerns raised by other local authority enforcement officers through the local authority rather than the business. It is fair to say there are a number of concerns with these arrangements and the burdens placed on the home or primary authority.

West Lothian Council has no arrangements in place for being home authority or primary authority (not relevant in Scotland at this time) with any business activity.

3.4 Advice and support to Business

All officers will be involved in giving advice to businesses on food safety and workplace safety issues. This is an important aspect of work as it helps to ensure that businesses which request help can be set up complying with the necessary legal requirements. It has been established as one of our priorities for higher risk food establishments and fits the model of targeting upstream intervention.

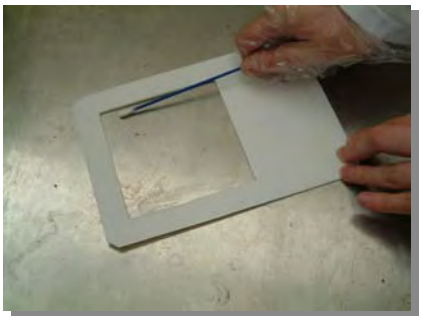
The service recognises that a well run and viable business will most likely be a safe business. Officers will direct business owners to support and help from colleagues working through Business Gateway. Information sheets are left at every inspection with details of where businesses can get further help and support in this and other aspects of food safety and workplace safety. This all works towards protecting public health and reducing the financial impact of compliance on businesses.

The ongoing work with established businesses is assisted by a number of helpful information sheets, guidance booklets, and other educational resources. Much of the information used is produced within the team and aims to give businesses the necessary information for complying with the law and improving hygiene and safety standards. We aim to include all new premises in our inspection programme within three months of registering. It is recognised that this is out with the timeframe

expectations of the food law code of practice. We are looking at ways of improving these timeframes during 2016/17 where this can be achieved in accordance with other priorities. Appendix 3 shows a comparison of enquiries received over recent years. Business satisfaction survey results are also found in Appendix 3

3.5 Sampling – Food and Drink

The team develops an annual sampling plan. Sampling is necessary to monitor the quality and safety of food and drink being produced and sold within West Lothian. Sampling of food prior to a hygiene inspection is a useful indicator of how the business is operating.



The range of samples taken is split into chemical and microbiological. The current target for chemical samples is 0.83 samples per 1000 population and for microbiological the target is 1.16 samples per 1000 population.

Samples can fail for various reasons and require to be followed up by officers. A national report on sampling by Scottish local authorities identified a failure rate of 9.3% for chemical, and 12.5% for microbiological during a 12 month period. Scottish local authorities are now working in a more co-ordinated way in terms of sampling priorities. This is being done in association with Food Standards Scotland (FSS) (formerly Food Standards Agency Scotland).

As all local authorities are facing similar challenges work has been done to target local resources towards even more focused national sampling initiatives. The targeted sampling is based on data collected over recent years for all samples taken in Scotland and means that each year all local authorities will contribute to providing better information on existing and emerging food safety issues. Local sampling targets still form part of each local authority sampling plan and remain useful for a limited range of issues.

This joint focused approach will have some potential impact on local sampling as, overall, smaller numbers of samples may be taken due to costs of focused sampling activities. It is however a good example of how environmental health professionals are trying to ensure a public health focus in achieving the best results in difficult times.

Appendix 3 has details of samples taken. The sampling plan for 2016/2017 is found in appendix 6.

Case Study 1

Counterfeit Alcohol Campaign

In October 2015 officers were involved in a day of action to highlight the dangers of illegal alcohol. This was a national campaign directed by Food Standards Scotland, and teams of officers visited 40 licensed establishments in West Lothian to establish if there were any issues with the sale of illegal or adulterated white /clear spirits, mainly vodka brands. There was a news release and Facebook post for the general public to make them aware of the dangers. Fake alcohol can contain all sorts of harmful chemicals such as those used in anti-freeze, screen wash or nail polish remover. It can leave you blind, in a coma or dead. Information was left with the business operators as part of the visits. Thankfully no issues of concern were identified during the visits. Officers continue to deal with such issues during routine inspections of businesses.

3.5.1 Sampling – Water Quality

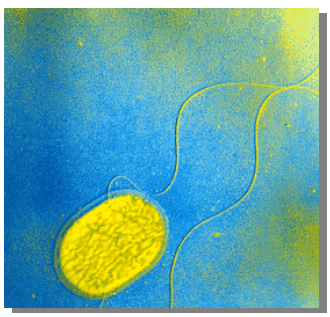
Sampling of drinking and recreational water is also undertaken. This involves sampling mains and private water, as well as swimming pools, spa pools etc. The private water regulations place a requirement upon local authorities, and those responsible for private supplies, to ensure drinking water standards meet those of public water. The team is involved in sampling and monitoring local private supplies and undertaking risk assessments on them. Sampling is required on an ongoing annual basis. An annual return on sampling, enforcement and water quality standards is made to the Scottish Government (Drinking Water Quality Regulator). These results are then published in a publically available report on the DWQR web pages http://dwqr.scot/information/annual-report/ .

There is no routine sampling of mains water supplies with any concerns being directed to Scottish Water and the Drinking Water Quality Regulator. This is necessary to accommodate other workload and sampling plan priorities. The council does however retain the statutory right to sample if required.

From April 2015 there was no routine sampling of swimming pools, spa and recreational waters. The safety and quality of water should be part of the routine management and monitoring carried out by facility operators. Management controls of such environments are assessed during routine inspections by officers.

3.6 Control and Investigation of Outbreaks of Food Related Infectious Disease

Controlling and preventing the further spread of infectious disease is a key part of the service provided by the commercial team. This work is done in partnership with Lothian NHS and the Consultant in Public Health Medicine. Notifications of food poisonings and infectious diseases such as, *salmonella, campylobacter, cryptosporidium, E. coli O157* etc., are passed to the team by Lothian NHS. The role of the service is to investigate cases looking for possible sources, or outbreaks, and in doing so take preventative measures to stop the further spread of infection. Recent statistics are shown in appendix 3.



A major outbreak plan has been developed by Lothian NHS and the local authorities of West Lothian, Edinburgh, Midlothian and East Lothian. Procedures for dealing with sporadic cases are also in place. As part of the review of sporadic procedures it has been agreed that cases of campylobacter will no longer be investigated routinely by this service. Notified cases will be sent guidance and information about the illness by Lothian NHS, Health Protection Team. Statistics will be reported to the team annually by Lothian NHS. Case numbers will be reviewed regularly and any issues will be discussed between Lothian NHS and the local authorities.

VTEC/E. Coli O157 – Action Plan for Scotland 2013-2017
Although the number of cases of E. Coli O157 in Scotland is small compared to other infections – the numbers have remained constant in recent years despite previous action plans. The consequences are devastating to public health – particularly within vulnerable groups. The service already makes a significant contribution to aspects of the work required. Appendix 8 outlines the current and potential role of the service under the latest action plan. Much of this will develop and continue beyond the scope of the action plan.

3.7 Food Emergencies and Safety Incidents

Food safety emergencies and incidents which pose a serious risk to public safety are identified as a priority issue for the commercial team. Procedures are in place to ensure that warnings issued by Food Standards Scotland (FSS), and local incidents which need to be reported to FSS, are dealt with properly.

Most alerts are for information only but a number of press releases and trade notifications have to be completed by the team in relation to the warnings. As well as food alerts, FSS has a system for notifying local authorities of allergy alerts. These were previously part of the main alert scheme. The main reasons for such alerts is the failure to declare the presence of one of the many allergens now listed in the food information regulations.

Emergency contact details for the service have been provided to FSS to allow notification of any incidents.

3.8 Liaison with Other Organisations

It is important to realise that the food team does not work in isolation from other internal services or external organisations. Internally, the team works with planning, building standards, economic development, licensing, legal, education, occupational health, corporate communications, social policy, and the community health care partnership to provide a joined up service.

The framework agreement with Food Standards Scotland (FSS) and food law code of practice requires local authorities to work together and with national bodies to contribute to consistency of enforcement. Externally, the team works with other local authorities, through Lothian and Borders Food Liaison Group, and Scottish Food Enforcement Liaison Committee's Food Safety sub–group and Food Standards sub–group. The team maintains links with Lothian NHS and Scottish Water through the Health Protection Liaison group. A Joint Health Protection Plan has been developed and

approved by Council Executive. A positive working relationship has been developed with the Procurator Fiscal service. The service is audited by FSS.

Appendix 4 lists the team's main customers, partners and stakeholders.

Case Study 2

Export Certificates – establishing consistency in Scotland

The food and drink sector is a significant part of the Scottish economy. Exports of Scottish produce have been increasing in recent years and were estimated at £9.3billion in 2013. The health authorities in other countries require consignments to have relevant health certificates to verify the nature of the product and premises of origin. Environmental health staff provide these certificates in order to support Scottish companies involved in export. Over the years there have been issues of concern regarding the consistency, branding and acceptability of certification in receiving countries. Local authorities agreed to get together to discuss producing guidance on dealing with requests for certificates and agreeing formats for certificates that would be acceptable. We consulted with our local businesses as part of this process to ensure that business views were represented. After a significant amount of work the new system was introduced in January 2016, and local businesses advised of the new procedures and forms for completion.

This is just one example of local authorities working together to deliver better, more consistent services that benefit businesses and public health.

3.9 Food Safety and Standards Promotion

It is clear that inspection of premises and enforcement of the law will not in itself bring about the necessary improvements in public health. There needs to be a balance of education with enforcement. Although limited, the team's input to education and promotion of food safety is recognised as an important tool and will be provided as resources permit.

In recent times this has significantly reduced, and is generally limited to providing input to other training providers courses two or three times a year. We are a registered training centre for the REHIS elementary food hygiene certificate, and our officers have assisted other training providers in the delivery of their courses. We have also tailored training to the specific needs of different groups as required. Our involvement in training is always balanced against other workload commitments.

Officers are the main source of support for most small businesses within West Lothian. They have a key role during inspections of ensuring business operators and food workers understand all the necessary requirements placed upon them. Feedback from businesses as part of our annual survey is very positive and is one of the publically reported key performance indicators for the service.

Officers have worked with our colleagues in the Community Health Care Partnership to assist catering establishments introduce healthier options onto their menus. Officers also promote the Healthy Living Awards, as appropriate, within catering businesses. This is likely to be a significant issue in terms of public health as the costs of treating poor health caused by poor diet rise substantially in years to come.

20 businesses in West Lothian hold the Eatsafe award for hygiene standards. We hope more businesses will be able to meet these requirements in coming years.

Our food hygiene DVD "Food Safety is Everybody's Business" continues to be used with catering businesses to help them train staff. It is currently available in English, Polish, Italian, Urdu, Punjabi and Cantonese. Some of the materials have also been provided through the council website with video material uploaded and available on the food safety web pages.

Case Study 3

Improving Web Content to allow better access to information

During 2015 there have been ongoing improvements to information made available through the council website. As part of managing our resources in terms of priorities it was recognised that a number of enquiries were being received for advice which were impacting on other higher priority aspects of service delivery. The web content was improved to address many of these standard advice enquiries and sign post businesses and the public to other sources of information. As a matter of course customers are now directed to website information, and we will continue to improve and develop content as required. This allows us to focus our resources on higher risk and higher priority aspects of work.

SECTION 4 ~ RESOURCES

4.1 Financial Allocation

The framework agreement requires an indication of the annual budget for current and previous financial year in the following areas of service delivery:

	Budget 15/16	Budget 16/17
Staff	£374,319*	£378,062*
Travel and Subsistence	£0	£0
Equipment	£500	£500
Sampling	£22,000	£22,000
Feedingstuffs	£600	£600
Total	**£397,419**	**£401,162**

**Staffing is estimated as there is no specific budget for food service plan delivery. Staffing within commercial team deliver more than food service plan activities. A FTE figure is provided in appendix 3.*

West Lothian has one of the lowest costs per 1000 population for environmental health (Scottish average is £17,697, and West Lothian is £8,614 – figures from Local Government Benchmark Framework 2014/2015). There will however be some variability between local authorities in terms of the level of service delivered.

The service has also been involved with a number of other Scottish local authorities in benchmarking different aspects of the environmental health service. In two of the measures pertinent to the food service plan, food hygiene and food standards, West Lothian costs are lower than the group average. The figures from the 2014/2015 APSE benchmark report are as follows:

Benchmark indicator	Average for group	West Lothian
Net cost of food hygiene service per head of population	£2.21	£1.97
Net cost of food standards service per head of population	£0.96	£0.54

4.2 Staffing

The service is staffed as per the structure indicated in appendix 1.

Food safety is only one element of the role of environmental health. The pressures on the whole service increase year on year with changes in legislation, increasing population and demand on the service having to be managed on a priority basis. We are therefore identifying and targeting priority areas of work, delivering aspects of the service differently, reducing or removing aspects previously delivered, and continuing to work as effectively as possible to protect public health.

4.3 Staff Development Plan

The Food Law Code of Practice (Scotland) requires a minimum of 10 hours food safety training to be completed by every officer annually. Officers who are members of the Royal Environmental Health Institute of Scotland are also required to complete 20 hours training and development every year as part of the Continuous Professional Development scheme.

People Strategy 2013/2017
West Lothian Council has a people strategy which aims to ensure the council is a customer focused and high performing organisation.
The development of officers, as well as being a legal requirement, is an essential component of providing a quality service to West Lothian.
Training and development needs however have to be prioritised service wide and opportunities for training are sometimes limited. Training requirements are currently being met due to the low cost training programme provided by Food Standards Scotland. Staff development has also been assisted through accompanied visits, peer review visits, involvement in working groups, special projects etc. It is hoped to continue this type of development activity in 2016/2017.

Training and development needs are assessed during individual Performance Review and Personal Development Planning meetings held once a year in accordance with the council's Investor in People accreditation. Monthly 1-2-1 performance meetings are also held with officers.

A competency framework for the food service has been developed to help give more detail to skills and knowledge pertinent to the different work areas. This was produced in support of national guidance which provided a simple framework but lacked detail. It will provide officers with links to necessary legislation, guidance, technical information, scientific papers etc. and will continue to develop over time. The framework is also being extended to other areas of the environmental health service.

4.4 Performance Management

Everyone working within the service has a responsibility for ensuring the delivery of the best service possible. To help deliver a positive and productive performance culture the service ensures targets are established which focus on outcomes and outputs.

Performance is monitored and assessed by various methods and reported internally and publically. Performance expectations and standards are outlined and reported in the following ways:

- Legislation, enforcement and technical guidance.
- Internal working documents and procedures – e.g. framework policies and procedures, enforcement policy, customer service standards, council HR policies and procedures etc.
- Food service plan.
- Internal monitoring of performance – e.g. team meetings, one to one discussions, monthly reporting to senior officers, public reporting of performance through Covalent, accompanied visits, customer survey and service complaints.
- Performance review and personal development planning.
- Training and professional development of officers and management.
- Reporting to external agencies – e.g. Food Standards Agency, Scottish Government.
- Internal reporting to elected members – performance committee, Environment PDSP, Council Executive.
- Audit by Food Standards Scotland.

SECTION 5 ~ QUALITY ASSESSMENT

5.1 Quality Assessment

The Environmental Health & Trading Standards service is participating in the West Lothian Assessment Model. This is West Lothian Council's adaptation of the European Foundation for Quality Management. This is being used to help deliver continuous improvement of the service in years to come. The service is assessed as part of the corporate Customer Service Excellence award.

CUSTOMER SERVICE EXCELLENCE The Government Standard

The food safety and animal feeding stuffs work is subject to audit by the Food Standards Scotland. All audit reports can be found at www.food.gov.uk. The service was last audited in February 2014.

Audit reports are sent to the Chief Executive and are reported to appropriate elected member forums.

Internal monitoring of procedures and customer feedback regarding hygiene inspections and food complaints is also used to assess the quality of the service provided. Customer consultation is a key development issue and a customer and business consultation survey is carried out once a year.

SECTION 6 ~ SERVICE PLAN AND OPERATIONAL PLAN REVIEW

6.1 Review against Service Plans and Team Plans.

The food service plan will be reviewed in six months.

Internal plans, policies and procedures are reviewed annually, or as and when required.

6.2 Identification of any Variance from the Service Plan

The changing nature of demands upon the service requires a flexible approach to balancing priorities. Food safety and public health protection will always provide challenges. Officers and managers continue to take a constructive and professional approach to such matters, and through prioritisation, effective work planning and delivery, the service has ensured good performance in a number of areas.

An increasing demand has been realised following an update to the Food Law Code of Practice (Scotland) in late 2014. Some changes were made to the scheme for risk rating food establishments which has increased the number of higher risk rated businesses in West Lothian. The higher scores are reflective of changes in scoring for the type of activity being carried out, rather than being a reflection of poorer hygiene and safety standards within these establishments. It now means that larger numbers of establishments have moved from an inspection frequency of 18 months, to 12 and 6 months. The increase in inspection frequency for a large number of businesses does not seem necessary. However, the correct application of the risk rating scheme is something which has been reviewed and assessed during previous public inquiries into food related outbreaks and fatalities. Whilst not a primary cause it has led to criticism of the local authorities for not having inspected as frequently as they should.

The business type is now having a more substantial impact on inspection frequency than the food safety performance of the business. This concern has been raised with Food Standards Scotland, and officers were involved in a working group with other local authorities to review the inspection rating scheme, but since the project was handed back to Food Standards Scotland in early 2015, there has been very little progress to address these concerns. At this time there is no scope for the service to take a different approach in prioritising inspections unless we are willing to ignore the requirements of the code of practice, which would have potential implications for the authority during FSS audit, and in terms of consistency with other local authorities. It is however something which may need further consideration in future in order to address demands on the service and public health priorities.

The service launched the Food Hygiene Information Scheme in October 2013. There are approximately 1130 food businesses within the scheme with a current pass rate of 92%. The percentage of businesses which are deemed broadly compliant also remains high. It is encouraging that the vast majority of food establishments in West Lothian operate to good standards of compliance. It is encouraging to note that the scheme is having a positive impact on business motivation to comply with food safety.

The enforcement demands continue to be driven by a small percentage of non- complying businesses. There has continued to be a significant amount of additional visits required by officers to deal with issues in food businesses. There also continues to be a significant number of formal notices being served to protect public health or ensure improvement of standards within businesses.

During 2015 a review of food enforcement outcomes was undertaken. The issues and considerations are outlined in Appendix 9.

A large number of lower risk businesses are dealt with by alternative enforcement. Unless there is a higher risk visit required to the business, these businesses will be dealt with by sending out a standard letter containing some basic food safety information, and a request that they update the service with any changes to business operation. This approach will continue due to higher priority demands on officers.

In order to address the demands on the service over recent years aspects of service delivery have been altered. In 2015/2016, changes to service delivery include:

- Stopping visits to lower risk rated businesses and sending letters as part of alternative enforcement strategy.
- Stopping routine sampling of swimming pool and spa / recreational water. Business operators were encouraged to ensure they had their own sampling in place to monitor water quality and safety.

The service requires to be flexible in determining priorities and is always striving to prevent the complete removal of vital aspects of the service. This remains an ongoing challenge.

However, despite challenging times it is important to acknowledge the positive aspects of team work addressed and delivered during 2015/2016. These include:

- Improving web content to provide more information for business operators and members of the public on food safety issues.
- Working with local business operators, other local authorities and CoSLA to develop a more consistent approach to issuing export certificates for consignments of food and drink to countries out with the EU.
- Improving the application of the food hygiene information scheme to reduce officer admin time and reduce mailing costs.
- Delivery of a presentation to REHIS training course presenters on food safety enforcement in West Lothian.
- Contribution to FSS campylobacter awareness campaign with local businesses, with posters and materials being issued and discussed during routine inspections.

- Assisting FSS in review of cross contamination guidance.
- Participation in a nationally co-ordinated project to identify if there were issues with the sale of illegal alcohol in licensed establishments in West Lothian.

Performance and workload comparisons are made in Appendix 3.

6.3 Areas for Improvement / Challenges.

The following have been identified as the key challenges for 2016/2017 and ongoing:

- Ongoing demands on officers from challenging premises and incidents in terms of food safety, workplace safety and public health issues.
- Ensuring that officers are supported, developed and capable of dealing with challenging, time consuming and high risk workload. Maintaining capacity in skills and knowledge, as well as officer resource.
- Establishing and targeting workload priorities with available resources which deliver and maintain the best achievable levels of public health protection.
- Developing and accommodating new working relationship with Food Standards Scotland, including any future audits carried out by them.
- Managing customer expectations for service requests and complaints in line with service priorities.
- Further development of alternative approaches to business engagement to attain maximum benefit for the council and businesses.
- Being able to provide help and support to new and existing businesses aimed at protecting public health and avoiding expensive and time consuming legal action. Promoting and encouraging more businesses to achieve Eatsafe award and Pass ratings in terms of the food hygiene information scheme.
- Implementing and maintaining our role in the delivery of the VTEC / E. Coli O157 action plan.
- Review of public analyst contract, and possible tendering process if new contract is required.

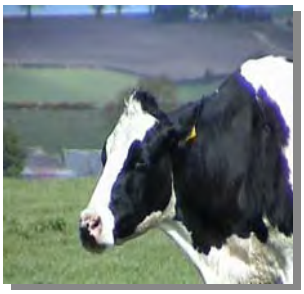
There are no specific projects identified for attention in 2016/2017. However, there are elements of the food service plan, and the VTEC / E. Coli O157 action plan which will require the undertaking of specific project based work.

The biggest demand on the food service remains dealing with risks to public health balanced against an increasing workload. The challenge and demand continues to be positively managed and also supported by officers. This is achieved through established work priorities, improved efficiency and effectiveness in work planning and actions, ensuring appropriate and balanced enforcement action, supporting businesses where possible to work safely, and supporting officers in dealing with difficult and complex public health protection work. The priority focus remains on outcomes and not just output. This approach has been in place for many years with some adjustments and refinements over time.

The plan for 2016/2017, and beyond, is to ensure the service focuses resources at priority areas of work, and takes the correct action to protect public health when risks are identified.

SECTION 7 ~ ANIMAL FEEDING STUFFS AND PRIMARY PRODUCTION

7.1 Service Delivery



The control and monitoring of animal feeding stuffs is undertaken by Trading Standards. 0.3 FTE staff are responsible for registration, inspection and sampling activities in relation to all feedstuffs establishments within West Lothian. There are currently 142 premises that have applied for registration/approval or made a declaration of conformity.

7.2 Inspection

The inspection procedure is as detailed in the document "West Lothian Council, Planning and Economic Development Services, Feeding Stuffs Inspection Procedure". Feeding stuff premises are currently subject to the NTSB/SCOTSS premises risk assessment scheme and (in relation to primary production) Annex 10 of the Food Law Code of Practice, which determine the risk category and inspection frequency. During 2015/16, a total of 2 programmed visits were made to premises where feed hygiene inspections were carried out. No major non-compliances were discovered. There are no plans to undertake any programmed visits to primary producers in 2016/17.

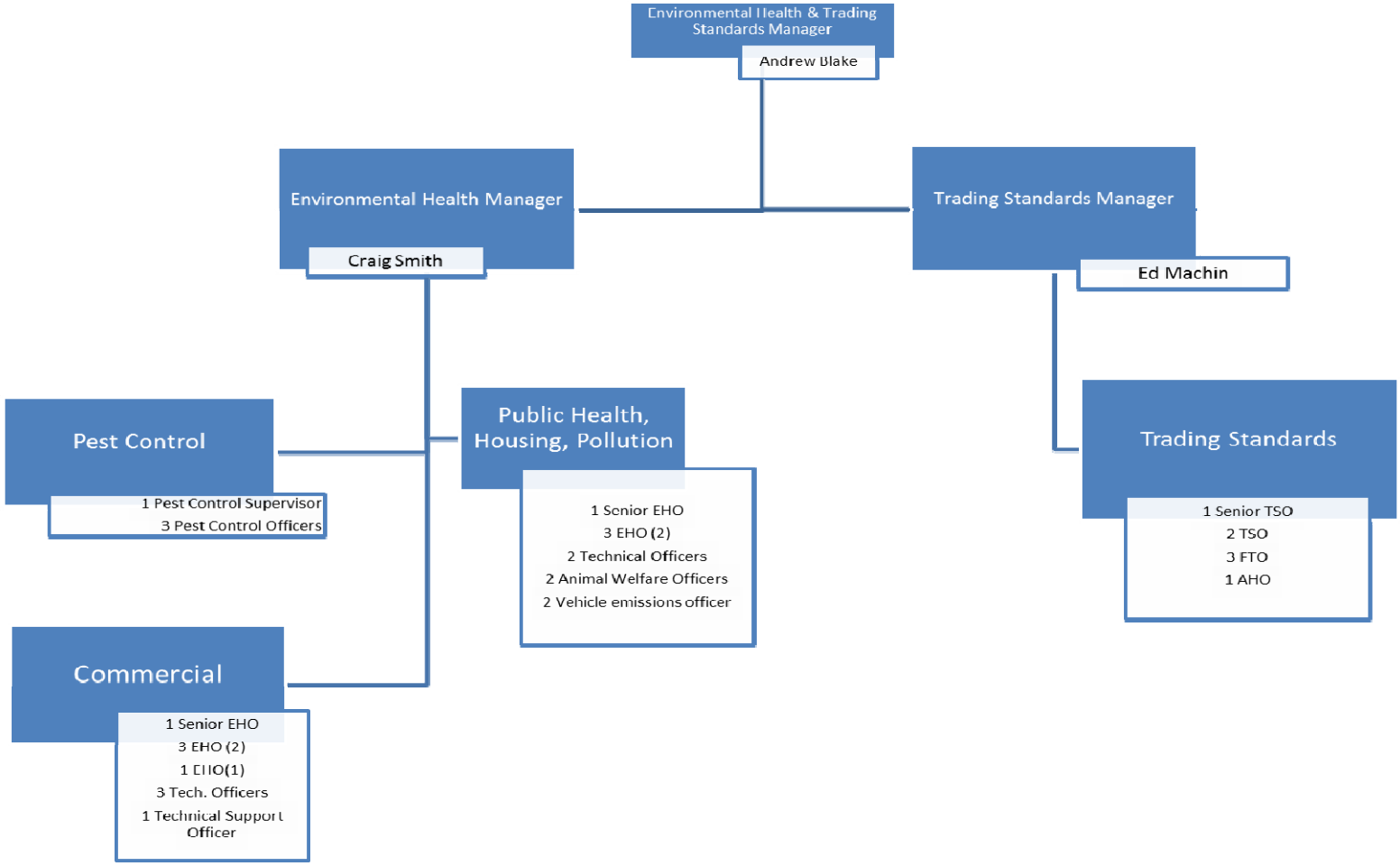
7.3 Staffing

The Trading Standards section currently comprises four Trading Standards Officers, three Fair Trading Officers and one Enforcement Officer. All Trading Standards Officers are authorised to enforce the Agriculture Act 1970 and subordinate and associated legislation, with 0.3 FTE staff specifically allocated to this function. Two Trading Standards Officers are authorised to undertake Level 2 duties as specified in the Feed Law Code of Practice 2015.

Appendices:

Appendix 1 – Service structure.
Appendix 2 – Scope of food service.
Appendix 2a – Extended public health links from food safety controls.
Appendix 2b – Objectives of the food service.
Appendix 3 – Workload and performance comparisons.
Appendix 4 – List of customers / partners / stakeholders.
Appendix 5 – Overview of food interventions policy.
Appendix 6 – Food sampling plan 2016/2017.
Appendix 7 – Service requests / complaints – service standards and prioritisation.
Appendix 8 – VTEC/ E.Coli O157 Action Plan
Appendix 9 – Food safety enforcement review case study.

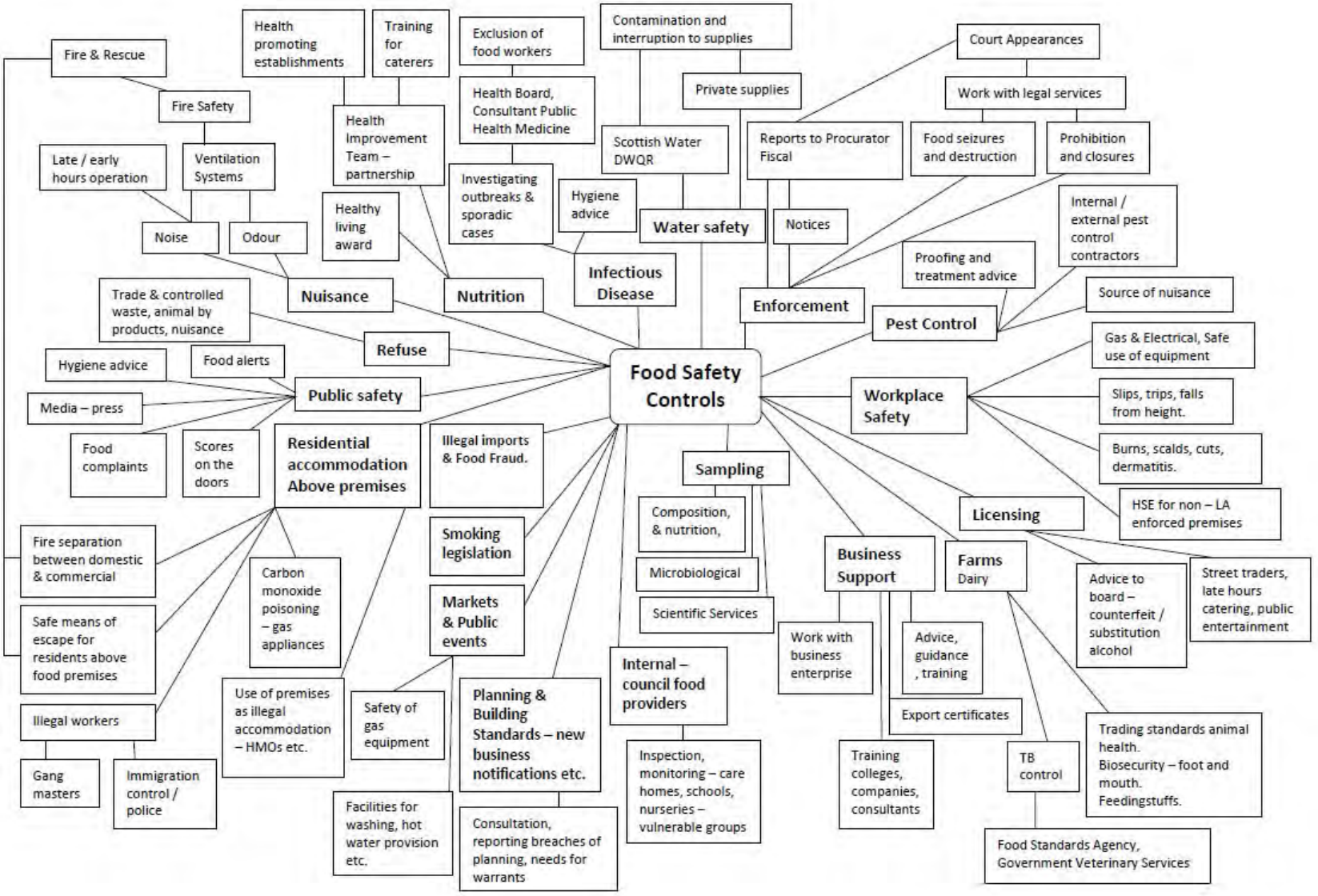
Appendix 1 – Environmental Health and Trading Standards Structure (April 2016)



Appendix 2 – Scope of Food Service

Function	Activities
Food hygiene	• To inspect premises in line with The Food Law Code of Practice (Scotland) and prioritise the inspection of premises on a basis of high to low risk. • To adhere to relevant team policies and procedures. • To ensure compliance with the law by means of education, training, motivation and enforcement. • To ensure that re – visits are made to premises when necessary, and in line with our inspection procedures. • To ensure compliance with legal requirements in terms of licensing and approval of premises.
Food safety and standards	• To inspect premises in line with The Food Law Code of Practice (Scotland). • To adhere to relevant team policies and procedures. • To ensure compliance with the law by means of education, training, motivation and enforcement. • To ensure that re – visits are made to premises when necessary. • To ensure that a sampling programme is devised and followed.
Food enquiries and investigations	• To react to emergencies and immediate threats to public health. • React to and investigate, where appropriate, enquiries and complaints relating to food safety and quality, and hygiene in food premises. • React to and respond appropriately to food alerts. • To adhere to team policies and procedures. • When necessary seize, detain and arrange for condemnation of food not meeting food safety requirements. • Respond to requests for verification of voluntary surrender of food for condemnation. • Respond to requests for export certificates.
Business and consumer advice	• Carry out visits to premises to give guidance or to follow up complaints. • Provide guidance and advice to new businesses to help comply with food law. • Provide training and education for trade and other groups in West Lothian. • Deal with general enquiries for help and guidance on relevant food matters.
Reporting and liaison – working together	• To ensure that policies and procedures are in place and followed as per the Framework Agreement on Food Law enforcement. • Prepare reports and returns to various groups and agencies. • Work together with others to improve food safety and the service provided. • Work together as a team.
Water quality and safety	• To ensure that a sampling plan is in place and carried out to measure the safety and quality of private and public drinking water supplies in West Lothian. • To ensure that a sampling plan is in place and carried out to measure the safety and quality of recreational water, such as swimming pools, spas etc. • To ensure that appropriate follow up action is taken when problems are identified with water safety and quality. • To respond to requests, where appropriate, from people concerned about the safety and quality of water in West Lothian.
Infectious disease control	• To investigate notified cases of food poisoning, and food or water – borne disease. • To notify Public Health Medicine of possible outbreaks / cases for exclusion. • To adhere to relevant team policies and procedures. • To provide good advice to patients and public to prevent further spread of infection. • To be involved in any incident or outbreak control team.
Support activities and miscellaneous	• To manage the work of the food service. • To provide technical and administrative support. • To instigate special projects and initiatives to tackle particular food related issues. • To use and maintain a system database to manage the inspection programme and process service requests. • To maintain the competence of inspection staff and develop their skills and knowledge, by means of peer review, training and monitoring. • To ensure that premises files are updated with appropriate information.
Feedingstuffs	• To ensure the registration of feedingstuffs premises. • To ensure registered premises are inspected. • To ensure that feedingstuffs are sampled. • To respond to complaints and concerns regarding quality and safety of feedingstuffs. • To ensure compliance with all legal requirements in relation to feedingstuffs.

Appendix 2a –Extended public health links from food safety controls



Appendix 2b – Objectives of food service

1. ***To ensure the safety of food by means of a programme of inspections designed to check compliance with current laws and codes of practice, and to educate, train and motivate all parts of the food industry. To enforce the law when necessary in the interests of public health.***
2. ***To protect the public and ensure the quality and safety of food and drink in West Lothian by inspection and sampling for analysis and examination. To inspect premises to ensure food standards legislation is being applied and improve compliance through a balance of education and enforcement.***
3. ***To react to emergencies and immediate threats to public health. To investigate food related enquiries and complaints. Reacting to food safety alerts issued by FSA and other bodies to secure the withdrawal of any suspect foods from premises within West Lothian. To ensure that food not meeting food safety requirements is removed from sale to the public. To issue appropriate export certification in relation to food being exported to countries out with the EU.***
4. ***To provide guidance and raise awareness of food safety within the business community and general population of West Lothian to ensure compliance with food law and help develop a better educated population.***
5. ***To work together with colleagues in West Lothian Council, other local authorities, professional bodies, central government and other interested parties to ensure a co – ordinated approach to food related matters. To provide relevant reports and statistics as required regarding the operation of the food service.***
6. ***To ensure the wholesomeness, safety and quality of drinking and pool waters in West Lothian.***
7. ***To be proactive and reactive in controlling and investigating instances of food or water – borne diseases and infections within West Lothian. To provide appropriate information to patients and work with partners in public health medicine to control the further spread of infection.***
8. ***To ensure activities which are necessary to support, compliment and develop the work of the food service are carried out (e.g. staff development and health and safety, performance monitoring and reporting service prioritisation, balancing better regulation and public health protection).***

Appendix 3 – Workload Comparisons

Activity	**2012/2013**		**2013/2014**		**2014/2015**		**2015/2016**	
	Completed	Missed	Completed	Missed	Completed	Missed	Completed	Missed
Food hygiene inspections	663	145	856	16	753	10	868	4
(By alternative enforcement)	18	52	174	4	139	0	99	0
	Completed	Missed	Completed	Missed	Completed	Missed	Completed	Missed
Food standards inspections	327	64	368	3	362	0	451	2
(By alternative enforcement)	14	50	80	0	56	0	135	0
Revisits	566		813		700		735	
Number of premises	1537		1621		1639		1662	
Broadly Compliant Hygiene	87.2%		86.7%		87.1%		89.9%	
Broadly Compliant Standards	99.5%		99.5%		99.7%		99.8%	
Food hygiene inspection perfomance indicators (inspections completed by due date) *** Indicator now measures %age completed within the year.* *[#] Approved premises no longer counted separately. Category E premises not routinelyinspected (use of alternative enforcement) so not counted here.*	Category	% on time	Category	% on time	Category	% on time	Category	% on time
	Approved	100	Approved	66.7	A (6 months)[#]	100	A (6 months)[#]	100
	6 months	100	6 months	100	B (12 months) [#]	98.7	B (12 months) [#]	100
	12 months	100	12 months	100	C (18 months) [#]	98.8**	C (18 months) [#]	98.4
	> 12 months**	76	> 12 months**	97	D (24 months) [#]	91.2**	D (24 months) [#]	97.8**
Food standards inspection performance (inspections completed by due date) *** See food hygiene* *[#] Category C (completed by alternative enforcement routinely) no longer counted here.*	A	100	A	100	A	50	A	100
	B & C (Lower risk)**	41.4	B & C (Lower risk)**	99.5	B	100**	B	97.5**
	Unrated	70.5	Unrated	98.5	Unrated	98.7	Unrated	98.5
Number of enquiries	436		535		626		528	
% Enquiries responded to on time (Target 85%)	86.2%		87.3%		87.3%		97.9%	
Number of food complaints	22		41		64		50	
Number of premises complaints	147		141		92		69	
Food alerts	6		7		3		1	
Advisory visits	22		23		24		19	
Infectious disease investigations	207		226		215		221	
Export certificates	44		46		51		64	
Food condemnations	0		0		0		0	
Workplace safety interventions (food establishments)	185		176		203		190	
Samples taken	Type	No.	Type	No.	Type	No.	Type	No.
	Food Chem	190	Food Chem	183	Food Chem	229	Food Chem	183
	Food micro	321	Food micro	233	Food micro	257	Food micro	251
	Water mains	3	Water mains	0	Water mains	2	Water mains	2
	Water private	23	Water private	20	Water private	23	Water private	33
	Swimming pool	1	Swimming pool	56	Swimming pool	68	Swimming pool	0
Reports to fiscal	3		3		0		2	
Hygiene improvement notices	40		61		37		13	
Remedial action notices	8		18		23		18	
Emergency Closures (including voluntary)	5		6		4		0	
Number of staff available	6.2		7.5		7		7.2	
£ Cost / Head of population / year (Per Week)	£2.18 (£0.04)		£2.13 (£0.04)		£2.17 (£0.04)		£2.26 (£0.04)	

Appendix 3 Inspection Workload Targets

Inspection Workload

Table 1. Food Hygiene Inspections 2016/2017.

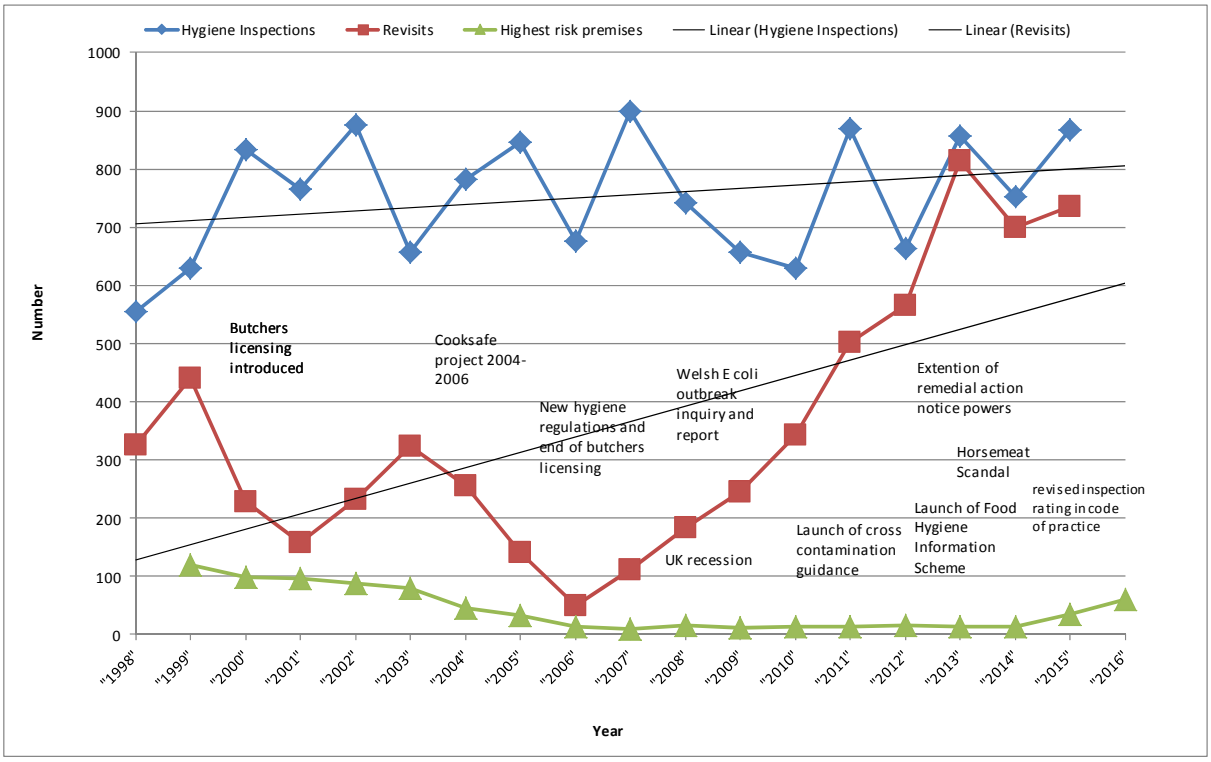
COP Risk Category	Total No in Category	Required Inspection Frequency	Planned Inspections for 16/17
A	60	every 6 months	60
B	222	every 12 months	222
C	359	every 18 months	251
D	290	every 24 months	125
E	671	every 36 months	249
Newly registered	64		64
Alternative Enforcement	18	Every 36 months	6
TOTALS	1684		977

Table 2. Food Standards Inspections 2016/2017.

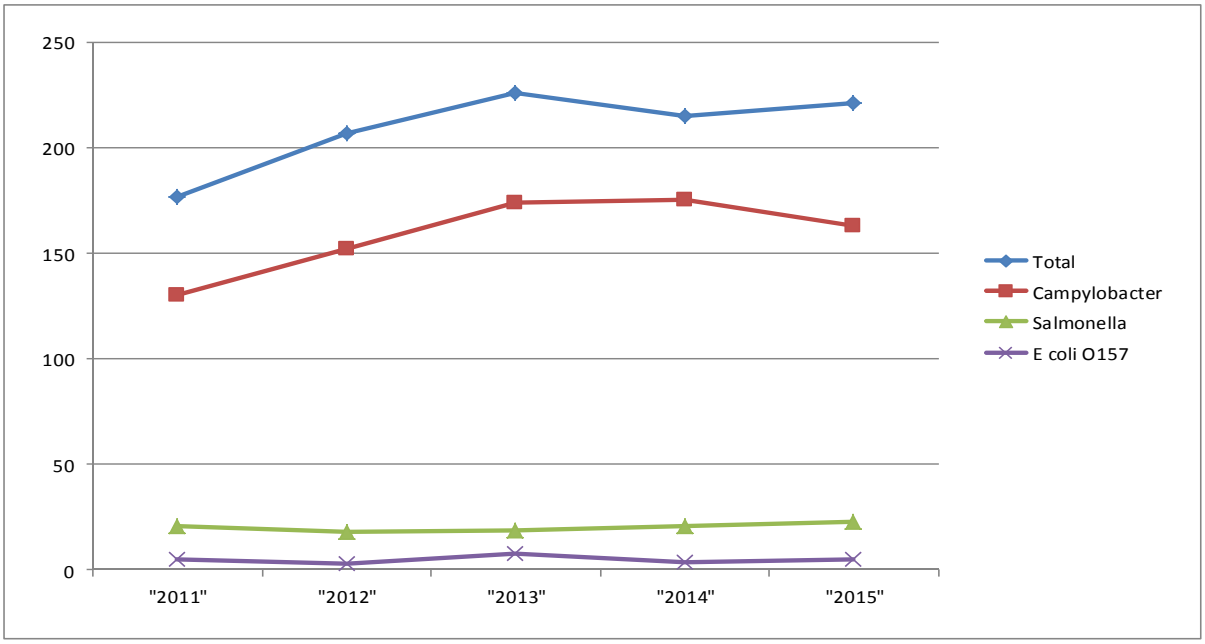
COP Risk Category	Number in Category	Required inspection frequency	Planned inspections 15/16
A	6	12 months	6
B	214	24 months	85
C	1391	60 months	276
Newly registered	65		65
Alternative enforcement	22	60 months	2
TOTALS	1698		434

Appendix 3 – Performance Measures

1. Food safety event timeline and workload comparison

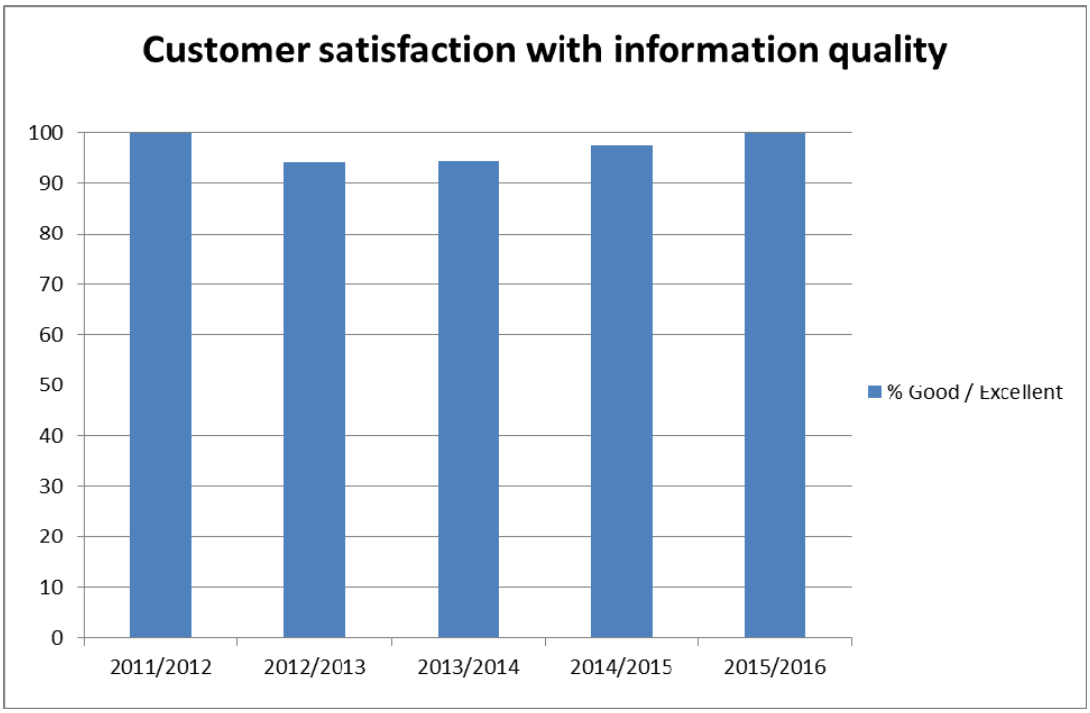


2. Infectious Disease Notifications



3. Business Customer Satisfaction

Business Customer Satisfaction. (Percentage of businesses who rated officer's explanation of how to comply with legislation as good or excellent)



Overall customer satisfaction remains high. It is encouraging to note that officers input to business visits is viewed so positively. Business customers are surveyed annually to help us ensure that officers are providing the best service possible. It remains a difficult balance when officers are having to take enforcement action and convey challenging information. Other information gathered in our annual surveys is highlighted in the table below.

	2015/2016	2014/2015
Staff overall knowledge and professionalism (good/excellent)	90.9%*	96.6%*
Overall level of service (good / excellent)	90.9%*	100%
Treated fairly at all times (good /excellent)	90.9%*	100%
*all other responses rated satisfactory		

This feedback would tend to support the view that local businesses support the visits to their premises and the assistance offered by officers.

Appendix 4 – Customers / Partners / Stakeholders

GROUP	RELATIONSHIP	COMMUNICATION EXAMPLES	PROPOSED FOR 2016/2017
Businesses within West Lothian	Inspections; application of legislation; advisory activities; investigation into incidents, sampling, education, training, enforcement, motivation. New business support.	Provide guidance, training, technical information, guidance notes, information leaflets, talks, seminars. Use of Interpretation and Translation for ethnic languages, press releases, mail shots etc. Consultation – e.g. new inspection reports, dairy guidance, hygiene inspections evaluation. Use of interpretation and translation and improve training opportunities for non- – English speaking food handlers. Improved communication in relation to new hygiene regulations, cooksafe, animal by products, illegal meat / imported food. Greater focus on new businesses. Establish mail shots on regular basis to keep businesses aware of issues for their attention.	Improve email contact details for businesses.
Public	We protect them. We investigate complaints on their behalf. We provide guidance and information.	Press releases, infectious disease information sheets. Customer feedback on food complaints. Food hygiene information scheme.	Consider improving publicity of food hygiene information scheme.
FSA	They provide direction and guidance on a	Audit reports. We consult them on	No change to current approach.

	partnership basis. We report to them annually. They audit our performance.	technical guidance and policy. They consult with us on legal, policy and technical matters.	
Elected Members (Councillors)	We respond to complaints and enquiries and provide information as required.	Reports to Environment PDSP, and Council Executive. Advice to licensing board. Annual Service Plan is presented to Council Executive for approval. Email local members when premises in area is closed.	No change to current approach.
Other LA Services – Planning, Building Standards, Economic Development, Legal & Licensing, Facilities Management, Education services, Community Health Care Partnership, Social policy.	Act as statutory consultee. Provide and receive guidance and support. Work in partnership in specific areas of interest.	Planning and building warrant application comments. Licensing applications and comments. Reports as required. Meetings e.g. Food & Health Steering Group. Meetings with facilities management, as required, to discuss common issues from inspections. Highlight implications of Welsh E coli inquiry with other council services providing food. Developed social policy food safety and infection control procedures document.	Ongoing communication where changes in legislation or policy likely to impact on services.
Lothian NHS	We work together on investigation and control of infectious diseases.	EHO/HPT meetings. Sporadic and outbreak plans. Agreed joint health protection plan.	No change to current approach.
Other local authorities	Share information and best practice.	Liaison groups.	No change to current approach.

	Sampling initiatives. Developing guidance and working standards to ensure consistency of approach. Contribution to national policies and legislation development.	Scottish Food Enforcement Liaison Committee. National working groups.	
PF and legal system.	Take legal action based on reports sent by us.	We send reports. Work together on content of report. We provide technical guidance. Send reports electronically.	No change to current approach.
Care Inspectorate	Act as Consultee / Advisor	Written reports and telephone calls to Care Inspectorate Officers	No change to current approach.

Appendix 5

Overview of food interventions policy:

The Food Law Code of Practice (Scotland) advocates achieving compliance through the use of a range of interventions and allows local authorities some flexibility in the type of intervention used at a food business.

West Lothian Council recognises that different approaches are required to ensure a business complies with the law in terms of food hygiene and food standards. It is however important to recognise that the approach used by officers will be determined by the circumstances identified at the time of a visit and not in advance.

It is recognised that the code of practice expects a risk based approach to inspections is put in place by local authorities. With this in mind West Lothian Council has always established a priority basis for workload, as follows:

Priority	Category	Description
1	Emergencies and threats to public health	• Food alerts for action (issued by Food Standards Scotland) – high threat to public health. • Fatalities / serious accidents. • Communicable disease outbreaks and public health incidents. • Communicable disease investigations. • Revisits to secure compliance. • Formal action to protect public health (remedial action notices, hygiene emergency prohibition, seizure and detention of food, prohibition notice etc.) • High priority food and water concerns and monitoring. • Serious workplace safety concerns.
2	Highest consequence proactive	• Routine food hygiene inspections: o Risk band A, B and approved establishments. o Risk band C and unrated – where cross contamination consideration required. • Routine food standards (authenticity, composition and labelling) inspections: o Risk band A. • Routine workplace safety inspections: o Risk band A and B1. • Activities identified as part of E coli action plan.
3	High consequence proactive / reactive	• Routine food hygiene inspections: o Risk band C and unrated not included above. • Guidance to potentially high risk new establishments. • Project / support activities to address high consequence public health issues.
4	Medium	• Routine food hygiene inspections:

	consequence proactive / reactive	o Risk band D (priority given to those handling open high risk food). • Routine food standards inspections: o Risk band B. • Routine health and safety interventions: o Unrated. o Other categories associated with hygiene and standards inspections above. • Street traders certificates of compliance, and Section 50 certificates (Licensed establishments). • Export certificates. • Project / support activities to support service delivery and customer / business information access.
5	Lower consequence proactive / reactive	• Alternative enforcement interventions: o Hygiene risk band E. o Standards risk band C. • Consultations / comments – licensing of events, planning etc. • Guidance to low risk new establishments. • Low priority food and water concerns.

The priorities reflect the combined work areas of food safety, workplace safety and public health.

Food Hygiene

Category	Inspection target	Intervention
A	By due date (+ 28days)	Inspection
B	By due date (+ 28days)	Inspection
C	By due date (+ 28days)	Inspection*
D	Within financial year	Inspection
E	Within financial year	Alternative enforcement**
Unrated	Inspection set within 3 months registration. Inspection completed by due date (+ 28days)	Inspection
853/2004 establishment	By due date (+ 28days)	Inspection
*Priority being given to premises where there is potential cross contamination issues. **Includes premises with no inspectable risk (already categorised as alternative enforcement)		

Food Standards

Category	Inspection target	Intervention
A	By due date (+28 days)	Inspection
B	Within financial year	Inspection
C	Within financial year	Alternative enforcement

Unrated	Inspection set within 3 months of registration. Inspection completed by due date (+ 28days)	Inspection

Inspections and Interventions

All inspections and interventions will be carried out in accordance with West Lothian Council's inspection procedures and enforcement policy. Inspections will be conducted in accordance with chapter 4.2 of the Food Law Code of Practice (Scotland) and will utilise the appropriate West Lothian Council inspection aide memoire. Not all inspections are able to be targeted by the due date as required by the code of practice.

Alternative Enforcement – Food Hygiene & Food Standards

In line with the principles of the Food Law Code of Practice (Scotland) West Lothian Council ensures that priority is given to food premises which present a greater risk to public health and food safety. In order to do this a hierarchical approach to inspections and visits has been established. In order to ensure the best use of the staff resources we have available and also ensure that we maintain a level of intelligence regarding premises within our area it has been appropriate to remove a number of food premises from our routine inspection programme and target them through an alternative enforcement approach.

Premises which are subject to alternative enforcement have been identified above. Alternative enforcement will be considered as follows:

- Alternative enforcement visits

Officers undertaking alternative enforcement visits within such premises will not need to be qualified as per code of practice requirements. The purpose of this approach will be to establish the operating arrangements of such premises and distribute appropriate guidance to food business operators. A record of such visits will be completed and held electronically. Should there be a change in the business operation likely to change the inspection rating of the premises then such matters will be referred back for a qualified officer to pursue.

The purpose is to link in with work already being done by other non-food officers and ensure a better system for gathering information and maintaining business contact.

Where the premises is deemed to be operating in a way which requires no further intervention by a qualified officer then a rating will be applied to maintain the premises within its current category and ensure a further visit is made within the time frame for such premises outlined in the code of practice – i.e. 3 years for food hygiene, and 5 years for food standards.

Premises which are visited by a non-qualified officer in terms of this approach cannot be included within the scope of the food hygiene information scheme.

Premises which are allocated to qualified officers due to link with higher risk inspection, can be inspected as normal.

- Alternative enforcement – non-visit business contact

Premises identified as falling within the alternative enforcement strategy which are not linked to a higher risk inspection, and where other workload activities prevent site visit will be contacted by letter or email. The purpose will be to provide basic food safety guidance, and request that the business operator advises this service of any material change in business ownership or operation. Any notified change in ownership or significant change in business operation will be followed up by a visit by a qualified officer in due course.

This approach will be kept under review.

Non – Broadly Compliant Premises

Following an inspection any business that does not meet the broadly compliant criteria should be subject to further intervention. Such action should normally be implemented no later than 1 month after the initial inspection (dependant on nature of non-compliance). Officers will determine the most appropriate action giving consideration to the West Lothian Council enforcement policy and inspection procedures.

Interventions will be recorded by officers, and may include:

- further inspection and audit;
- verification and surveillance;
- advice and education; and
- formal sampling.

Change of Ownership / Premises

An officer will inspect a changed business for food hygiene, food standards, and health and safety irrespective of what the initial planned inspection was for. Risk ratings will be applied against the new premises details.

Food Hygiene Information Scheme

Officers will ensure that they follow nationally issued guidance and internal procedures when inspecting businesses and assessing in terms of the FHIS. Only businesses which have been inspected and rated by a qualified officer will be included within the scope of the scheme.

Officers will be mindful of the response times for visit requests in terms of the scheme and ensure these are met.

Appendix 6

Draft Food Sampling Plan 2016/2017

Food Chemical Samples	Number	A	M	J	J	A	S	O	N	D	J	F	M
Complaints	10	■	■	■	■	■	■	■	■	■	■	■	■
Sausages/burgers from local producers	18	■	■	■									
Meat pastries from local producers	12	■	■	■									
Local Food Liaison group Surveys	20										■	■	■
Colours in foods produced locally	10							■	■	■	■	■	■
Nutritional information on foods produced locally	20							■	■	■	■	■	■
Minced meat from local butchers/producers	18	■	■	■									
Colours in meals from caterers	4	■	■	■	■	■	■						
Herbs and spices	4										■	■	■
Undeclared gluten in traybakes at caterers/retailers	8										■	■	■
Meat species identification in meals from caterers	12	■	■	■	■	■	■						
Propionic acid use in ethnic breads	8	■	■	■	■	■	■						
Fish species identification at retailers and caterers	8							■	■	■			

Food Microbiology Samples	Number	A	M	J	J	A	S	O	N	D	J	F	M
Microbiological samples of inform food hygiene inspections of higher risk premises	227	■	■	■	■	■	■	■	■	■	■	■	■
Microbiological quality of non-prepacked fruit & vegetable salads	4			■	■	■	■	■	■	■	■	■	■
Microbiological quality of unpasteurised cheese	8							■	■	■			
Microbiological quality of grated cheese used at caterers	4										■	■	■
Microbiological quality of ready to eat fish/shellfish products	12							■	■	■			
Microbiological quality of fruit/veg smoothies at caterers	4			■							■	■	■
Ice cream	3			■	■	■	■	■	■	■	■	■	■

Water samples	Number	A	M	J	J	A	S	O	N	D	J	F	M
PWS A Micro	8				■	■	■						
PWS A chemical	8				■	■	■						
PWS B Micro													
PWS B Chemical													
Pool Micro													
Pool chemical													

Appendix 7

Service Requests and complaints – service standards and prioritisation:

Response times and updates:

We will aim to respond to 85% of enquiries within 2 working days of receipt. We will aim, if required, to update customers of progress within 28 days of receipt. Our response may be by phone, mail or email.

New business advice

We will provide initial advice over the phone, by email or letter. We will provide written guidance to assist (if required), and / or, direct customers to other sources of information.

Further assistance such as review of plans, or site visits will no longer be possible for routine new business work due to other workload demands.

Licensed premises – Section 50 Certificates

We will provide initial advice over the phone, by email or letter. We will provide written guidance to assist (if required), and / or, direct customers to other sources of information.

There will be no routine site visits. Final site visits will be carried out only after notification that the appropriate building warrant has been issued and premises are in finished condition ready for operation. The site visit will be carried out within 15 working days of request by the customer to the appropriate officer. If the premises is visited and not complying with requirements then further visits will be carried out. Revisits will be carried out within 15 working days of notification by the customer that works have been completed.

The timeframes reflect the need to balance other higher priority workload within the service.

Street trader application – Vehicle inspections – New Licences

We will provide initial advice over the phone, by email or letter. We will provide written guidance to assist (if required), and / or, direct customers to other sources of information.

Inspections of new vehicles to issue a hygiene certificate will be carried out within 15 working days of the customer requesting a visit with the appropriate officer. These inspections will only take place on a specified afternoon or morning once a week.

The timeframes reflect the need to balance other higher priority workload within the service.

Investigation of consumer concerns – food and drink, premises etc.

Concerns will be prioritised and addressed relevant to the nature of the concern.

The following types of concern are examples of those considered high priority:

- Cases of confirmed food poisoning linked to food establishment or food stuff.
- Numbers of unconfirmed illness associated with food establishment or food stuff.
- Foods subject to serious contamination or in a condition likely to be a risk to public health.
- Concerns regarding poor hygiene conditions within premises likely to give rise to contamination of food being prepared.
- Concerns regarding illness or infection associated with drinking or recreational water.

The following types of concern are examples of those considered low priority. They are likely to be subject to referral to a future inspection or other intervention:

- Notification of out of date food being sold. Unless there is a poor history within the premises, or after a number of similar complaints in a short period of time.
- Concerns about front of house hygiene conditions in premises. Unless there is a poor history within the premises, or after a number of similar notifications in a short period of time.
- Concerns about drinking and recreational water not linked to illness or infection. Concerns about mains water will be referred to Scottish Water and the Drinking Water Quality Regulator.
- Concerns regarding quality and nature of food and drink sold in food premises. Unless there is a poor history within the premises, or after a number of similar notifications in a short period of time.

Appendix 8

VTEC/E. Coli O157 – Action Plan for Scotland 2013-2017
Outline of action points and implications for environmental health service.

In 2001 the joint Scottish Executive/Food Standards Agency (Scotland) Task Force reported on E. coli O157 and made 104 recommendations to reduce the incidence and severity of verotoxin producing Escherichia coli (VTEC) infections in Scotland. Despite these recommendations incidence rates of E. coli O157 infection have remained largely unchanged since 2001 and are consistently higher in Scotland than in other UK countries.

Therefore in 2010, Scottish Ministers decided to convene a multidisciplinary VTEC/E. coli O157 Action Group. The group's main remit has been to produce an Action Plan for Scotland. The group brought together all relevant agencies with expertise and regulatory responsibilities in controlling potential sources of human infection. The Action Plan aims to reduce the number of infections with VTEC/E. coli O157 through 86 recommendations attributed to key agencies.

The number of recommendations does not imply that the agencies responsible for controlling that step are not already taking action – the criteria for making a recommendation include:
• The importance of the step (i.e. could a failure have severe consequences);
• Whether developments are realistic (i.e. practical and likely to be effective).

The theme that links the recommendations is that the key to reducing VTEC infection in Scotland is hygiene:
• On the farm;
• In the provision of drinking water supplies;
• In food production and processing, and in both commercial and domestic kitchens;
• In the countryside;
• And in the home.

There is a significant role for local authorities through environmental health officers to ensure public health protection and improvement. Of the 86 recommendations, 15 are the direct responsibility of environmental health, and a further 20 will have future implications following work by other agencies.

The Action Plan is intended for the action of those agencies to whom recommendations are directed, and to other interested bodies or individuals for information. It is also intended to aid Scottish Government to co-ordinate responses by the relevant agencies in Scotland, with the overall aim of minimising risk of infection to the Scottish population.

As the Action Group was commissioned to produce the Action Plan on behalf of the Scottish Government, the agencies represented on the group therefore endorse the Action Plan and the implementation of its recommendations. The Action Plan has been presented to Scottish Ministers as the culmination of this phase of the Action Group's work, and Ministers have been asked to respond to the Action Plan and its recommendations. The Action Group recognises the obvious implications for the resources that need to be committed to implement the Action Plan, and call upon Scottish Ministers, and the agencies to which the recommendations are directed, to ensure

that the required resources are provided. The document can be found on the Scottish Government website http://www.scotland.gov.uk/Publications/2013/11/8897

Table 1 outlines the relevant recommendations from the action plan for environmental health along with current work practice and future implications.

Table 1. Action Plan Recommendations – Environmental Health Implications and Action Points.

VTEC/ E coli Action Plan Step	VTEC / E coli Action Plan Recommendation	EH Involvement	EH considerations / future role/ action points
Step 3 - Controlling contamination of the environment from contaminated animal faeces	**3.2** SG and LAs, in liaison with HSE, should consider measures to ensure that animal visitor attractions make their activities known to LAs.	Enforcement role under health and safety legislation for visitor attractions. Have also been involved in public health information dissemination to colleagues in education providing education field trips. Impact in West Lothian is small due to small number of sites (currently only 2). There is a duty to register with local authority in terms of health and safety legislation.	***ACTION POINT (3.2):*** ***Planning applications and business enquiries will continue to be reviewed and new developments registered.***
	3.5 SG, in liaison with LA representatives, should establish national systems to monitor compliance with issuing and implementation of SG guidance on clearing pasture before/after recreational events involving animals that are registered with an LA (e.g. galas, agricultural shows).	Environmental health will be made aware of events requiring a public entertainment licence via colleagues in legal. Guidance would be issued where appropriate. There will not be proactive measures for all events, and very little monitoring of events (if any). However, there has been a need to prioritise the types of public entertainment events EH can comment on due to resource reductions in recent years. Standard conditions were established to be applied by legal services. They don't specifically cover this type of scenario.	***ACTION POINT (3.5) :*** ***To discuss with legal services and propose update regarding standard conditions for licensed public events.***
Step 5 - Controlling the contamination of treated water from contaminated animal	**5.8** SG, the DWQR, SoCOEHS and REHIS should determine local authorities' training needs for their statutory duties relating to PWS, and should develop	All officers involved in this area of work have the necessary professional competence, and have attended subsequent training events organised by SG and other organisations.	Professional input to further developments will be made through our involvement in SoCOEHS and REHIS. Attendance at training events

faeces, untreated water or the environment (Private Water Supplies)	and deliver training as appropriate.		is beneficial – resource impact is usually minimal, but ongoing reduction in financial budgets for staff training will have an impact. ***ACTION POINT (5.8):*** ***Ensure ongoing officer competence / development relating to private water supplies.***
	5.9 DWQR, in liaison with SERL and LAs, should issue guidelines to LAs and to laboratories analysing PWS samples, on the forwarding of E. coli isolates to SERL for typing.	Not currently required. E coli is one the indicators looked for in water samples taken by officers. Typing is not an issue as the presence of any E coli requires follow up action.	Difficult to envisage any impact other than confirming arrangements with lab service provider to ensure isolates are forwarded for further testing, and further recording / reporting of results. ***ACTION POINT (5.9):*** ***Nothing at this time pending guidance.***
	5.10 SG, in partnership with LAs, DWQR, and public health professionals should develop a strategy to further promote the benefits of the risk assessment and risk management approach for PWS and the PWS grants scheme to deliver real and lasting improvements to PWS and consequential health benefits. This	We currently monitor a number of private water supplies in West Lothian. Most are type B (approximately 40 supplies) and don't require direct monitoring by us (request only or in case of incident). Type A supplies (approximately 9 supplies) are monitored annually. Risk assessments have been carried out, and regular contact is maintained with these supplies through the annual sampling plan. Grants for	A more proactive approach in engaging users and owners of PWS will require staff resource, and potential financial resources for sampling if owners and users request monitoring. Elements of work are cost recoverable (but not full costs). ***ACTION POINT(5.10):***

	strategy should include: (a) Methods for improving awareness of the potential health risks from PWS to owners and users and their visitors, and the need for correct installation, operation and maintenance of treatment systems. (b) SG updating section 11 of the PWS Technical Manual (Waterborne Hazard Response for PWS) to include more information on dealing with waterborne incidents; and increase the range and detail on treatment options for small supplies following consultation with LAs, REHIS, DWQR and HPS. (c) SG, in liaison with DWQR, should review the 'Information Guide' for owners and users of PWS in line with recommendations from recent research by Aberdeen University.	supply improvement have been paid where appropriate. Failures are followed up.	***Complete small project to ensure records for type B supplies are still correct. Use this opportunity to promote good practice in supply management with relevant persons and supply users.***
	5.13 SG should liaise with LAs, REHIS and SoCOEHS, and consult with DWQR, to consider methods of improving: (a) Compliance by owners/users of PWS serving public or commercial activities, with legislation requiring them to display notices informing the public that a PWS is in use. (b) The extent to which PWS	Type A supplies in West Lothian are determined due to link to commercial activity. There is currently a legal requirement to display notices, and grants for improvement of supply have only been paid once elements requiring attention within risk assessment have been addressed. Issues of ongoing compliance are not routinely checked. This would only be done if sample failure. There is no proactive inspection to	Proactive and routine inspection for compliance would be additional resource burden on service. Although a small number of supplies are involved there is potential for significant time on site. A proactive approach is sensible but would require redirection of staff resource from other environmental health

	owners/users are complying with the advice from LA risk assessments and sampling, on how to improve/protect their supplies.	identify potential failures.	matters. ***ACTION POINT (5.13):*** ***Review the purpose and scope of sampling visits to type A supplies. Consider impact of expanding scope of visit in line with other workload / service delivery priorities. Re-align priorities accordingly and reflect in future service plan activities.***
Step 6 – Controlling the contamination of untreated food from contaminated animal faeces or the environment	**6.2** FSAS should continue to support initiatives which promote best practice for controlling microbiological risks including VTEC contamination across all areas of the fresh produce sector.	EH have inspection and enforcement responsibility for fresh produce businesses. The nature of the establishments are generally considered within the lower risk categories of establishments inspected. Most are likely to be within our alternative inspection approach. This means that they will not be subject to routine inspection by officers – they will receive a contact visit to check business details only.	Information and guidance will be communicated by officers during inspections or via other business contact methods. Checking and monitoring compliance can only be done by site visits and inspections. ***ACTION POINT (6.2):*** ***Nothing at this time pending action by FSAS.(Future work to direct business operators to FSA guidance and best practice).***
	6.5 FSAS and SG should support the EC as it develops proposals for controls to reduce the food safety risks associated with VTEC contamination of sprouted seeds intended to be consumed		Inspections of these businesses would be responsibility of EH. Currently no such establishments in West Lothian. However will also have impact in other parts of food chain being

	raw/untreated, and feed back to the VTEC/E. coli O157 Action Group.		supplied by these businesses. EH will have to ensure food businesses have proper controls in place for handling products. ***ACTION POINT(6.5):*** ***Nothing at this time pending developments.***
Step 7 – Controlling the contamination of treated food from contaminated animal faeces, untreated food, or the environment	**7.1** FSAS should ensure that LAs receive appropriate training on FSA UK cross-contamination guidance and that guidance is disseminated to all relevant industry sectors in Scotland.	FSAS rely on local authority business data and involvement for disseminating information. The guidance on control of cross contamination has been in place since November 2011. Officers have been ensuring business awareness and compliance during routine inspections. There have also been mailshots to businesses. There has been inhouse discussion and meetings to ensure consistency of approach. There has been increasing levels of enforcement since 2011 – new powers to serve RANS were introduced since 2011. A number of officers have attended FSA run training events, and have been involved in discussion on development and update of guidance locally and nationally.	***ACTION POINT(7.1):*** ***Ongoing work to control and educate business sectors in terms of cross contamination. Officers to maintain inspection focus, where appropriate, and direct businesses to appropriate guidance and updates.***
	7.2 FSAS should ensure that effective cross-contamination control is prioritised in LA enforcement of retail and catering businesses handling raw/untreated and RTE food (i.e. handling both potentially contaminated	Consideration of cross contamination has always been an important focus of inspections. The food service plan was updated to reflect the focused approach to businesses most likely to be a concern for cross contamination. It has been necessary to ensure more detailed recording of	There has been no focused audit of the service in this area to date. Audits are valuable but have time resource implications in providing information prior to audit, attention and work with auditors during 2-3 day on site

	foods, and foods not subject to subsequent treatment); and that implementation of cross-contamination controls is subject to ongoing review through the LA audit programme.	inspections to ensure evidence of assessment is available. This impacts on officer time on site and for admin purposes in the office.	audit, follow up reporting and action planning etc. Outcomes of audit are published for public attention. ***ACTION POINT (7.2):*** ***Continue internal monitoring and assessment of officer action and response to cross contamination.***
	7.3 FSAS and LAs should ensure that, where possible, catering specifications for schools, care homes and hospitals take into account the principles of the cross-contamination guidance.	EH service has always kept other council services aware of developments and changes within guidelines and legislation. Specific work has been done with education, social policy and facilities management in developing food safety policies, and also in terms of cross contamination guidance in more recent years. Establishments operated by other council services are subject to routine inspection by officers in line with all private commercial operations. Issues for attention are reported to management for each service.	Previous assistance for other services in developing food safety policies and procedures has been time consuming and any future assistance will be very limited due to reduced officer resource and other work demands. ***ACTION POINT(7.3):*** ***Any updates to guidance and legislation will be communicated with other council services.***
	7.4 FSAS and REHIS should ensure that the principles of the cross-contamination guidance are embedded in training materials and guidance for food businesses in Scotland.	EH provide a range of information sheets for food business education. There is limited resource to develop materials and use of FSA materials is welcomed. In recent years input to business training / seminars have all but stopped due to reductions in staff resource and time. There is also less time for officers to discuss matters with business operators on site. This is a	The best access to businesses is through the EH service. Direct contact through officers, or indirect through mail contacts etc. Business education will be more limited in future, and restricted more and more to mail shots. Whilst helpful they are not useful for all business types.

		lost opportunity to work with businesses and improve business knowledge.	***ACTION POINT(7.4):*** ***Review business advice/education activities within service. Look for opportunities to improve where possible. Ensure businesses are supported and directed to appropriate approved training providers / resources.***
	7.5 SG should liaise with REHIS and SoCOEHS to ensure that LAs continue to disseminate the new Industry Code of Practice 'Preventing or controlling ill health from animal contact at visitor attractions' to all relevant businesses in Scotland.	EH have been involved in ensuring local centres are aware of guidelines (2012). There is an enforcement role under health and safety / public health legislation. Previously updates and guidance have been sent to education colleagues for consideration in planning field trips with school pupils.	***ACTION POINT(7.5):*** ***Update reminder to local establishments regarding code of practice and E coli action plan. As part of web development review – provide information and links to necessary guidance. Also further update to education services for dissemination to schools in West Lothian.***
	7.6 FSAS should feed back to the VTEC/E. coli O157 Action Group the outcome of its evaluation of the impact of the cross-contamination guidance in Scotland.	EH currently log non compliance issues with cross contamination guidance. This approach was introduced in recent months to start building up a picture of common issues of non compliance – aim being to help target future approaches. It was not necessarily intended to provide feedback to others.	The information required for feedback will have to come from local authority environmental health services. Providing data is often very time consuming, and depending on nature of request not always possible. Early discussion with the FSAS and other local authorities will be essential in ensuring that consistent

			feedback is possible. ***ACTION POINT(7.6):*** ***Matter to be raised and discussed with colleagues in Lothian & Borders Food Liaison Group subject to raising with Scottish Food Enforcement Liaison Committee and FSAS.***
Step 8 – Controlling the infection of humans from contaminated treated drinking water or untreated water	**8.2** SG should request Health Boards to ensure that IMT reports documenting outbreaks of VTEC infection due to contaminated drinking water should include not only an estimate of the speed with which control measures were applied, but also an estimate of their effectiveness.	EH are a core member of incident management teams and have main role in investigation of incidents. There has been no specific requirement to consider this information to date. There have thankfully been no major incidents of this nature within West Lothian. Private water supplies remain the most likely source of such concerns.	In most incidents there needs to be an effective and determined control measure in place. It is unlikely this requirement (when required) will have a significant impact on service. It is important to demonstrate that appropriate action was taken as a result of an incident. ***ACTION POINT(8.2):*** ***Raise matter with local authority colleagues and NHS Lothian to have incident plans updated with agreed approach to determining and reporting this information in future.***
Step 10 – Controlling the infection of humans from contaminated untreated or treated food	**10.1** FSAS and LAs should review the display of point of sale information for unpasteurised cheeses sold loose in Scotland (including those served in restaurants) to ensure consumers are	EH would have the responsibility of ensuring this during inspections.	***ACTION POINT(10.1):*** ***Review of food standards inspection paperwork to highlight focus on unpasteurised cheese information.*** ***Develop information sheet for retail***

	able to make an informed choice.		***and catering outlets.***
Step 12 – Controlling the infection of humans from contaminated human faeces via food, water, the environment or directly	**12.1** SG should investigate the options for collecting and publishing any existing local data on compliance with current control measures to prevent human infections from contaminated human faeces via food, water the environment or directly, using a national format; or, if that is insufficient, conducting occasional surveys of compliance e.g. by front line NHS staff, HPTs or LAs, or via special studies of confirmed cases e.g. of nurseries, care homes, etc.	There is an element of data collection in regard to EH service input. EH also report annually to the FSA regarding food enforcement activities (including food sampling), and also to the DWQR regarding sampling / monitoring results for private water supplies.	Any requirements for reporting will have an impact on resources. Whilst data may be recorded it is not always requested in a retrievable format. Very often factors are difficult to quantify and qualitative data is time consuming to reproduce. There is already a significant burden on EH service in terms of reporting to other agencies. ***ACTION POINT(12.1):*** ***Nothing at this time pending any developments.***
	12.2 SG should investigate the options for evaluating effectiveness to prevent human infections from contaminated human faeces via food, water the environment or directly, using either: (a) any existing local data that could be collected and published using a national format; or (b) occasional surveys e.g. of front line NHS staff, HPTs or LAs, or special studies of confirmed cases, nurseries, care homes etc.		Any further survey, questionnaire, audit requirements will impact on EH service delivery. (For similar reasons to those given above). ***ACTION POINT(12.2):*** ***Nothing at this time pending any developments.***
SECTION VIII –	**C1** SG should convene a		EH are likely to have a role in

PROPOSALS FOR RISK COMMUNICATION AND HEALTH EDUCATION	Communications Strategy Group to develop and support the implementation of a comprehensive communication strategy for VTEC involving all the key agencies, and feed back to the VTEC/E. coli O157 Action Group.		communicating and disseminating information. Very likely that an EH profession representation will be on the proposed group. This service will facilitate through involvement in other national food safety and public health working groups. ***ACTION POINT (C1):*** ***Nothing at this time pending any developments. (Comment and contribute as appropriate when required).***
	C4 FSAS and LAs should continue to highlight the risks associated with undercooked minced meat products, and promote advice on safe cooking.	EH engagement with food businesses allows for education and enforcement on such matters. There is however a limited input by EH to public /consumer education. This has declined in recent years due to reducing resources and other work demands.	Supporting FSAS campaigns at local level would require review and adaptation to other aspects of EH service workload. ***ACTION POINT (C4):*** ***Improve public food safety education information available through web site. Increase public information activity through local media etc. e.g. Food Safety Week etc. Re-align priorities accordingly and reflect in future service plan activities.***
	C5 FSAS should ensure that consumers	Whilst FSAS will be involved in producing	Supporting FSAS campaigns at local

	and caterers continue to be reminded of the potential risks associated with vegetables and fruit that are not supplied as RTE, and how these products should be prepared prior to consumption.	materials / guidance -engagement with catering establishments occurs during routine inspections and other opportunities by EH. This is mainly limited to mailshots as there is now less resource and time to spend educating food businesses. Consumer education is very limited indeed.	level would require review and adaptation to other aspects of EH service workload. ***ACTION POINT(C5):*** ***Discussion can continue to be incorporated into business inspections, and mailshots, improved information sheets and web information provided in support. Information for general public can be incorporated as per public education action points above.***
	C6 FSAS should continue to ensure that the practices that lead to effective cross contamination control are promoted in food hygiene communication activities, including annual Food Safety Week initiatives.	The service does not contribute to food safety week activities due to other workload commitments. Previous engagement included use of local media, Council Bulletin etc for consumer information. It was important to provide a local context to a national campaign.	Supporting FSAS campaigns at local level would require review and adaptation to other aspects of EH service workload. ***ACTION POINT(C6):*** ***Participate in provision of information as part of food safety week and other public education opportunities. Re-align priorities accordingly and reflect in future service plan activities.***
	C7 FSAS, in partnership with other stakeholders such as REHIS, should	EH service has participated in previous SG hand hygiene campaigns disseminating information to	Any extension of information and guidance and input to providing to

	ensure that hand hygiene is prioritised in strategies for improving health education for food handlers in catering and domestic kitchens.	food businesses etc. Personal hygiene practices are a key element of inspections of businesses. Public education in recent years has been very limited.	others will require time and resource. ***ACTION POINT(C7):*** ***Discussion can continue to be incorporated into business inspections, and mailshots, improved information sheets and web information provided in support. Information for general public can be incorporated as per public education action points above.***
	C8 SG should liaise with REHIS and SoCOEHS to ensure that LAs and HPTs continue to provide information and guidance on preventing contamination of food by human faeces in both private households and commercial premises.	Communication and guidance is provided to households involved in infectious disease investigations to minimise risk of further spread. Communication with commercial premises is addressed during routine inspections and activities.	Investigation of infectious diseases is being conducted more and more by telephone (due to staffing, pool car access for prompt response etc.) This means unable to directly provide guidance material and assess any issues with hygiene etc in the home environment. ***ACTION POINT(C8):*** ***To review arrangements and consider other means of providing public health education.***
	C9 SG, LAs and REHIS, with input from DWQR and HPS, should develop educational materials to promote risk awareness and management for all PWS	Along with 32 other local authorities there is officer representation on the REHIS public health and housing working group. This is most appropriate group to take this forward.	Officer time will be required for considering / commenting on materials produced by working group. Will be future role in disseminating

	owners or users.		the information to local supplies. ***ACTION POINT(C9):*** ***Raise with REHIS public health and housing working group and allow officer time for appropriate contribution. Promote this work with group for purpose of consistency between local authorities, and in consideration of action point 5.10.***
	C10 SG should ensure that their resources for PWS owners and users include advice on early reporting of diarrhoeal illness (as this is the best way to promote early identification of contaminated supplies); prompt issuing and implementation of boil water notices; and guidance on risk communication for Health Protection Teams and LAs.	EH will respond to lab confirmed notifications of infectious disease. Isolated non-confirmed reports of GI symptoms will not result in response from EH. Individual will be advised to contact GP to seek medical advice and be tested. Two or more non-confirmed reports of illness from same supply / source would most likely involve further investigation by EH (along with advice to visit GP etc.)	If there is a change to the guidance and an expectation that all reports of illness involving PWS are followed up this will have an impact on EH service. There would be an impact on officer time, and also additional sampling would be required as part of the control and monitoring of the supply. ***ACTION POINT(C10):*** ***Nothing at this time pending further guidance from SG and discussion with Health Protection Team and other local authorities.***
	C13 SG, in liaison with HPS and FSAS should consider options for raising awareness of the importance of hand	EH are involved in the routine inspection of childminders, nurseries, out of school care, etc. for purposes of food safety. Personal hygiene is a	It is likely that EH are a potential means of communicating with such care providers.

	hygiene, both generic and targeted at specific settings such as childcare.	key element of all such inspections. There is also a role for EH in investigating outbreaks and incidents in such settings. There is regular liaison with the care inspectorate – such matters are a regular topic of discussion.	***ACTION POINT(C13):*** ***Provide information to childcare settings registered with service in regard to hand hygiene and other control factors relevant to action plan.***
	C15 SG should provide advice for frontline NHS and LA staff on achieving early diagnosis of infectious diarrhoea; on the need for low thresholds for suspecting and testing for VTEC, especially in acute onset bloody diarrhoea; on the issues for cases with non-O157 strains, who may initially have been told they were negative, based on local laboratory results; and on the need to forward locally negative stools from clinically suspicious cases, to the Scottish E. coli O157/VTEC Reference Laboratory.	EH will receive enquiries from individuals reporting illness. Usual advice is to visit GP. Diagnosis cannot be determined without GP visit and submission of faecal sample to lab. NHS labs will be involved in the examination and determination of illness. They will also be responsible for forwarding to reference labs.	Will need to look at future contacts and need to provide better public health advice as precautionary approach. ***ACTION POINT(C15):*** ***Raise with NHS Lothian and local authority colleagues to determine suitable advice and approach to isolated self reported GI notifications to promote early diagnosis and limit secondary infection.***
	C16 SG should advise frontline NHS and LA staff to provide cases, families and health/social care staff with advice on hygiene and preventing secondary spread, as soon as infectious diarrhoea is suspected (whether VTEC or other aetiology), without waiting for laboratory confirmation.	Basic advice is provided for households of confirmed cases.	Non-confirmed direct reports to EH are not always provided with follow up public health advice. Often contact is limited to telephone conversation. Will need to revise approach to ensure information is provided in all cases.

			ACTION POINT(C16): ***Raise with NHS Lothian and local authority colleagues to determine suitable advice and approach. Also need to review methods of providing information as per action point C8.***
SECTION IX – PROPOSALS FOR RESEARCH AND SURVEILLANCE	**RS3** SG should then consider resourcing, and where appropriate requiring, relevant agencies or groups to implement any proportionate controls identified by their review on reducing environmental contamination (see Recommendation RS2 in report).		Potential impact on EH service depending on outcomes of SG review. ***ACTION POINT(RS3):*** ***Nothing at this time pending any review.***
	RS5 FSAS should consider funding research to improve understanding of the potential VTEC risks associated with unwashed and unpeeled fruit and vegetables on retail sale and the food safety implications of internalisation of VTEC by plants.	EH are involved in sampling food and water as part of annual sampling plan. Microbiological examination looks for a range of pathogens including E coli. In recent years there has been a significant reduction in budget available to support sampling. Staff reductions in recent years have also impacted on delivery of sampling plan.	Any direction from FSAS on nature of sampling will impact on service. Sampling for this type of research will draw resources away from other areas of the food chain. Requiring additional samples will impact not just on budget but on staff resource available to procure samples and administer the data relating to the samples. ***ACTION POINT(RS5):*** ***To raise discussion with FSAS through SFELC and food standards sub committee to determine approach and whether implications***

			for local authority food sampling budgets, plans and resources.
	RS6 HPS should consider research to investigate the contribution to VTEC infection in Scotland, of emerging food risks, including fresh produce and sprouted seeds.		Potential impact on EH depending on outcomes of HPS research. ***ACTION POINT(RS6):*** ***Nothing at this time pending any outcomes from research conducted.***
	RS7 FSAS and LAs should ensure that surveillance of VTEC in foods is intelligence led and targeted to evaluating the effectiveness of controls applied to the production of foods which are a known VTEC risk.	Local food sampling already has a risk based approach. This is being further strengthened through regional and national sampling plans and surveys.	The challenge in the future will be ensuring risk based sampling in light of budget pressures. (Same points as also made above RS5) ***ACTION POINT(RS7):*** ***To raise discussion with FSAS through SFELC and food standards sub committee to determine approach and whether implications for local authority food sampling budgets, plans and resources.***
	RS8 FSAS and LAs should ensure that food surveillance programmes include microbiological sampling at food premises producing 'at risk' RTE foods, to evaluate the effectiveness of cross contamination controls undertaken at	This is already part of the sampling plan for EH service, although reducing numbers of premises included as budget has reduced in recent years.	Future considerations will be as points made above for RS5 and RS7. ***ACTION POINT(RS8):*** ***To raise discussion with FSAS through SFELC and food standards***

	butchers and catering businesses.		***sub committee to determine approach and whether implications for local authority food sampling budgets, plans and resources. Review use of ATP meters provided by FSA to assess effectiveness of cleaning and disinfection controls.***
	RS14 SG should investigate the options for conducting occasional surveys of compliance with exclusion and other infection control guidance e.g. by front line NHS staff, HPTs or LAs, or via special studies of confirmed cases e.g. of nurseries, care homes, etc.	EH have a legal duty under public health legislation to deal with premises involved in public health incidents. Most common involvement relates to control of norovirus. Any exclusion of individuals is responsibility of NHS. EH are sometimes requested to assist with monitoring of exclusion.	There is potential with this recommendation for additional reporting /auditing. ***ACTION POINT(RS14):*** ***Raise discussion with NHS Lothian and local authority colleagues to determine appropriate way forward.***

Appendix 9

Food safety enforcement review case study

The importance of food safety work and impact on public health cannot simply be measured in terms of officer workload and output. It is the outcome of officers' work that makes a difference. This is however not always easy to measure. The service continues to look at ways of establishing better measures of outcomes and standards of compliance within food businesses.

During 2015 a review of food safety was carried out to get a picture of the food business activity, the levels of compliance, and the outcomes which could be measured in terms of officer activity. It is important to start to look at the types of premises and types of issues which are presenting a greater burden on the service, as well as the evidence to demonstrate where officers are making a difference.

The following is a snap shot of some of the issues considered and the outcomes being measured. It also outlines some of the activities detailed within the food service plan which are already contributing to delivery and improvement.

Background Information

The first consideration was business and population landscape and impact, along with some basic service delivery factors.

- West Lothian population - 175,990.
- Registered food business – 1670.
- 65.6% (1096) restaurants / caterers category.
- 25.6% (444) retailer category.
- 20% increase in registered businesses in last 5 years.
- In last 3 years – 694 businesses opened or changed hands.
- Only 57% of businesses have had at least 3 routine inspections.
- Growth in "domestic" businesses – (138 childminders, 51 cakes from home, 33 home caterers)

- UK spend £41.37 per person per week on food and drink (2012).
- In West Lothian food safety is delivered along with other public health protective measures (e.g. infectious disease, private waters, workplace safety) at a cost of £0.04 per person per week.
- West Lothian has the second lowest cost per 1000 population environmental health service in Scotland. (Scottish average is £18,322, and West Lothian is £8,391 – 2013/2014)

We are dealing with a business landscape that is made up predominately of small business operators. Business turnover is relatively high and means there is little time to develop any working relationship with business operators.

Measures of business compliance and comparison with other local authorities

We looked at standard measures of compliance that all local authorities in Scotland use. They are not the most detailed but are useful to a certain degree. We considered the measures of businesses deemed broadly compliant and those with a Pass rating in terms of the food hygiene information scheme as most relevant.

- 87% of West Lothian establishments are broadly compliant. (Scotland 87.5%)
- 90-92% Pass rate – Food Hygiene Information Scheme (Scotland 89%).
- Broadly compliant figures are slightly better for establishments with 2 or more routine inspections (89%).
- 57% of premises rated as not broadly compliant subsequently received FHIS Pass certificate.

It is clear that the standards of compliance within West Lothian businesses are on par with the Scottish average. It is also clear that there is evidence of improvement in business standards as a result of officer intervention.

We also looked at the national figures for enforcement action carried out by Scottish local authorities. As the table below shows the level of enforcement within West Lothian is well above the anticipated average or equal share amongst 32 local authorities.

Notice	Scotland total	West Lothian total	% of Scottish total
Hygiene Improvement Notice	359	61	17%
Remedial action notice	128	18	14%
Hygiene emergency prohibition notice	15	1	6.7%
Voluntary closure	118	5	4.2%

These figures are from the 2013/2014 LAEMS return by 32 Scottish local authorities.

Initial observations would indicate that West Lothian takes a firmer approach to food safety through enforcement than other Scottish local authorities.

In late 2014 a newly revised Food Law Code of Practice (Scotland) was introduced, and brought some changed definitions in terms of risk rating of businesses. Having reviewed these and considered the application to businesses previously not covered by the change we identified a

potential impact in terms of the numbers of businesses that would require more frequent inspection. This matter has been raised with Food Standards Scotland who issue the code of practice, and other Scottish local authorities, as initial discussions highlighted a variable approach in application by other local authorities.

In January 2016 our review of the impact locally highlighted the following:

There were 256 businesses which had received the additional rating (prior to change in code of practice there were 17 businesses). Of the 256 businesses 68.8% were deemed to be broadly compliant, and 83.6% had a PASS rating in terms of the food hygiene information scheme. In terms of inspection frequencies there is an impact on the annual inspection plan. As of January 2016 the additional score has added approximately 150 premises inspections per year. All of these fall into the higher priority inspection categories.

Resource impacts of non-compliance

Previous reviews have demonstrated that dealing with non-compliant businesses has a significant impact on officer resource. We noted that 1 problematic establishment equated to the time to complete 5 routine inspections / interventions in compliant establishments.

In looking at inspection and additional visits data for 2014/2015 it was evident that 81% of additional visits were created by 19.3% of the businesses inspected. This has been dubbed the Pareto premises problem. These additional visits are necessary as part of ensuring public health. Officers are expected to pursue matters of genuine concern.

A significant element in terms of non-compliance relates to food business operators and staff managing and controlling risks of cross contamination. We instigated codes for officers to complete following inspection to identify issues of non-compliance with cross contamination controls. This was part of trying to determine the nature of issues and to assist in directing future interventions.

Over the period of review the following impact was noted:

- Between July 2013 and January 2015:
    - 1458 completed and recorded routine food hygiene inspections.
    - 288 inspections (20%) identified failings in relation to prescribed cross contamination controls.
    - 405 additional visits as result (36% of all additional visits over that period)

A breakdown of the specific reasons is outlined in the table below:

Reason Code	Outline for inclusion / consideration	%
Equipment	Failure by business to clearly designate equipment or equipment controls (including materials in contact – wrapping etc.) for separation where appropriate.	50.7%
Work areas	Failure by business to clearly designate work areas or work area controls (including prep sinks) for control of cross contamination.	47.4%
Cleaning & disinfection	Failure to clean and disinfect where appropriate, either visibly dirty, or no control over the chemicals dilutions, instructions for use etc. Failure to control cleaning materials to avoid contamination. No procedures in place for cleaning and disinfection.	59.6%
1276	Failure to have chemicals which meet criteria for disinfection where required.	51.9%
Personal hygiene	Failure to provide appropriate, accessible hand washing facilities. Failure to ensure and follow good hygiene practices during food handling. Failure to provide or control protective clothing as appropriate.	60.4%
Handling practices	Failure to ensure appropriate separation of raw and ready to eat during storage, handling, preparation and sale etc. Failure to follow own procedures established to prevent cross contamination, or failure to have procedures in place.	50.4%

Other underlying issues have been identified from officers, observations and inspection records, and include:

- Food safety management / HACCP
- Training, supervision and knowledge.
- Communication and language barriers.

Review of approach

It was important to review the approach that is taken within the service to working with businesses and ensuring compliance. Whilst it is not possible to identify any one factor in delivering improvement it was important to consider the work which goes into delivering food safety control within West Lothian. It is clear that our approach is multifaceted and includes the following:

- Inspections / interventions / enforcement / follow up.

- Officer development – communication, knowledge, focus on key issues, advice, understanding purpose of inspection.
- Combined approach (hygiene, standards, safety etc.)
- Timing – on site and follow up.

- Mailshots, emails (pre and post inspection plan)
- Cross contamination and compliance self-assessment tools for business operators.
- Web information development.
- Information sheets.
- Food safety DVD and training pack.
- Work with Business Enterprise team.
- Work with local training providers.

There is a balance of approach in ensuring compliance by education and enforcement. In recent years changes and demands in resources has limited the educational role to interaction during inspections and premises visits. Previously we were able to engage with multiple businesses through training courses, seminars and drop in sessions.

What do our businesses think about us?

Customer feedback in terms of our interaction with them is a key element of determining whether we are taking the right approach. It is also an important measure of outcome. It would appear from consultation feedback that business satisfaction remains significantly high. See table below.

	2013/2014	2014/2015
Business customers rating officer knowledge, skills and overall professionalism as Good / Excellent	96.6%	90.9%
Business customers rating how well officers explained compliance with legislation as Good / Excellent	96.6%	100%
Business customers rating the fair treatment received as Good / Excellent	96.6%	90.9%

All other responses to these issues rated the service satisfactory.

This response would hopefully support the appropriate nature of approach being taken by officers when dealing with business operators and their staff.

What can we learn? What can we do?

So far we can establish that most food businesses within West Lothian are broadly compliant with food safety standards. It is also clearer that where environmental health officers are involved the levels of compliance can show improvement.

This has to be caveated with an understanding that broadly compliant does not mean fully compliant, or fully safe, and that day to day responsibility for ensuring food safety remains with food business operators and their staff.

In terms of resources available, in comparison with other Scottish local authorities, even though our costs per 1000 are significantly lower than average - there does not seem to be any compromise in terms of food safety standards. However, this is based on a limited understanding of other aspects of service delivery within other local authorities.

It would appear, in the circumstances, at this time, that the approach being taken is having demonstrable and positive results.

The challenges however remain as follows:

- A minority of establishments are creating the majority of the work. This is partly compounded by:
  - The difficult financial climate for businesses, and a high level of business turnover.
  - Businesses opening or changing hands without registering. There is no legal requirement upon businesses other than to register. So there is little control over who is operating and running food businesses. The problems have to be fixed when they are discovered.

- It is clear that there is a continuing failure in complying with basic hygiene and safety requirements in a minority of premises. The consequences of which have to be dealt with as there is a potentially significant threat to public health.
- There is a clear need to make sure that officers maintain and develop the necessary knowledge, skills and qualities to address these, and emerging issues.
- An increasing number of businesses being subject to more frequent inspection through changes in risk rating scoring system and not as a result to deterioration in standards of compliance. This is creating a potentially unnecessary inspection burden drawing resources from where they could be better utilised.

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

HEALTH AND SAFETY SERVICE PLAN 2016/2017

REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION

A. PURPOSE OF REPORT

The purpose of this report is to make the Council Executive aware of the obligation upon the council to approve an annual health and safety service plan, and to seek approval for the Health and Safety Service Plan 2016/2017.

B. RECOMMENDATION

It is recommended that the Council Executive:

1. notes the content of the report and accompanying Health and Safety Service Plan; and,

2. approves the Health and Safety Service Plan 2016/2017.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	Health and Safety at Work etc. Act 1974, Section 18, National Local Authority Enforcement Code requires local authorities to develop and approve an annual health and safety service plan. The Public Health (Scotland) Act 2008 places a duty on the NHS Lothian to produce a joint health protection plan in collaboration with relevant local authorities. The VTEC/E. coli O157 action plan for Scotland 2013-2017 outlines roles and responsibilities for many different agencies including local authority environmental health services. The plan does not require a strategic environmental assessment. The plan deals with issues of equality and risk.

III	**Implications for Scheme of Delegations to Officers**	There are no implications for the scheme of delegation.
IV	**Impact on performance and performance Indicators**	The Health and Safety Service Plan identifies how work will be prioritised to ensure a high level of performance in work that has greatest impact on protecting public health. Performance indicators are reported internally and publically through covalent.
V	**Relevance to Single Outcome Agreement**	SOA 3 Our economy is diverse and dynamic, and West Lothian is an attractive place for doing business. SOA 7 We live longer, healthier lives and have reduced health inequalities.
VI	**Resources - (Financial, Staffing and Property)**	The service plan has been developed to be delivered within current resources.
VII	**Consideration at PDSP**	The Health and Safety Service Plan 2016/2017 was presented to the Environment PDSP on 9 June 2016. The panel were advised that the plan would be presented to the Council Executive with a recommendation for approval.
VIII	**Other consultations**	None.

D. TERMS OF REPORT

In order to meet the requirements of the National Local Authority Enforcement Code (national code), West Lothian Council is required to develop and approve an annual health and safety service plan. The national code is given legal effect under Section 18 of the Health and Safety at Work etc. Act 1974.

D1 Purpose of the plan

The plan outlines how health and safety will be monitored and enforced within West Lothian businesses and other regulated activities. Whilst the main responsibility for ensuring health and safety remains with the businesses and individuals who create the risk, environmental health officers have a statutory duty in ensuring effective risk management, supporting businesses, protecting the West Lothian community, and contributing to the wider public health agenda.

Although elements of health and safety activity will be reflected in the service management plan for Planning, Economic Development and Regeneration the creation of a detailed health and safety service plan is a distinct requirement. The proposed plan for 2016/2017 is attached for review and consideration.

D2 Protection

The key role of the service is public health protection. The service plan gives an overview of how this is delivered in West Lothian. The mission statement for the service is – "*To protect and enhance the health, safety and welfare of people living and working in West Lothian by ensuring risks in the changing workplace are properly controlled* ."

The service shares enforcement and regulatory responsibilities for health and safety with the Health and Safety Executive (HSE). The main demands on the service are driven by routine risk rated inspections and interventions, accident reports and investigations, and concerns and requests for service regarding health and safety. The term health and safety has taken on a very negative and trivialised interpretation due to risk averse and claims conscious organisations using it as a broad brush excuse for avoiding certain activities. However, the real issues which officers have to address in protecting public health include:

- Prevention of serious and fatal accidents.
- Preventing injuries from falls from height, slips, trips and falls, manual handling and upper limb disorders.
- Preventing exposure to harmful substances (chemicals, asbestos, fine particulates, carbon monoxide etc.)
- Preventing injuries from vehicles and machinery (e.g. fork lift trucks).
- Preventing health impact issues (e.g. asthma, dermatitis, infectious diseases, legionella, stress, violence, skin piercing / tattooing etc.)

Service priorities have been established to ensure the best practical service in addressing the safety and public health needs of our communities. They also reflect guidance issued by the HSE in regard to prioritising safety inspections and enforcement activity. Service priorities are outlined in the plan.

The financial and human costs of work related illness and injury are vast and impact individuals, businesses and taxpayers. In 2013/2014 the cost to the UK was £14.3 billion. The largest costs impact on the individuals effected, not just in terms of financial cost but quality of life or loss of life. The impact is valued at over £8 billion. The cost to employers is just under £3 billion, and the tax payer costs are just over £3 billion.

D3 Performance and Performance Management

Everyone working within the service has a responsibility for ensuring the delivery of the best service possible. To help deliver a positive and productive performance culture the service ensures targets are established which focus on outcomes and outputs.

Performance is monitored and assessed by various methods and reported internally and publically. Performance expectations and standards are outlined and reported in the following ways:

- Legislation, enforcement and technical guidance.
- Internal working documents and procedures.
- Health and Safety Service Plan.
- Internal monitoring of performance.
- Performance review and personal development planning.
- Training and professional development of officers and management.
- Reporting to external agencies.
- Internal reporting to elected members and corporate management.
- Public reporting through Covalent.

The changing nature of demands upon the service requires a flexible approach to balancing priorities. Workplace safety and public health protection will always provide challenges. Officers and managers continue to take a constructive and professional approach to such matters, and through prioritisation, effective work planning and delivery, the service has ensured good performance in a number of areas.

In addition to the routine delivery of service demands the following issues were addressed during 2015/2016:

- Successful transfer of enforcement responsibility from HSE for West Lothian Leisure facilities. Initial audits and site visits with service management were completed.
- Involvement in safety and public health considerations at large scale public events, e.g. Party at the Palace.
- Review of establishments providing skin piercing treatments, in particular micro-pigmentation.
- Investigation of elevated carbon monoxide levels in domestic premises and commercial outlets. Renewed focus on gas safety controls by commercial business operators.

D4 Challenges

The following have been identified as the key challenges for 2016/2017 and ongoing:

- Ongoing demands on officers from challenging premises and incidents in terms of workplace safety and public health issues.
- Ensuring that officers are supported, developed and capable of dealing with challenging, time consuming and high risk workload.
- Establishing and targeting workload priorities with available resources which deliver and maintain the best achievable levels of public health protection, whilst balancing a business friendly and supportive culture.
- Developing and accommodating new working relationship with the HSE.
- Managing customer expectations for service requests, accidents and incidents in line with service priorities.
- Further development of alternative approaches to business engagement to attain maximum benefit for the council and businesses.
- Implementing and maintaining our role in the delivery of the VTEC / E. Coli O157 action plan.

The plan for 2016/2017, and beyond, is to ensure the service focuses resources at priority areas of work, and takes correct action to protect public health when risks are identified.

E. CONCLUSION

The Health and Safety Service Plan 2016/2017 aims to reflect the ongoing work of environmental health officers in protecting safety and public health in West Lothian.

F. BACKGROUND REFERENCES

1. Report to Environment Policy Development and Scrutiny Panel – Health and Safety Service Plan 2016/2017, 9 June 2016.

Appendices/Attachments: Health and Safety Service Plan 2016/2017

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Craig McCorriston
Head of Planning, Economic Development & Regeneration

21 June 2016

Planning, Economic Development & Regeneration

Environmental Health & Trading Standards

Health and Safety Service Plan

2016/17

OVERVIEW:

In order to meet the requirements of the National Local Authority Enforcement Code (national code), West Lothian Council is required to develop and approve an annual health and safety service plan. The national code is given legal effect under Section 18 of the Health and Safety at Work etc. Act 1974.

The plan outlines how health and safety will be monitored and enforced within West Lothian businesses. Whilst the main responsibility for ensuring health and safety remains with the businesses and individuals who create the risk, environmental health officers have a statutory duty in ensuring effective risk management, supporting businesses, protecting the West Lothian community, and contributing to the wider public health agenda.

The service plan covers:

- service aims and objectives;
- authority background;
- service delivery;
- partnership and working with others;
- staff development and performance management;
- quality assessment; and
- service plan review.

A safe working environment is something many would take for granted. There is unfortunately significant confusion created by those who use health and safety as an excuse to avoid any type of risk. Very little of this has any bearing on real issues of health and safety and the necessary controls which should be in place to protect workers and members of the public. Ridiculous health and safety excuses grab headlines whilst essential work in protecting workers and the public goes largely unnoticed. Local authority enforcement officers and the Health and Safety Executive have shared responsibility for ensuring public and worker protection throughout the UK. The consequences of workplace accidents, ill health and fatalities are a significant burden on public health and the economy. Sensible, proportionate and firm management of health and safety is essential for everyone's benefit.

SECTION 1 ~ SERVICE AIMS AND OBJECTIVES

1.1 Corporate Plan & Single Outcome Agreement Links

Priority 7: Delivering positive outcomes on health.
Priority 8: Protecting the built and natural environment.
(web link http://www.westlothian.gov.uk/article/1952/Corporate-Plan)
SOA7 We live longer, healthier lives and have reduced health inequalities.

1.2 Commitment

Our commitment is to protect and enhance the health, safety and welfare of people living and working in West Lothian by ensuring risks in the changing workplace are properly controlled.

In delivering this service plan we acknowledge and contribute across the six strategic themes of '*Helping Great Britain Work Well*' – HSE, Health and Safety Strategy:

- Encouraging and recognising improvements, being increasingly joined up to deliver improved outcomes and minimise unnecessary burdens on businesses;
- Continuing to promote the risk-based, goal-setting regulatory regime that has served health and safety in Great Britain so well;
- Working with partners in the system to make workplaces safer and healthier, providing a level playing field for responsible employers with regulators and co-regulators, by advising, promoting, and where necessary, enforcing good standards of risk control;
- Using proportionate, risk-based regulation to support better outcomes, innovation and the safe use of new technologies;
- Developing services and products that contribute to improved management and control of risks, sharing our knowledge, and
- Continuing the dialogue and conversation with stakeholders to make the system better, always looking to provide simple, pragmatic advice and support.

A safe and healthy working environment also contributes to the health and wellbeing of the population within West Lothian. This is recognised within the Joint Health Protection Plan for Lothian agreed by NHS Lothian, and West Lothian Council, City of Edinburgh Council, East Lothian Council and Midlothian Council.

1.3 Our priorities

The service has to be delivered on a priority basis. This reflects the nature of the work undertaken and that the service cannot be divided up into uniform time units for completing tasks. Each inspection, accident, and service request will have its own complexity and issues which determine the amount of work and time required to address.

The priorities are based on both reactive and proactive work and the potential public health impact of each. Delivery of service priorities will be within the context of resources available and staff skills, knowledge, experience and capacity.

Service priorities have been established to ensure the best practical service in addressing the safety and public health needs of our communities. They also reflect guidance issued by the Health and Safety Executive in regard to prioritising safety inspections, interventions and enforcement activity. Service priorities are outlined in Appendix 3.

The Costs of Health and Safety

The financial and human costs of work related illness and injury are vast and impact individuals, businesses and taxpayers. In 2013/2014 the cost to the UK was £14.3 billion. The largest costs impact on the individuals effected, not just in terms of financial cost but quality of life or loss of life. The impact is valued at over £8 billion. The cost to employers is just under £3 billion, and the tax payer costs are just over £3 billion.

http://www.hse.gov.uk/statistics/pdf/cost-to-britain.pdf

SECTION 2 ~ AUTHORITY BACKGROUND

2.1 Profile

West Lothian is a mixed rural and urban authority covering a geographical area of 42,504 Ha. The population is approximately 175,990*. The Environmental Health & Trading Standards service is located in County Buildings Annex, Linlithgow. There are 2538** premises registered with the service within the area ranging from offices, retailers, service sector, warehouses, leisure and public events. (*National records of Scotland 2012, **As of 01/04/16)

2.2 Organisational Structure

The service structure is as per appendix 1. The plan will be delivered by officers within the commercial team.

The commercial team is part of the Environmental Health & Trading Standards service which is part of Planning, Economic Development and Regeneration.

2.3 Scope of the Service

The scope of the service is outlined as follows:

- *To inspect business premises within West Lothian, in accordance with recognised inspection frequencies in order to secure a safe and healthy workplace environment in accordance with relevant legislation, approved codes of practice, EC directives and other initiatives;*

- *To investigate accidents, work-related diseases and dangerous occurrences reported to the service, as required by the local accident investigation criteria, taking enforcement action where necessary and giving advice as appropriate;*

- *To react to public and business complaints and enquiries in relation to health, safety and welfare within West Lothian workplaces;*

- *To provide health, safety and welfare advice and guidance and to ensure compliance of new business and businesses transferred to new owners;*

- *To ensure activities that are necessary to support, compliment and develop the work of the health and safety service are carried out; and*

- *To prepare relevant reports, statistical, and other relevant information to local businesses and other service units within West Lothian Council, Central Government, professional bodies and any other interested parties as appropriate.*

2.4 Demands on the Service

The service shares enforcement and regulatory responsibilities for health and safety with the Health and Safety Executive. The main demands on the service are driven by routine risk rated inspections and interventions, accident reports and investigations, and concerns and requests for service regarding health and safety. The term health and safety has taken on a very negative and trivialised interpretation due to risk averse and claims conscious organisations using it as a broad brush excuse for avoiding certain activities. However, the real issues which officers have to address in protecting public health include:

- Prevention of serious and fatal accidents.
- Preventing injuries from falls from height, slips trips and falls, manual handling and upper limb disorders.
- Preventing exposure to harmful substances (chemicals, asbestos, fine particulates, carbon monoxide etc.)
- Preventing injuries from vehicles and machinery (e.g. fork lift trucks).
- Preventing health impact issues (asthma, dermatitis, infectious diseases, legionella, stress, violence, skin piercing / tattooing etc.)

Services are available from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00pm Friday. The team, however, has to accommodate working out with these times due to operating times of businesses. On occasion evening and early morning work is necessary to carry out the inspection and intervention programmes. There is generally no proactive work for events at weekends. Emergency contact details have been provided to appropriate partner agencies in regards to incident management should these occur out with normal working hours.

There is a regular turnover in many of the businesses with new owners and changes in operation of the business. In the last five years there has been a 18% increase in registered food businesses. However, the overall business profile for health and safety enforcement has only increased by 2.3%.

In line with the enforcement policy, officers are required, when necessary, to take appropriate enforcement action. This may include service of notices, prohibition of activities and equipment, and reports to the Procurator Fiscal leading to prosecutions and time in court.

The principles of better regulation have been a key aspect of how the service is delivered for a number of years. As well as workplace safety inspections and interventions, officers in the commercial team will also carry out a number of food safety and smoking enforcement inspections. This is done to ensure best use of resources and avoid unnecessary additional visits to premises. It is encouraging to note the positive feedback from business consultation exercises in relation to their experience of inspections and enforcement activities.

It is, however, vitally important to remember that the principal purpose of the service in West Lothian is public health protection. In previous years a number of changes were made to the approach taken to inspections e.g. prioritisation of workload, changes in inspection reporting and recording, changes to inspection and workload allocation and geographical distribution, better use of flexible working and council buildings. Further streamlining of the service will be required during 2016 and beyond. We will ensure that attention continues to be given to positive outcomes irrespective of the breadth of service provision in future. Some of these issues are highlighted in 6.3.

The Importance of Health and Safety to Business

A survey of employees and employers by the Health and Safety Executive highlighted the importance of health and safety in the workplace. Employers tended to see the importance more acutely than employees in many cases (where other work considerations were a higher priority) – however this may be reflective of the general sense that workplaces are in the main safe and controlled environments. There were however a number of responses from employees which raised concerns that their current working environments were not safe. Although a smaller percentage it still amounts to a significant number of workplaces if translated across the whole of the UK.

The majority of employers say that health and safety requirements benefit their company as a whole (73%), save money in the long-term (64%) and defend them against unjustified compensation claims (57%). Most employers also disagree with the contentions that health and safety requirements hamper their business (78%) and are biased against small businesses (54%).

The response from West Lothian business customers has always been favourable for any contact with officers from this service. Customer survey responses are outlined in appendix 5.

http://www.hse.gov.uk/research/misc/attitudes.pdf

2.5 Enforcement Policy

In terms of the national local authority enforcement code the service has a written enforcement policy which has been approved by the Council. The policy has undergone an equality impact assessment, and is followed by officers. The policy has also been cited as a good example in the recently approved Scottish Regulators Code of Practice. A copy of the policy is available to anyone on request and is also available on the West Lothian Council website. (http://www.westlothian.gov.uk/environmental-health)

SECTION 3 ~ SERVICE DELIVERY

Officers in the commercial team contribute to the development and implementation of this plan. This section outlines areas of work to which they contribute.

In order to meet ever changing demands, the service is always looking at ways of working most effectively. Performance management is a key factor in ensuring this can be achieved (see section 4.4). The quality of the service delivered is essential in protecting public health, and the service is working to ensure that everyone plays a part in delivering the best service possible.

3.1 Inspections and interventions

There are currently 2538 businesses and work places within West Lothian which are allocated to the service for the purpose of monitoring and enforcing health and safety. Inspections and interventions are determined in line with the national local authority enforcement code and LAC 67/2 (rev 5) issued by the Health and Safety Executive. An annual inspection and intervention policy is outlined in appendix 2 and is based on national and local priorities for health and safety.

To ensure best use of resources, inspections and interventions are linked, where possible, to the food safety inspections due and are set as an internal performance indicator. Non-food premises will be targeted in a way which is proportionate to the relevant risk nature of the business. This will range from full and unannounced inspections, to targeted issue specific interventions, and general advisory letters / communications to the very lowest risk establishments.

Officers will also have an input to on site safety at public events. There will be input through discussion with organisers, the licensing process and meetings with other council services.

Premises profiles and intervention information is outlined in appendix 3.

3.2 Accidents – investigation / prevention

There is a statutory duty on employers to report injuries, diseases and dangerous occurrences within certain criteria and timeframes. A risk based and proportionate approach is taken by the service to the investigation of any reports received. It is often said that accidents just happen, however that is not true and the reality is that every accident has a cause. The nature and frequency of the issues

reported is used to help identify local priorities for intervention, and any more immediate follow up response required.

A key part of any inspection or intervention is to identify the approach being taken by business operators and staff to reduce the likelihood of accidents and address any issues resulting from these engagements with businesses.

Information on accidents reported in West Lothian is found in Appendix 3.

3.3 Requests for service and concerns regarding safety

Officers will investigate concerns raised by employees or others regarding health and safety in West Lothian premises. The nature of concerns can vary from failure to provide basic welfare provisions for staff, to serious concerns regarding dangerous working practices.

These will be responded to on a priority basis. Appendix 4 has a breakdown of business types and risk bands in relation to service requests received. This information will help inform local elements of the health and safety intervention policy.

3.4 Advice and support to Business

All officers will be involved in giving advice to businesses on workplace safety issues as part of routine visits. Advice can also be given to new businesses. This is an important aspect of work as it helps to ensure that businesses which request help can be set up complying with the necessary legal requirements. It has been established as one of our priorities for higher risk businesses and fits the model of targeting upstream intervention.

The service recognises that a well run and viable business will most likely be a safe business. Officers will direct business owners to support and help from colleagues working through Business Gateway. Information sheets are left at every inspection with details of where businesses can get further help and support in this and other aspects of workplace safety. This all works towards protecting public health and reducing the financial impact of compliance on businesses.

The ongoing work with established businesses is assisted by a number of helpful information sheets, guidance booklets, and other educational resources. A great deal of useful information is available on the Health and Safety Executive website, and through organisations such as Healthy Working Lives. The service web pages provide links to these and other web sites.

3.5 Primary Authority Partnership

West Lothian Council has no formal agreements in place to act as a primary authority partner.

There are however a number of national companies trading in West Lothian who have made such arrangements with an appropriate local authority, and due consideration is given to the context of these partnership arrangement in terms of our interventions and potential enforcement activity.

3.6 Liaison with Other Organisations

It is important to realise that the commercial team does not work in isolation from other internal services or external organisations. Internally, the team works with planning, building standards, economic development, licensing, legal, occupational health, and corporate communications, to provide a joined up service.

The national code requires local authorities to work together, liaise and carry out appropriate peer review in terms of ensuring consistent application of statutory requirements and aspects of the national code itself. West Lothian Council is part of the Lothian and Borders Health and Safety Liaison Group. This group meets approximately 4 times a year and group members will continue discussion through email and other forms of communication to ensure shared understanding and consistency of application on various issues. The group also has representation from the Health and Safety Executive, and discussions can take place with the designated local authority unit staff as and when required.

SECTION 4 ~ RESOURCES

4.1 Financial Allocation

There is no specific budget allocation for delivery of the health and safety service. The service delivery is shared by officers within the commercial team along with delivery of other environmental health functions.

4.2 Staffing

The service is staffed as per the structure indicated in appendix 1.

The current FTE allocation available for service delivery is 1.25 officers. However, currently 8 members of staff are authorised and contributing to the workload.

Health and safety is only one element of the role of environmental health. The pressures on the whole service increase year on year with changes in legislation, increasing population and demand on the service having to be managed on a priority basis. We are therefore targeting priority areas of work, delivering aspects of the service differently, reducing or removing aspects previously delivered, and continuing to work as effectively as possible to protect public health.

4.3 Staff Development Plan

As per the national code and the Health and Safety at Work etc. Act 1974, the service has a statutory duty to “make adequate arrangements for enforcement” and to legally appoint suitably qualified

officers. The service has to ensure that officers have suitable and ongoing competence in order to exercise duties and powers in terms of the Act.

'Section 26 of the Health and Safety at Work etc. Act 1974' allows local authorities to indemnify inspectors appointed under that Act under specified circumstances. It is the policy of this authority to indemnify inspectors appointed under that Act against the whole of any damages and costs or expenses which may be involved, if the authority is satisfied that the inspector honestly believed that the act complained of was within their powers and that their duty as an inspector entitled them to do it, providing the inspector was not wilfully acting against instructions.'

People Strategy 2013/2017
West Lothian Council has a people strategy which aims to ensure the council is a customer focused and high performing organisation.
The development of officers, as well as being a legal requirement, is an essential component of providing a quality service to West Lothian.
Training and development needs however have to be prioritised service wide and opportunities for training are sometimes limited. Training requirements are currently being met due to the low cost training programme provided by the local liaison groups and the Royal Environmental Health Institute of Scotland (REHIS). Staff development has also been assisted through accompanied visits, peer review visits, involvement in working groups, special projects etc. It is hoped to continue this type of development activity in 2016/2017.

Training and development needs are therefore assessed during individual Performance Review and Personal Development Planning meetings held once a year in accordance with the council's Investor in People accreditation, and during monthly 1-2-1 meetings with line manager.

A health and safety competency framework for officers is being developed to help give more detail to skills and knowledge pertinent to the different work areas. This was produced in support of national guidance – the Regulators Development Needs Assessment (RDNA). It will provide officers with links to necessary legislation, guidance, technical information, scientific papers etc. and will continue to develop over time. The framework is also being extended to other areas of the environmental health service.

4.4 Performance Management

Everyone working within the service has a responsibility for ensuring the delivery of the best service possible. To help deliver a positive and productive performance culture the service ensures targets are established which focus on outcomes and outputs.

Performance is monitored and assessed by various methods and reported internally and publically. Performance expectations and standards are outlined and reported in the following ways:

- Legislation, enforcement and technical guidance.
- Internal working documents and procedures – e.g. enforcement policy, customer service standards, council HR policies and procedures etc.
- Health and safety service plan.

- Internal monitoring of performance – e.g. team meetings, one to one discussions, monthly reporting to senior officers, public reporting of performance through Covalent, accompanied visits, customer survey and service complaints.
- Performance review and personal development planning.
- Training and professional development of officers and management.
- Reporting to external agencies – e.g. LAE1 to HSE.
- Internal reporting to elected members – performance committee, Environment PDSP, Council Executive.

SECTION 5 ~ QUALITY ASSESSMENT

5.1 Quality Assessment

The Environmental Health & Trading Standards service is participating in the West Lothian Assessment Model. This is West Lothian Council's adaptation of the European Foundation for Quality Management. This is being used to help deliver continuous improvement of the service in years to come. The service is assessed as part of the corporate Customer Service Excellence award.

Internal monitoring of procedures and customer feedback is also used to assess the quality of the service provided. Customer consultation is a key development issue and a customer and business consultation survey is carried out once a year.

SECTION 6 ~ SERVICE PLAN AND OPERATIONAL PLAN REVIEW

6.1 Review against Service Plan.

The service plan will be reviewed in six months.

Internal plans, policies and procedures are reviewed annually, or as and when required.

6.2 Identification of any Variance from the Service Plan

There were no major issues or variances from the service work plan for 2015/2016. It was recognised that as part of the national code there was a requirement to produce a service plan for approval by the council. It was decided to develop and present a service plan for financial year 2016/2017.

The targeting of inspections and interventions has been approached on a priority basis. During 2015/2016 92.9% of interventions were completed by the due date. There was an improved performance in terms of response to service requests, but there was noticeable drop in the number requests for service having to be dealt with. There was a further drop in accidents reported to the service. This is hopefully a positive indicator, and one which will continue.

One of the performance indicators for the service relates to response to service requests. Currently all service requests have a 2 working day response target. The general performance in relation to health and safety related enquiries remained high and above target. However, it was noted that requests in relation to licensing matters were also allocated a 2 day response, even though the service level agreement with legal services allowed for a longer response time. These have been updated in accordance with the agreed service level agreements. This links in appropriately with the service priorities and will allow a more balanced focus on priorities within the commercial team.

In addition to the routine delivery of service demands the following issues were addressed during 2015/2016:

- Successful transfer of enforcement responsibility from HSE for West Lothian Leisure facilities. Initial audits and site visits with service management were completed.
- Involvement in safety and public health considerations at large scale public events, e.g. Party at the Palace.
- Review of establishments providing skin piercing treatments, in particular micro-pigmentation.
- Investigation of elevated carbon monoxide levels in domestic premises and commercial outlets. Renewed focus on gas safety controls by commercial business operators.

Performance and workload comparisons are made in appendix 3.

6.3 Areas for Improvement / Challenges.

The following have been identified as the key challenges for 2016/2017 and ongoing:

- Ongoing demands on officers from challenging premises and incidents in terms of workplace safety and public health issues.
- Ensuring that officers are supported, developed and capable of dealing with challenging, time consuming and high risk workload.
- Establishing and targeting workload priorities with available resources which deliver and maintain the best achievable levels of public health protection, whilst balancing a business friendly and supportive culture.
- Developing and accommodating new working relationship with Health and Safety Executive.
- Managing customer expectations for service requests, accidents and incidents in line with service priorities.
- Further development of alternative approaches to business engagement to attain maximum benefit for the council and businesses.
- Implementing and maintaining our role in the delivery of the VTEC / E. Coli O157 action plan.

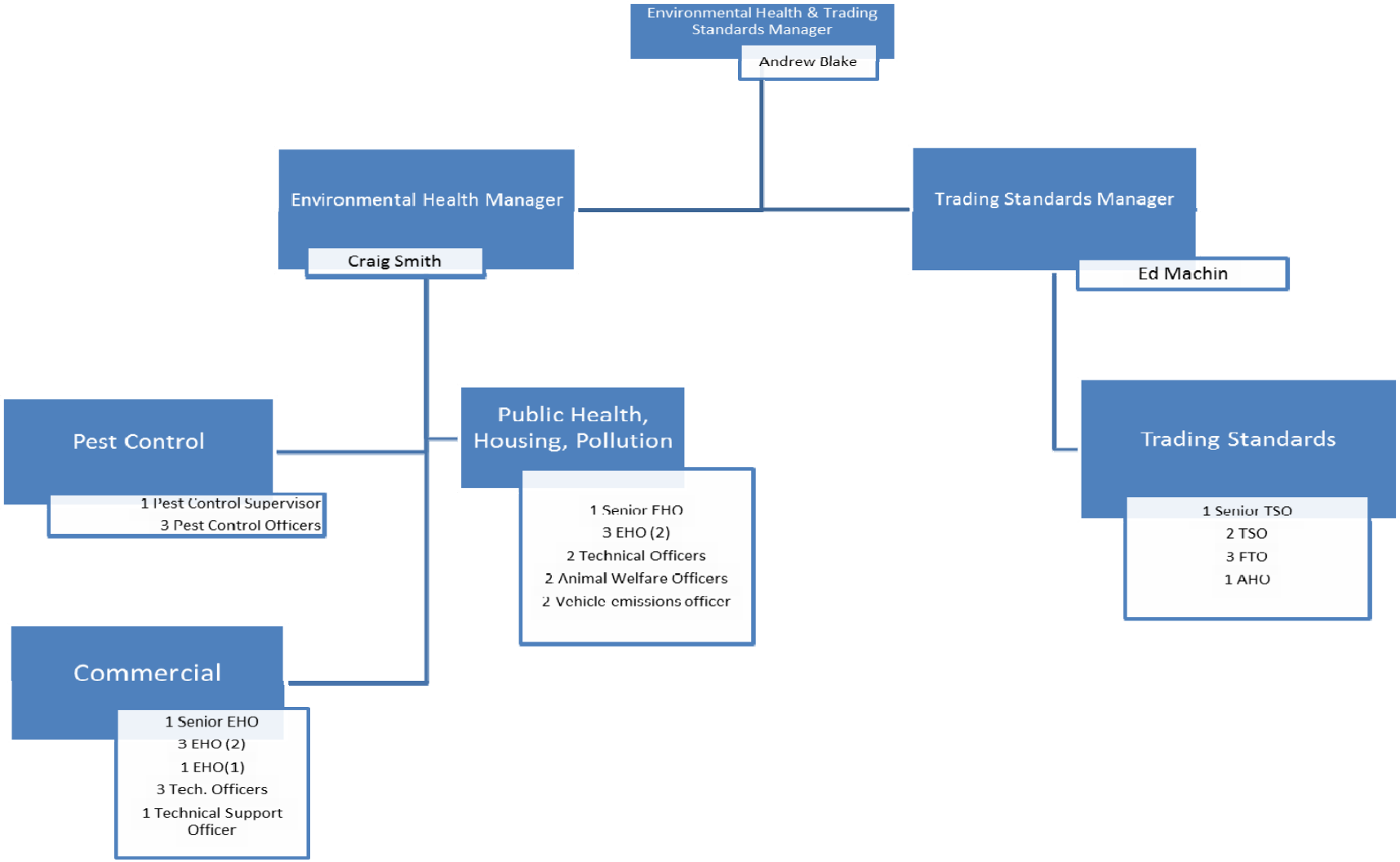
All inspections and focused interventions for 2016/2017 are outlined in appendix 3.

The plan for 2016/2017, and beyond, is to ensure the service focuses resources at priority areas of work, and takes the correct action to protect public health when risks are identified.

Appendices:

Appendix 1: Environmental Health and Trading Standards Structure
Appendix 2: West Lothian Health and Safety Intervention Policy and Matrix
Appendix 3: Workload comparison and priorities
Appendix 4: Accident reports and service request review
Appendix 5: Business customer satisfaction
Appendix 6: Customers / partners / stakeholders
Appendix 7: VTEC / E coli O157 action plan

Appendix 1 – Environmental Health and Trading Standards Structure (April 2016)



Appendix 2

EH&TS West Lothian Council
Health & Safety Intervention Policy & Matrix

Introduction

The purpose of this policy is to outline how officers will engage with businesses on health and safety matters whilst following LAC 67-2 Rev 5 and the National Local Authority Enforcement Code (the code). The objective is to promote safe and healthy workplaces by encouraging compliance with health & safety legislation through various interventions, taking enforcement action where appropriate and proportionate.

Local Authorities are required to visit premises under various pieces of non-health & safety legislation. Where West Lothian Council also enforces health and safety in these premises it will be an opportunity review the level of health & safety compliance, having regard to current guidance. Officers are expected to deal with matters of evident concern or other major health & safety issues. Advice or guidance on general health & safety matters may also be given. Additionally where a visit coincides with the due date under the risk rating scheme, the risk rating will be reviewed and where necessary re-rated.

West Lothian Council is also required to keep its premises database as accurate and up to date as possible. Regular contact with businesses is therefore essential and as such all premises due for review under the risk rating scheme will receive a mailshot as a minimum intervention.
In line with the National Local Authority Enforcement Code new business will be provided with an advisory visit.

West Lothian Council, and its officers, will use health & safety powers appropriately and not abuse powers of entry to gain access to premises, or information, to follow up non-health and safety issues.

National Local Authority Enforcement Code

The Code sets out what is meant by 'adequate arrangements for enforcement'. It replaces the existing S18 Standard and concentrates on the following four objectives:

a) Clarifying the roles and responsibilities of business, regulators and professional bodies to ensure a shared understanding on the management of risk;

b) Outlining the risk-based regulatory approach that LAs should adopt with reference to the Regulator's Compliance Code, HSE's Enforcement Policy Statement and the need to target relevant and effective interventions that focus on influencing behaviours and improving the management of risk;

c) Setting out the need for the training and competence of LA H&S regulators linked to the authorisation and use of HSWA powers; and

d) Explaining the arrangements for collection and publication of LA data and peer review to give an assurance on meeting the requirements of this Code.

LAC 67-2 Rev 5 - Targeting local authority interventions

Summary of Appropriate Interventions

Table 1 (below) outlines the approach to interventions which will be followed within West Lothian. Inspections are intended to be restricted, and a plan of suitable interventions is to be considered for any establishments not meeting the requirements for proactive inspection.

In line with the guidance in LAC 67-2 Rev 5 Annex C, proactive inspections and intervention types are outlined below. Businesses which are risk rated will be reviewed at the beginning of the financial year when the appropriate inspection or intervention will be allocated.

Proactive Inspections

Proactive inspection should only be used:

a) For high risk activities within the specific LA enforced sectors published by HSE (See List of activities/sectors for proactive inspection by LAs); or
b) Where there is intelligence showing that risks are not being effectively managed.

InterventionTypes

All other risk rated premises will be reviewed at the beginning of the financial year, and based on nature of establishment, local intelligence and other elements of LAC 67-2 Rev 5, will be allocated a suitable intervention from those outlined below;

1. **Influencing and Engaging with Stakeholders, Others in Industry and Large Employers**
    - Partnership
    - Motivating senior managers
    - Supply chain
    - Design and supply
    - Sector and industry-wide initiatives
    - Intermediaries
2. **Engaging with the workforce**
    - Working with those at risk
3. **Working with Other Regulators and Government Departments**
    - Working with other Regulators
4. **Creating Knowledge and Awareness of Health & Safety Risks and Encouraging Behaviour Change**
    - Education and awareness
5. **Promoting Proportionate and Sensible Health and Safety**
    - Encouraging compliance

- Recognising compliance

6. **Inspection and investigation**
   - Inspection (as per the code and a) above)
   - Incident and ill health investigation (HSE Incident Selection Criteria)
   - Dealing with issues of concern and complaints
7. **Enforcement**
   - Enforcement (WLC, EH&TS Enforcement Policy)
   - Other Interventions

Table 1 -Intervention Planning & Approach

Risk Rating	Comments	Intervention	Re-rate Y/N
Category A	Suitable for proactive inspection where: a) Activities within the specific LA enforced sectors published by HSE, or b) Where there is intelligence showing that risks are not being effectively managed.*	Identify the risk and consider the use of **all** interventions to address that risk, including proactive inspection. Where a food hygiene inspection or other visit is combined, officers will have regard to matters of evident concern or matters of potential major concern.	**Y**
Category B1	Premises in this category are generally not suitable for proactive inspection, however a combination of the remaining interventions in Annex C may be used. May be suitable for proactive intervention where: a) Activities within the specific LA enforced sectors published by HSE, or b) Where there is intelligence showing that risks are not being effectively managed.*	Where a food hygiene inspection or other visit is combined, officers will have regard to matters of evident concern or matters of potential major concern. Where that inspection or visit coincides with the due date under the risk rating scheme, the risk rating will be reviewed and where necessary re-rated. Where no visit, for non health & safety purposes, or other intervention is planned and local intelligence shows risk concerns then a focused advisory visit will be allocated. In other circumstances the business will be subject to the other intervention strategy**. The premises will be re-rated with the previous risk score for the date of intervention.	**Y**
Category B2	Premises in this category are generally not suitable for proactive inspection, however a combination of the remaining interventions in Annex C may be used. May be suitable for proactive intervention where: a) Activities within the specific LA enforced sectors published by HSE, or b) Where there is intelligence showing that risks are not being effectively managed.*	Where a food hygiene inspection or other visit, officers will have regard to matters of evident concern or potential major health & safety concerns. Where that inspection or visit coincides with the due date under the risk rating scheme, the risk rating will be reviewed and where necessary re-rated. Where no visit, for non health & safety purposes, or other intervention is planned and local intelligence shows risk concerns then a focused advisory visit will be allocated. In other circumstances the business will be subject to the other intervention strategy**. The premises will be re-rated with the previous risk score for the date of intervention.	**Y**
Category C	Premises in this category are generally	Where a food hygiene inspection or other visit, officers will have regard to	**Y**

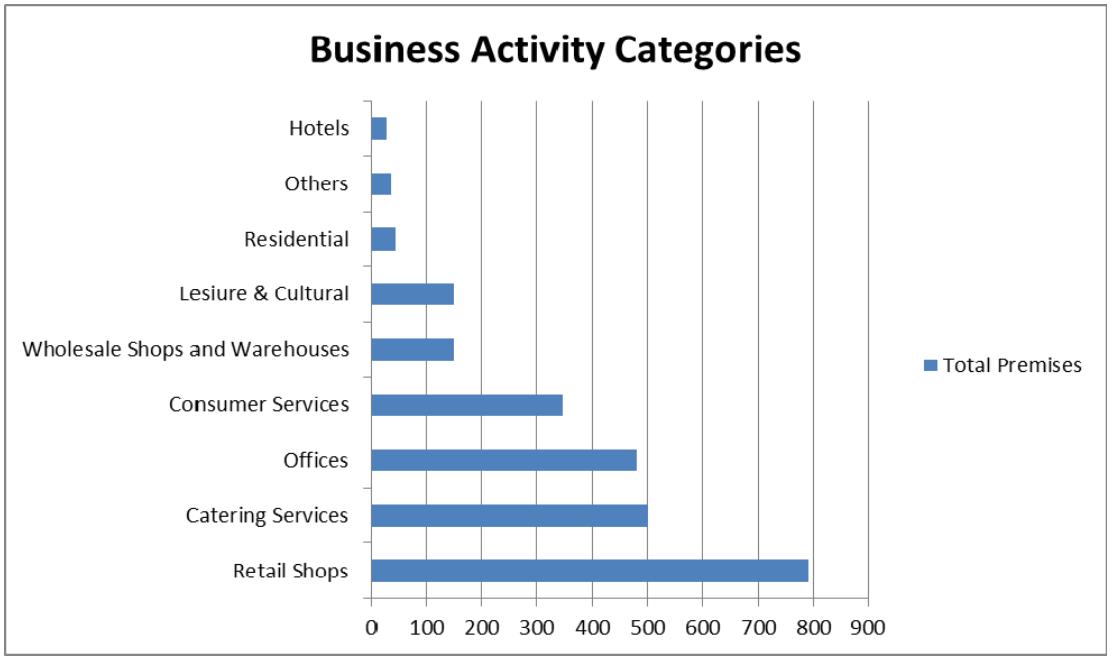
	not suitable for proactive intervention, however a combination of the remaining interventions in Annex C may be used. May be suitable for advisory visit where there is intelligence showing that risks are not being effectively managed.*	matters of evident concern or potential major health & safety concerns. Where that inspection or visit coincides with the due date under the risk rating scheme, the risk rating will be reviewed and where necessary re-rated. Where no visit, for non health & safety purposes, or other intervention is planned and local intelligence shows risk concerns then a focused advisory visit may be allocated. In other circumstances the business will be subject to the other intervention strategy**. The premises will be re-rated with the previous risk score for the date of intervention.	**(where premises was due or significant change to business or fall in standards)**
New Business	LAs are able to rate a new premise by desktop assessment, an advisory visit, or in exceptional cases a proactive inspection. Often the information available in relation to the new premises will be minimal and as such a visit is usually necessary.	Advisory Visit. Any matters of evident concern, or matters of potential major concern will be addressed in line with enforcement policy.	**Y**
Revisits	Used to follow up enforcement action and advisory visits	All enforcement activity will be followed by a revisit to confirm compliance or institute further action. Where requested or agreed, and where appropriate, further visits may be made to follow up advisory visits and other interventions.	**Y (where significant improvement in standards)**
Accidents and service requests (premsies complaints, etc)	In relation to RIDDOR reports, follow the HSE Accident selection criteria.	All accidents recorded, reviewed. Investigations as appropriate. All service requests are recorded, reviewed and investigated in line with council policies, but having regard to the code.	**N**

**for local planning purposes business sectors identified as more significant in terms of accident reports, and service request demands will be focus of proactive inspection or intervention visit.*

*** Other intervention strategy can include visits (project / advisory), but mainly will consist of non-visit communication and information provision.*

Appendix 3 – Workload Comparisons and Priorities

Activity	2013/2014	2014/2015	2015/2016
Inspections / interventions completed	278	295	326
Revisits and other visits	138	141	243
Number of enquiries (not licensing)	118	105	79
Number of licensing enquiries	329	385	322
Enquiries responded to on time (Target 85%)	93%	88.2%	94.5%
Number of registered premises	2557	2526	2535
Reports to Procurator Fiscal	0	0	0
Improvement Notices	2	9	3
Prohibition Notices	0	2	2
Accident reports	116	103	86



Inspection and InteverventionWorkload

Table 1. 2016/2017 Planned Interventions

Risk Category	Premises Category	Intervention Description	Number planned
A	All categories	Visit	0
B1	Wholesale shops & warehouses	Visit	2
	Retail shops	Visit	9
	Catering services	Visit	8
	Other categories	Other intervention strategy	1
B2	Wholesale shops & warehouses	Visit	14
	Retail shops	Visit	67
	Catering services	Visit	23
	Other categories	Other intervention strategy	66
C	Wholesale shops & warehouses	Visit	5

	Retail shops	Visit	24
	Catering services	Visit	21
	Other categories	Other intervention strategy	73
Newly registered	All categories	Visit	52

Workload Priorities

Priority	Category	Description
1	Emergencies and threats to public health	• Fatalities / serious accidents. • Public health incidents. • Revisits to secure compliance. • Formal action to protect public health (prohibition notices etc.) • Serious workplace safety concerns.
2	Highest consequence proactive	• Routine workplace safety inspections: o Risk band A and B1. • Activities identified as part of E coli action plan.
3	High consequence proactive / reactive	• Guidance to potentially high risk new establishments. • Project / support activities to address high consequence public health issues.
4	Medium consequence proactive / reactive	• Routine health and safety interventions: o Unrated. o Risk band B2. • Street traders certificates of compliance, and Section 50 certificates (Licensed establishments). • Project / support activities to support service delivery and customer / business information access.
5	Lower consequence proactive / reactive	• Alternative enforcement interventions: o Risk band C. • Consultations / comments – licensing of small events, planning etc. • Guidance to low risk new establishments.

Appendix 4 – Accident Notifications and Requests for Service Review

A review of accidents reported and requests for service to the team between 2012 – 2015 was used to identify issues for consideration as part of the intervention policy and matrix. A review of the nature of accidents and injury types was considered against business types and risk grades for businesses. The three year period was felt appropriate in order to get enough data to do a meaningful assessment. It will therefore form part of the intervention policy for the next three years (2016 – 2019), and thereafter on a rolling 3 year assessment and plan.

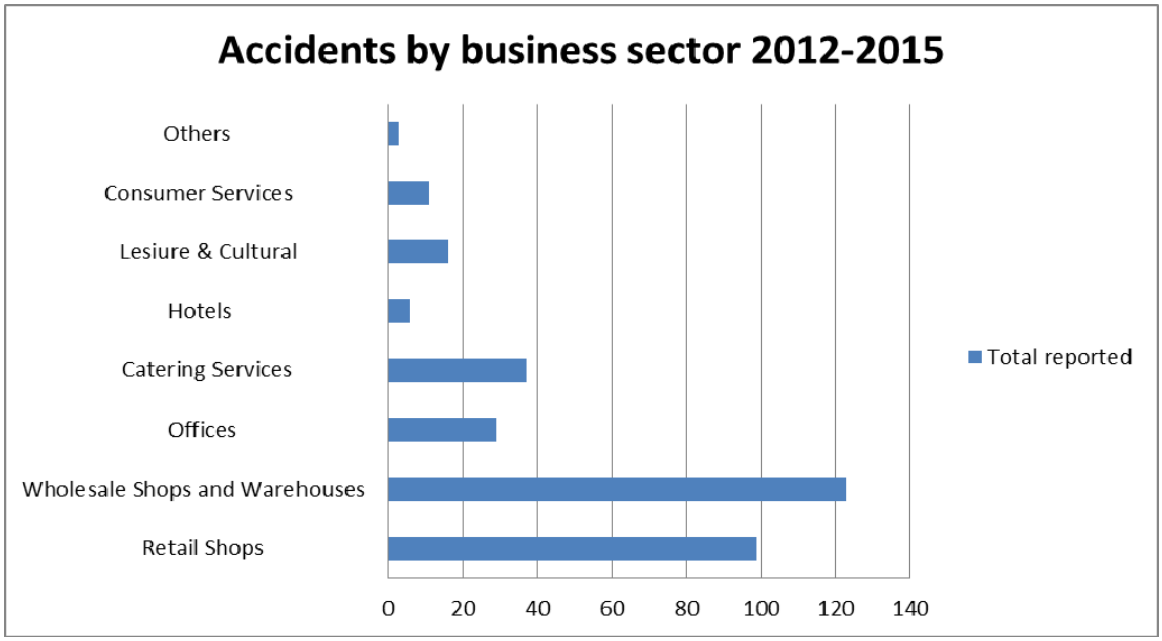


Table 1.

Of the accidents reported most came from the wholesale shops and warehouses, and retail shops sectors (see table 1). Catering services sector was the next highest reporter.

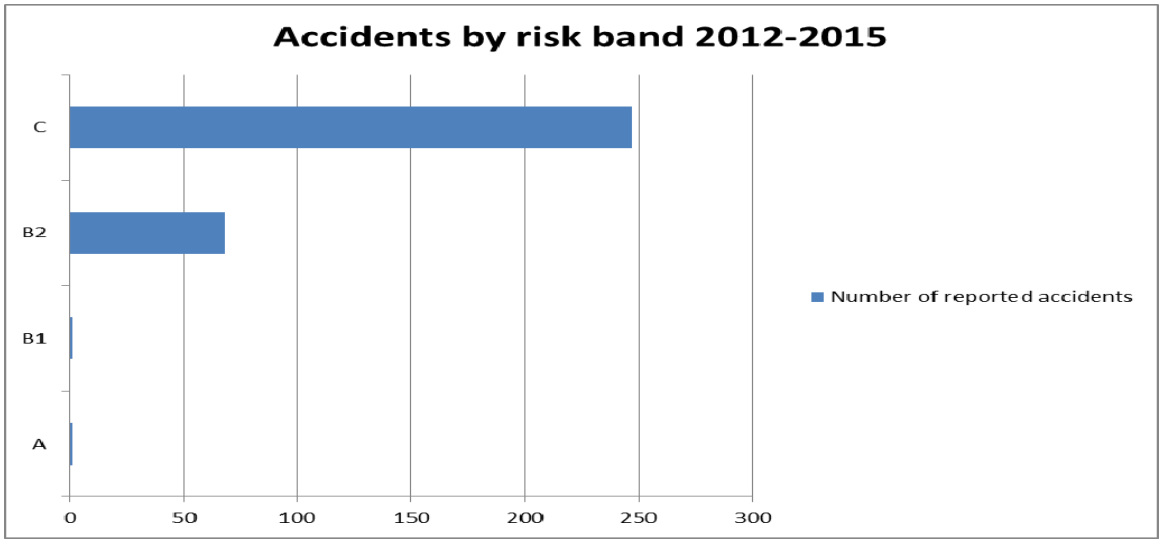


Table 2.

The highest number of reported accidents came from businesses within risk band C. (Table 2) These are generally the premises rated as lowest risk following inspections. These along with B2 rated premises (next highest reported) are not highlighted within HSE guidance as routinely requiring inspection. However, this local data would suggest further intervention and consideration is required.

The types of accident being reported and types of injury resulting were also analysed for all premises and those within risk bands B2 and C. The results highlight the same 3 prominent issues for accident types and for injury types in all cases. See table 3 and 4 below.

3 most reported accident types:

- Slips, trips and falls (same level)
- Handling / lifting etc.
- Hit by moving / flying object.

3 most reported injury types:

- Contusion / bruising.
- Fracture.
- Cut or abrasion.

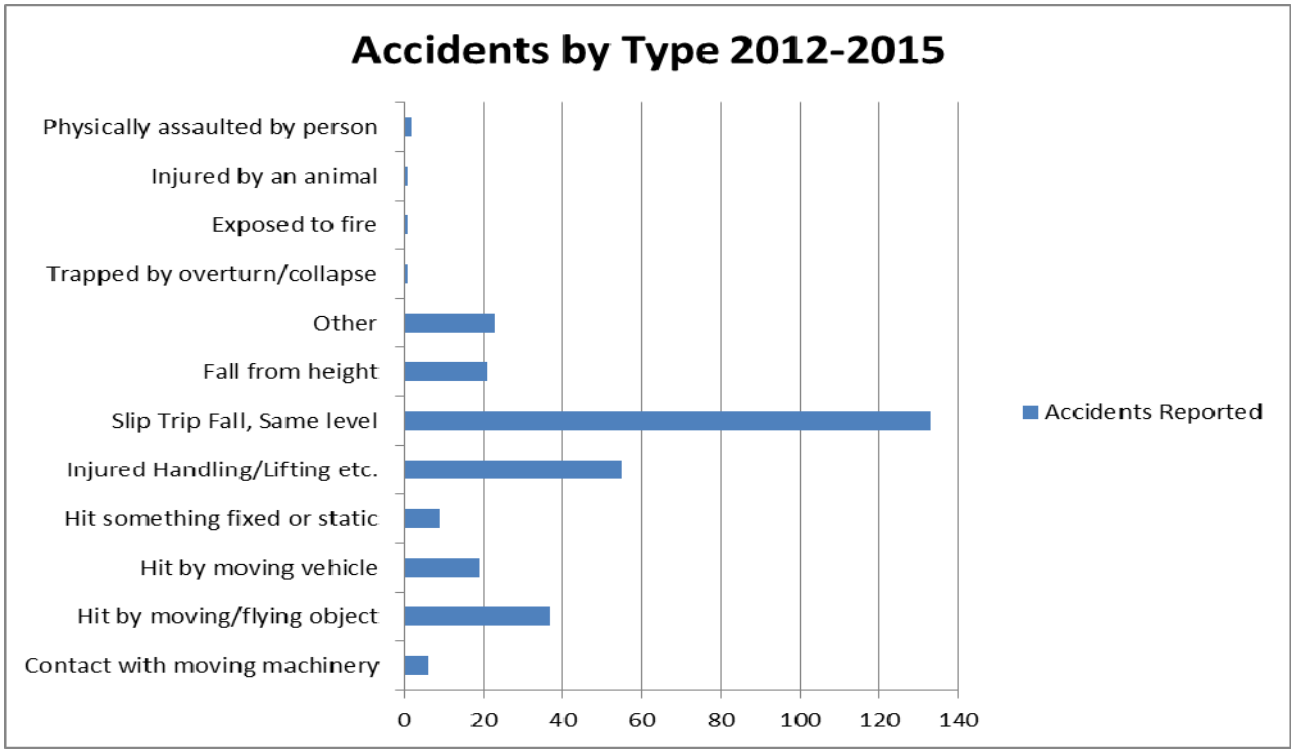
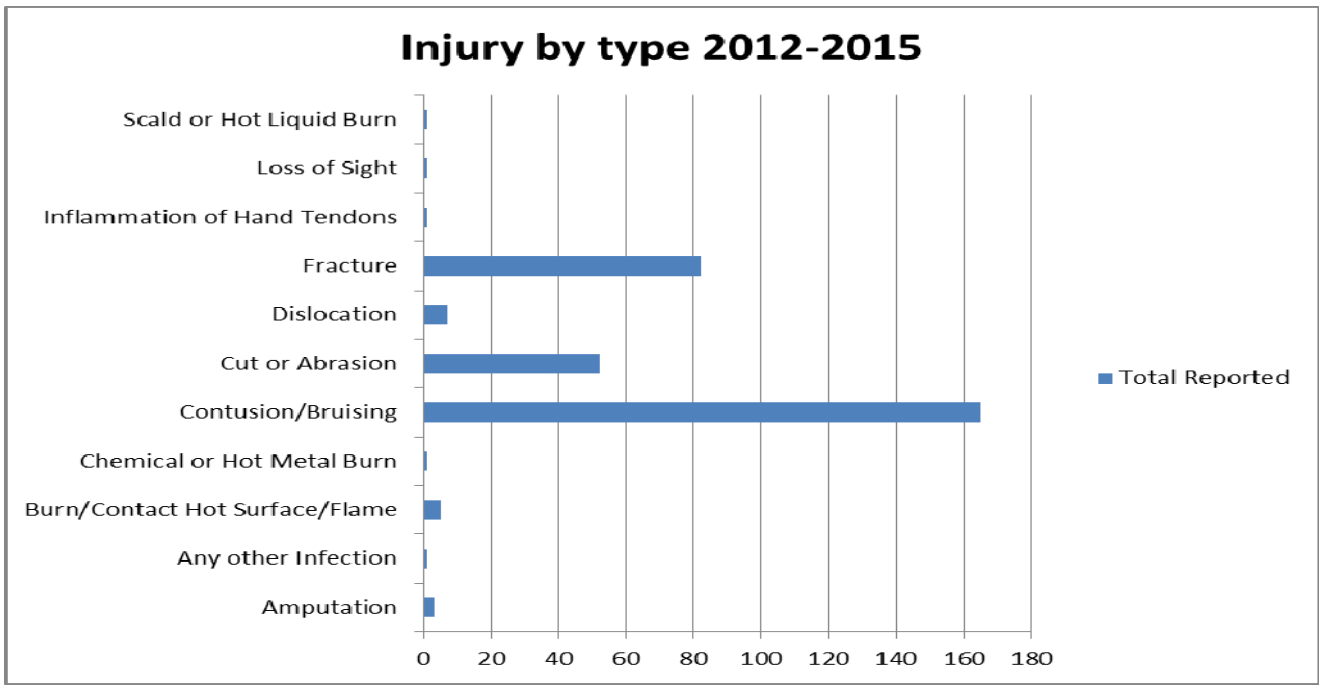


Table 3.



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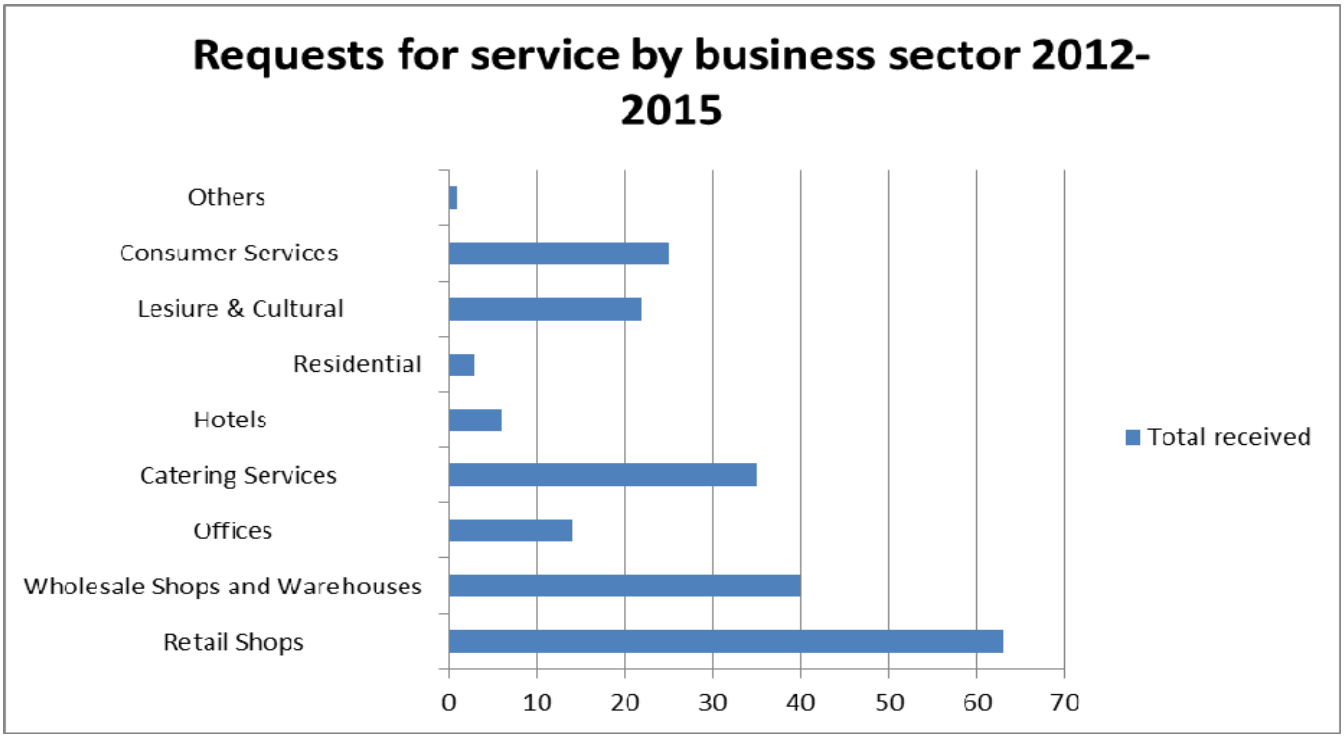


Table 5.

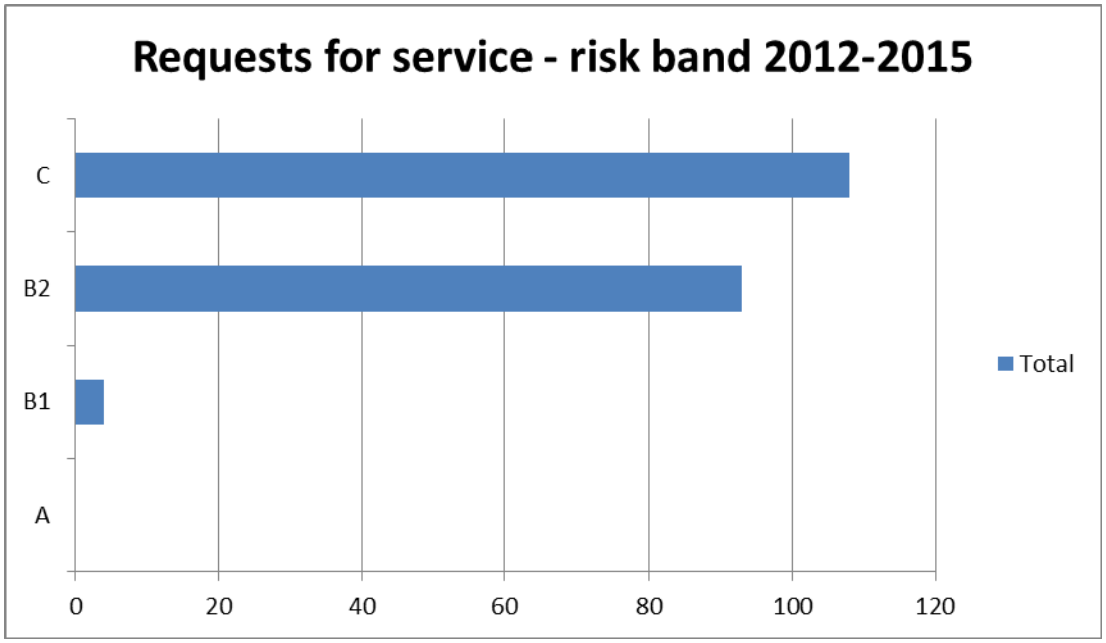


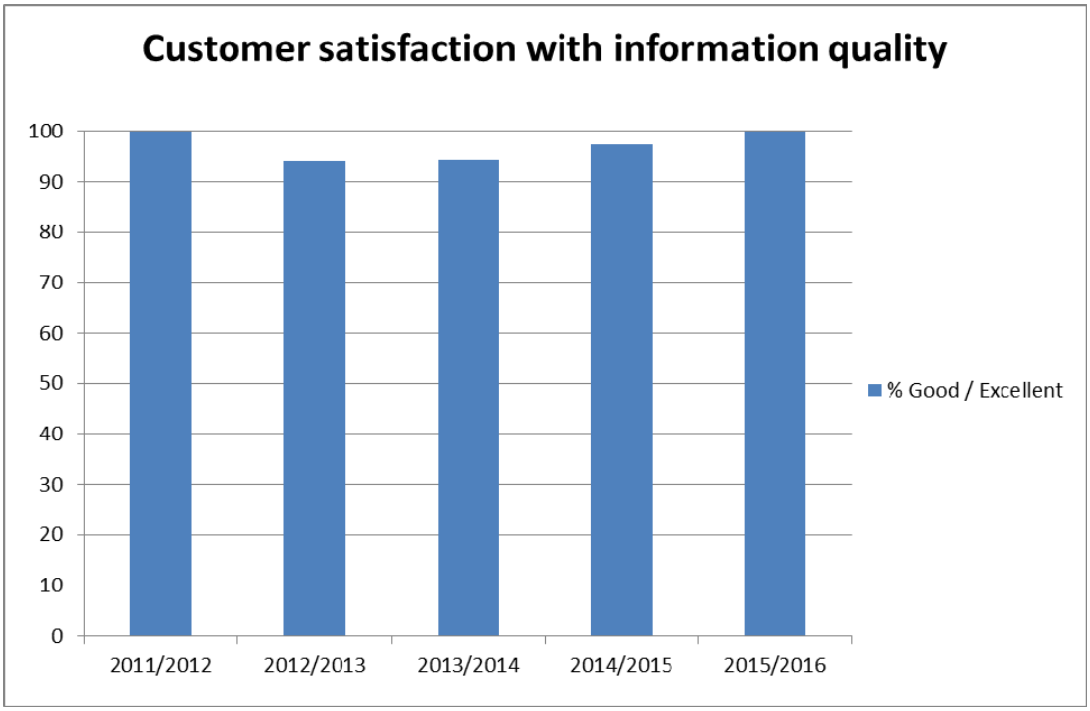
Table 6.

Table 5 and 6 look at the requests for service received by business sector and risk band. A large number of requests dealt with by the service did not have an allocated business type. However, the information supports the data in regard to the top 3 business sector categories and risk banding for accidents outlined above.

This data helps provide a focus for the local intervention strategy within West Lothian.

Appendix 5 – Business customer satisfaction

2. Business Customer Satisfaction. (Percentage of businesses who rated officer's explanation of how to comply with legislation as good or excellent)



Overall customer satisfaction remains high. It is encouraging to note that officers input to business visits is viewed so positively. Business customers are surveyed annually to help us ensure that officers are providing the best service possible. It remains a difficult balance when officers are having to take enforcement action and convey challenging information. Other information gathered in our annual surveys is highlighted in the table below.

	2015/2016	2014/2015
Staff overall knowledge and professionalism (good/excellent)	90.9%*	96.6%*
Overall level of service (good / excellent)	90.9%*	100%
Treated fairly at all times (good /excellent)	90.9%*	100%
*all other responses rated satisfactory		

This feedback would tend to support the view that local businesses support the visits to their premises and the assistance offered by officers.

Appendix 6 – Customers / Partners / Stakeholders

GROUP	RELATIONSHIP	COMMUNICATION EXAMPLES	PROPOSED FOR 2016/2017
Businesses within West Lothian	Inspections; application of legislation; advisory activities; investigation into incidents, accidents, education, training, enforcement, motivation. New business support.	Provide guidance, training, technical information, guidance notes, information leaflets, talks, seminars. Use of mail shot to lowest risk establishments.	Improve email contact details for businesses. Improve web content on relevant health and safety issues.
Public	We protect them. We investigate concerns on their behalf. We provide guidance and information.	Customer feedback on requests for service / accidents etc. Production of health and safety service plan and publication on website.	No change to current approach.
HSE	They provide direction and guidance on a partnership basis. We report to them annually (LAE1 return)	We consult them on technical guidance and policy. They consult with us on legal, policy and technical matters. Representation on local liaison and national working groups.	No change to current approach.
Elected Members (Councillors)	We respond to concerns and enquiries and provide information as required.	Reports to Environment PDSP, and Council Executive. Advice to licensing board. Annual Service Plan is presented to Council Executive for approval.	No change to current approach.
Other LA Services – Planning, Building Standards, Economic Development, Legal & Licensing, Education services, Operational services.	Act as statutory consultee. Provide and receive guidance and support. Work in partnership in specific areas of interest.	Planning and building warrant application comments. Licensing applications and comments. Reports as required. Highlight issues of concern as required.	No change to current approach.
Lothian NHS	We work together on investigation and	EHO/HPT meetings.	No change to current approach.

	control of infectious diseases.	Sporadic and outbreak plans. Agreed joint health protection plan.	
Other local authorities	Share information and best practice. Sampling initiatives. Developing guidance and working standards to ensure consistency of approach. Contribution to national policies and legislation development.	Liaison groups. National working groups.	No change to current approach.
PF and legal system.	Take legal action based on reports sent by us.	We send reports. Work together on content of report. We provide technical guidance. Send reports electronically.	No change to current approach.
Care Inspectorate	Act as Consultee / Advisor	Written reports and telephone calls to Care Inspectorate Officers	No change to current approach.

Appendix 7

VTEC/E. Coli O157 – Action Plan for Scotland 2013-2017
Outline of action points and implications for environmental health service.

In 2001 the joint Scottish Executive/Food Standards Agency (Scotland) Task Force reported on E. coli O157 and made 104 recommendations to reduce the incidence and severity of verotoxin producing Escherichia coli (VTEC) infections in Scotland. Despite these recommendations incidence rates of E. coli O157 infection have remained largely unchanged since 2001 and are consistently higher in Scotland than in other UK countries.

Therefore in 2010, Scottish Ministers decided to convene a multidisciplinary VTEC/E. coli O157 Action Group. The group's main remit has been to produce an Action Plan for Scotland. The group brought together all relevant agencies with expertise and regulatory responsibilities in controlling potential sources of human infection. The Action Plan aims to reduce the number of infections with VTEC/E. coli O157 through 86 recommendations attributed to key agencies.

The number of recommendations does not imply that the agencies responsible for controlling that step are not already taking action – the criteria for making a recommendation include:
• The importance of the step (i.e. could a failure have severe consequences);
• Whether developments are realistic (i.e. practical and likely to be effective).

The theme that links the recommendations is that the key to reducing VTEC infection in Scotland is hygiene:
• On the farm;
• In the provision of drinking water supplies;
• In food production and processing, and in both commercial and domestic kitchens;
• In the countryside;
• And in the home.

There is a significant role for local authorities through environmental health officers to ensure public health protection and improvement. Of the 86 recommendations, 15 are the direct responsibility of environmental health, and a further 20 will have future implications following work by other agencies.

The Action Plan is intended for the action of those agencies to whom recommendations are directed, and to other interested bodies or individuals for information. It is also intended to aid Scottish Government to co-ordinate responses by the relevant agencies in Scotland, with the overall aim of minimising risk of infection to the Scottish population.

As the Action Group was commissioned to produce the Action Plan on behalf of the Scottish Government, the agencies represented on the group therefore endorse the Action Plan and the implementation of its recommendations. The Action Plan has been presented to Scottish Ministers as the culmination of this phase of the Action Group's work, and Ministers have been asked to respond to the Action Plan and its recommendations. The Action Group recognises the obvious implications for the resources that need to be committed to implement the Action Plan, and call upon Scottish Ministers, and the agencies to which the recommendations are directed, to ensure that the required resources are provided. The document can be found on the Scottish Government website http://www.scotland.gov.uk/Publications/2013/11/8897

Table 1 outlines and replicates some elements already contained within the Food Service Plan. However, control of infection does not simply relate to control within food establishments. Specific

recommendations from the action plan for environmental health's role in health and safety along with current work practice and future implications are detailed in the table.

Table 1. Action Plan Recommendations – Environmental Health Implications and Action Points.

VTEC/ E coli Action Plan Step	VTEC / E coli Action Plan Recommendation	EH Involvement	EH considerations / future role/ action points
Step 3 - Controlling contamination of the environment from contaminated animal faeces	**3.2** SG and LAs, in liaison with HSE, should consider measures to ensure that animal visitor attractions make their activities known to LAs.	Enforcement role under health and safety legislation for visitor attractions. Have also been involved in public health information dissemination to colleagues in education providing education field trips. Impact in West Lothian is small due to small number of sites (currently only 2). There is a duty to register with local authority in terms of health and safety legislation.	***ACTION POINT (3.2): Planning applications and business enquiries will continue to be reviewed and new developments registered.***
	3.5 SG, in liaison with LA representatives, should establish national systems to monitor compliance with issuing and implementation of SG guidance on clearing pasture before/after recreational events involving animals that are registered with an LA (e.g. galas, agricultural shows).	Environmental health will be made aware of events requiring a public entertainment licence via colleagues in legal. Guidance would be issued where appropriate. There will not be proactive measures for all events, and very little monitoring of events (if any). However, there has been a need to prioritise the types of public entertainment events EH can comment on due to resource reductions in recent years. Standard conditions were established to be applied by legal services. They don't specifically cover this type of scenario.	***ACTION POINT (3.5) : To discuss with legal services and propose update regarding standard conditions for licensed public events.***
Step 7 – Controlling the contamination of treated food from	**7.5** SG should liaise with REHIS and SoCOEHS to ensure that LAs continue to disseminate the new	EH have been involved in ensuring local centres are aware of guidelines (2012). There is an	***ACTION POINT(7.5): Update reminder to local establishments regarding code of***

contaminated animal faeces, untreated food, or the environment	Industry Code of Practice 'Preventing or controlling ill health from animal contact at visitor attractions' to all relevant businesses in Scotland.	enforcement role under health and safety / public health legislation. Previously updates and guidance have been sent to education colleagues for consideration in planning field trips with school pupils.	***practice and E coli action plan. As part of web development review – provide information and links to necessary guidance. Also further update to education services for dissemination to schools in West Lothian.***

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

CENTRAL SCOTLAND GREEN NETWORK DECLARATION WITH WEST LOTHIAN COUNCIL

JOINT REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION AND HEAD OF OPERATIONAL SERVICES

A. PURPOSE OF REPORT

The purpose of this report is to inform the Council Executive about the proposed second Central Scotland Green Network (CSGN) declaration with West Lothian Council.

B. RECOMMENDATION

It is recommended that the Council Executive:

1) agrees that the Leader of the Council and the Chief Executive, sign the CSGN declaration on behalf of West Lothian Council, as is occurring with other local authorities within the Central Scotland Green Network and other partners.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	• Focusing on our customers' needs; • being honest, open and accountable; • making best use of our resources; and • working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	While the CSGN concept occurred after the West Lothian Local Plan (WLLP) was adopted In January 2009, the CSGN generally accords with the adopted WLLP policies ENV 10 & 13 that respectively supports the Central Scotland Forest Initiative, (that is at the heart of the CSGN area) and establishment of new woodlands for multi-use benefits. Policy ENV 7 and paragraphs 5.153 – 5.156 of the Proposed Plan for the West Lothian Local Development Plan (LDP) provides support for the Central Scotland Forest Initiative. The report does not raise any strategic environmental assessment, equality or health risk issues. The LDP has been the subject of SEA and an Equality and Human Rights Impact Assessment.

III	**Implications for scheme of delegation**	None.
IV	**Impact on performance and performance indicators**	None.
V	**Relevance to Single Outcome Agreement**	SOA 3 - Our economy is diverse and dynamic, and West Lothian is an attractive place for doing business; SOA 7 - We live longer, healthier lives and have reduced health inequalities; and SOA 8 - We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
VI	**Resources - (Financial, Staffing and Property)**	Any costs associated are accommodated within existing Operational Services: NETs, Land Services & Countryside Services budgets. The declaration will assist in future council applications for external grants from central government and other bodies, such as landfill tax.
VII	**Consultations at PDSP**	The report was considered by the Environment Policy Development and Scrutiny Panel on 9 June. The PDSP agreed to forward the report to the Council Executive with a recommendation of approval.
VIII	**Other consultations**	None

D. TERMS OF REPORT

D1 Background

The Central Scotland Green Network (CSGN) remains one of 14 National Developments identified in the third National Planning Framework (NPF3), which aim to make “a significant contribution to Scotland’s sustainable economic development”.

The CSGN is intended to deliver “*a step change in environmental quality, woodland cover and recreational opportunities*” to make Central Scotland “*a more attractive place to live and do business, help to absorb CO2, enhance biodiversity and promote healthier and more active lifestyles.”*

This will be achieved by restoring and transforming the landscape of an area stretching from Ayrshire and Inverclyde in the west, to Fife and the Lothians in the east. The former Central Scotland Forest Trust (CSFT) became the main delivery body in March 2014, was re-named the Central Scotland Green Network Trust (CSGNT) and remains based out of Shotts with a staff of around 30.

D2 Central Scotland Green Network

Green networks in and around towns and cities are increasingly seen as a mechanism to deliver many of the social, environmental and economic outcomes identified by the Scottish Government's National Performance Framework and by Single Outcome Agreements.

The concept of 'added value' is at the core of the CSGN:

- Looking at existing green space and green networks across the region the CSGN will identify gaps in provision, where needs and pressures are greatest, and help pinpoint opportunities and priorities for improvement and investment; and

- Working with existing green initiatives (such as the Glasgow & Clyde Valley Green Network, the Millennium Canal Link, the Lothians & Fife Green Network Partnership and the Falkirk Helix), local authorities, landowners, NGOs, communities, the CSGN will transform the environment of the region and make Central Scotland a more attractive place in which to live and do business.

Initially the Forestry Commission Scotland and Scottish Natural Heritage were joint lead partners for CSGN on behalf of the Scottish Government but the Trust now receives support direct from the Scottish Government.

CSGNT themes of action over the next few years are:

- Vacant and Derelict Land - transforming places by bringing Scotland's vacant and derelict land back to life through permanent, interim or temporary greening.

- Disadvantaged Areas - working with disadvantaged communities to address environmental incivilities or deficits where they live.

- Active Travel - delivering strategic greened access routes to encourage journeys on foot for work, education and shopping.

- Employment and Training - supporting sustainable economic growth through aligning employment, training and volunteering opportunities with delivery of the green network.

- Urban Greening - increasing urban greening to increase the resilience of our cities and towns in a changing climate and to encourage nature.

The support and action of Local Authorities are seen as key to the successful delivery of the CSGN. Through the CSGN Local Authority Concordat, the 19 councils which cover the CSGN area are committing to:

- adhere to the CSGN principles expressed in the CSGN Vision;
- embed the CSGN in all relevant policies, strategies and plans - most notably in Single Outcome Agreements, community plans and development plans; and
- develop and enhance their partnership work to realise the CSGN.

As a National Development within the third National Planning Framework, local planning authorities are required to take account of the CSGN when preparing their development plans and when making planning decisions. SNH continues to monitor good practice in planning for green networks and has provided guidance for local authorities on green networks and development planning.

D3 CSGN Grant Funds and projects in West Lothian

West Lothian Council has been successful in securing grants from various rounds of the CSGNT Development Fund to undertake studies and implement projects e.g. Limefield Park Woodland at Polbeth. Appendix 1 to this report outlines projects that CSGNT have carried out in West Lothian since 2014.

D4 Other CSGN flagship projects: John Muir Way

Creation of strategic long distance routes is a priority of CSGN. They initiated the idea of a John Muir Way to celebrate the centenary of the death of one of Scotland's famous sons, John Muir, the founder of the American conservation movement and national parks. A new long distance way-marked trail between Dunbar and Helensburgh was opened in March 2014.

The section west of Edinburgh passes through West Lothian and has been subject to various reports to the Environment PDSP, the most recent in April 2016.

D5 Declaration between CSGN and West Lothian Council

The CSGN originally sought a statement of support from each of its 19 local authority partners in the form of a declaration in 2012. The declaration was counter signed by Scottish Ministers who agreed to work in partnership with the signatories to support delivery of these commitments. CSGN now wish to refresh these declarations.

The proposed second declaration between the Council and CSGN is in Appendix 2.

Each of the local authorities within the CSGN area are requested to re-sign their own declaration acknowledging the aims of the CSGN, its vision and the opportunity it provides to deliver economic, social and environmental objectives. The declaration also commits each council to deliver the CSGN through a number of actions specific to its area. Currently, Edinburgh, Falkirk, Fife, North Lanarkshire and South Lanarkshire Councils have re-signed and more are in the process of approving new declarations.

Council Executive agreement is sought for the Leader of the Council and the Chief Executive to sign the new declaration between West Lothian Council and CSGNT.

D6 Issues for West Lothian

The opportunity for West Lothian Council to work with the Central Scotland Green Network Trust should be welcomed as it continues the long standing relationship the council has previously enjoyed with the Central Scotland Forest Trust as they both sought to deliver the Central Scotland Forest Initiative though now under CSGNT with a focus on a wider green network that benefits West Lothian residents, communities and businesses.

While continuing council budget restrictions are an issue, the opportunity to seek external grants from the likes of the Scottish Government, SNH and other environmental grants bodies to match the aims of the council, as well as from the CSGNT themselves, should continue to be explored.

E. CONCLUSION

The Central Scotland Green Network is a central government initiative that currently forms the largest environmental transformation project in north western Europe. It seeks to make "step change" in raising environmental quality across 19 local

authorities over the coming decades.

West Lothian will continue to have a key role as part of the Central Scotland Forest and should work with the CSGNT and its partners to further secure environmental improvements for the green network within the council area.

The re-signing of the Central Scotland Green Network Declaration tasks the Scottish Ministers and West Lothian Council to work in partnership to support delivery of the declaration commitments.

F. BACKGROUND REFERENCES

- Report to Environment PDSP on CSGN concept on 2nd June 2011
- Report to Council Executive with 1st joint declaration on 27th November 2012
- Material, including Vision & map of area on Central Scotland Green Network website: http://www.centralscotlandgreennetwork.org

Appendices / Attachments - two:

1) Appendix One: Schedule of improvements in West Lothian carried out by CSGNT 2014 -16; and
2) Appendix Two: Proposed CSGN & WLC declaration text.

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Craig McCorriston,
Head of Planning, Economic Development & Regeneration

& Jim Jack,
Head of Operational Services

21 June 2016

Appendix 1: CSGNT projects and expenditure in West Lothian 2014-16

SITE		PHYSICAL OUTPUTS								FUNDING		
	Ownership	new woodland planted (ha)	Woodland brought under management (ha)	New Paths / Paths up-graded (m)	Greenspace created (ha)	Greenspace upgraded (ha)	Woodland maintained (ha)	Greenspace maintained (ha)	Path routes maintained (m)	WLC funding (£)	Other funding (£)	Total funding (£)
Parkhead Phase 2	WLC	2.54									22661	22661
Greenrigg Phase 2	WLC	2.42									27,551	27,551
Breich Valley Gateway Improvements	WLC/Private		5	1000						35,000	46,789	81,789
Easter Breich	Private			1537						27,500	48,528	76,028
Livingston South Blue Green Network	WLC	4.92	6.3	1500		10				50,000	216,000	266,000
Liggat Syke Planting	WLC	0.5								8,090		8,090
A2B Environmental Enhancements	Public*										23,321	23,321
Cairns Farm	Private	2.9									XX	XX
Dalmahoy Farm	Private	16.87									XX	XX
Lanthorn Park	WLC					1.5					252,585	252,585
Total 2014 - 16		**30.15**	**11.3**	**4037**	**0**	**11.5**	**0**	**0**	**0**	**120590**	**637435**	**758025**
Expressed as percentage of total project value										**24.00%**	**76%**	**100%**

* Land to be vested to West Lothian Council

Appendix 2

Central Scotland's Green Network (CSGN) Declaration with West Lothian Council 2016

We acknowledge that:

- We must have places that are nationally and internationally competitive if we want our communities to thrive in the future;
- Our environment makes a vital contribution to our economic wellbeing, our health and our quality of life;
- We need to improve our environment so that it delivers all that it can for the people who live and work in Central Scotland; and
- Change at the scale proposed can only take place over a long period with sustained resourcing.

We welcome:

- The government's continued commitment to the CSGN as expressed through its inclusion as a National Development in Scotland's National Planning Framework 3;
- The CSGN concept as set out in the CSGN Vision;
- The opportunity the creation of the CSGN provides to deliver our economic, social and environmental aims; and
- The opportunity to develop and enhance our partnerships with other Local Authorities, National Agencies, NGOs and communities in delivering CSGN ambitions.

We commit from this date to:

- Adhere to the CSGN principles expressed in the CSGN Vision;
- Embed the CSGN in all relevant policies, strategies and plans - most notably in Single Outcome Agreements, Community Plans and local development plans;
- Develop and enhance our partnership work to realise the CSGN.
- Support the work of the Lothian and Fife Green Network Partnership as part of the Council's commitment to the CSGN principles of partnership working;
- Ensure the Green Network is integrated, as appropriate, into emerging development plans, development frameworks, master plans and planning briefs and the development management process;
- Promote connectivity and multi-functional use of all types of green space at a range of scales in both urban and rural areas; and
- Identify opportunities and priority areas for Green Network enhancement to target available resources and facilitate its delivery in West Lothian.

_____West Lothian Council Leader _____Chief Executive

Scottish Ministers welcome this declaration and will work in partnership with the signatories and their representatives to support the delivery of these commitments.

_____ (Chair CSGN Partnership Board)

DATA LABEL: PUBLIC

COUNCIL EXECUTIVE

WEST LOTHIAN LOCAL DEVELOPMENT PLAN – PROPOSED PLAN

REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION

A. PURPOSE OF REPORT

The purpose of this report is to advise the Council Executive of the outcome of consultation on the West Lothian Local Development Plan (LDP) and to set out the next stages for progressing the LDP for submission to the Scottish Government's Planning and Environmental Appeals Division (DPEA) for Examination.

B. RECOMMENDATION

It is recommended that the Council Executive:

1. approves the contents of the Proposed Schedule 4's for submission to the Scottish Government's Planning and Environmental Appeals Division (DPEA) (Appendix One) a hard copy of which are available for viewing from Committee Services;

2. approves the contents of the West Lothian Housing Land Position Statement for submission to the DPEA to assist in the LDP Examination (Appendix Two);

3. approves the contents of the West Lothian Countryside Belt Position Statement for submission to the DPEA to assist in the LDP Examination (Appendix Three);

4. approves the contents of the West Lothian Local Landscape Designation Position Statement for submission to the DPEA to assist in the LDP Examination (Appendix Four);

5. approves the contents of the West Lothian Education Position Statement for submission to the DPEA to assist in the LDP Examination (Appendix Five);

6. approves the contents of the West Lothian LDP Statement of Conformity with the Participation Statement for submission to the DPEA as part of the LDP Examination process (Appendix Six);

7. approves the list of minor changes proposed by the council to the West Lothian Local Development Plan Proposed Plan and agrees the details of proposed changes to the West Lothian Local Development Plan for consideration by the Reporter at Examination (Appendix Seven);

8. delegates authority to the Head of Planning, Regeneration and Economic Development in consultation with the Executive Councillor for Development and Transportation to make non-substantive (minor) or technical changes to the Schedule 4 documents including consolidating the Schedule 4s to reduce

them in number prior to submission of the LDP and associated documents to the DPEA for Examination;

9. delegates authority to the Head of Planning, Regeneration and Economic Development in consultation with the Executive Councillor for Development and Transportation to make non-substantive (minor) or technical changes to the Position Statements and to update the draft Action Programme and Habitats Regulations Appraisal prior to submission of the LDP and associated documents to the DPEA for Examination; and

10. notes the timetable for progressing the West Lothian Local Development Plan.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; and working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	The LDP will form part of the development plan alongside the Strategic Development Plan (SDP1) once approved. Until then it will be a material consideration in planning decisions. A Strategic Environmental Assessment and an Equality Impact Assessment have been prepared for the LDP.
III	**Implications for Scheme of Delegation to Officers**	None
IV	**Impact on performance and performance indicators**	Preparation of local development plans (LDPs) are statutory requirements under the Planning (Scotland) Act 2006 and Development Planning Regulations 2008. Progress of these is monitored by Scottish Government as a performance indicator for local authorities. Development plans require to be updated every five years. The West Lothian Local Plan was adopted on 13 January 2009. The West Lothian LDP will replace the current West Lothian Local Plan. It is anticipated that the earliest date for adoption of the LDP will be late 2016/early 2017.
V	**Relevance to Single Outcome Agreement**	**Outcome 1** - Our children have the best start in life and are ready to succeed. **Outcome 2** - We are better educated and have access to increased and better quality learning and employment opportunities. **Outcome 3** - Our economy is diverse and dynamic, and West Lothian is an attractive place for doing business. **Outcome 4** - We live in resilient, cohesive and

safe communities.

Outcome 8 - We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.

VI	**Resources - (Financial, Staffing and Property)**	Development supported in the LDP may require additional infrastructure to be provided. The Proposed Plan sets out that necessary infrastructure should be funded by the development industry. However, the council's Local Infrastructure Fund may be able to assist with forward funding some improvements. The council, alongside the SESplan member authorities is also progressing with a City Deal for the Edinburgh and South East Scotland area which could also assist in infrastructure delivery. A number of site submissions for the LDP relate to land in council ownership. Should some of these sites be included in the LDP, there is potential for the council to generate capital receipts and/or bring forward sites for future affordable housing requirements.
VII	**Consideration at PDSP**	A report on the Proposed Plan was considered by the Development and Transport PDSP on 6 June 2016. All elected members were invited to briefing sessions on the LDP prior to reporting to the PDSP. The PDSP agreed to forward the report to the Council Executive for approval. Issues raised are set out in the body of the report.
VIII	**Other Consultations**	Community Planning Partnership, Education, Finance and Estates, Legal Services, Housing and Building Services, Operational Services. All elected members were invited to briefing sessions on the LDP prior to reporting to this PDSP.

D. TERMS OF REPORT

D1 Background

Preparation of a development plan is a statutory requirement under the terms of the Planning etc (Scotland) Act 2006. The development plan sets out how places should change and what they could be like in the future. They set out what type of development should take place and where, and which areas should not be developed. They also give an indication as to when development is anticipated to be delivered, inform decisions on investment in infrastructure e.g. schools and roads, and are used to inform decisions on planning applications. Development plans must be reviewed every five years.

The current development plan for West Lothian comprises the Strategic Development Plan for Edinburgh and South East Scotland (SDP), approved by Scottish Ministers in June 2013 and the West Lothian Local Plan (WLLP), adopted by West Lothian Council in January 2009. The plan is also supported by a range of supplementary guidance.

The WLLP is in the process of being replaced by the West Lothian Local Development Plan (LDP). The LDP Proposed Plan was published for consultation in October 2015 and sets out where new developments are proposed and the policies that will guide decision-making on planning applications. The LDP covers a ten year period from 2014 – 2024 but also provides an indication of longer term planning strategies. The Proposed Plan can be viewed at http://www.westlothian.gov.uk/proposedplan

D2 LDP Proposed Plan Consultation

Following approval by the Council Executive on 15 September 2015, the LDP Proposed Plan was published for a 6 week consultation period. A statutory notice advising of publication of the Proposed Plan was published in local newspapers. Consultation was carried out with all interested parties including communities in West Lothian, community councils, key agencies such as Scottish Natural Heritage (SNH), NHS Lothian and the Scottish Environment Protection Agency (SEPA), as well as landowners and their agents and the development industry and a series of publication consultation events were held.

The consultation commenced on 12 October 2015 and ended on 22 November 2015. Interested parties were invited to make comment via an online consultation portal, written submissions or via a dedicated email address. A number of consultation events were held across the plan area for all interested parties to engage, including meetings with community councils. In addition, a variety of methods were used to advise and engage with interested parties including use of Facebook, Twitter, eNewsletter, West Lothian Citizen's Panel and the council's web pages.

The consultation resulted in 728 submissions being received. All submissions have been acknowledged and are available to view on the council's web pages at http://www.westlothian.gov.uk/proposedplan. Out of the total number of representations received, 36% related to Linlithgow, the highest proportion of comments from a single community.

A number of representations, 113 in total, submitted through the online consultation portal were recorded as incomplete, however, these have been acknowledged and any discernible issues have been responded to. It would be the intention to submit these to the Examination process in order that the appointed Reporter is aware of the submissions having been received.

In addition, six submissions were received after the closing date for receipt of comments and consequently cannot be considered. In these instances, the respondents have been advised that their submissions were received out of time. However, it would be the intention to submit these to the Examination process in order that the appointed Reporter is aware of the submissions having been received.

A requirement of the new planning legislation governing the preparation of LDPs is that the LDP is submitted to the Scottish Government's Planning and Environmental Appeals Division (DPEA) for Examination. The report on the Examination is generally binding on the council. Previously, the council could decide to accept or reject a reporter's findings.

Prior to the start of the Examination, the Planning etc (Scotland) Act 2006 requires the council to prepare a Statement of Conformity with a Participation Statement for the LDP which sets out how the council has engaged with interested parties on the LDP. The council's Participation Statement is set out in Development Plan Scheme No.8, approved by the Council Executive on 1 March 2016.

The Statement of Conformity with the Participation Statement is submitted to the Scottish Government DPEA for consideration. Before the Reporter considers any issues raised in the representations made to the LDP following consultation (and the council's response to these), the Reporter appointed to undertake Examination of the LDP must consider that Statement of Conformity. The proposed Statement of Conformity with the Participation Statement for the West Lothian LDP is set out in Appendix Six.

Where the Reporter finds that the council has not acted in conformity with the Participation Statement, Scottish Ministers will set out further steps that the council will be required to take with regard to consultation or public involvement. This may lead to a requirement to modify the LDP and re-consult. Such a scenario will lead to delays in the timetable towards adoption of the LDP but this is an unusual occurrence.

D3 ***Representations to the Proposed Plan and Schedule 4s***

In preparing the council's response to the representations the council is required to group the representations by issue and respond to these in a standard format known as a Schedule 4 (Schedule 4 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008). The Schedule 4s contain a summary of all unresolved issues/representations received to the LDP, details of any modifications sought by the respondent, the council's response to these and any changes that the council would be prepared to support to the LDP. Notwithstanding, the full submissions are forwarded to the Reporter as part of the Examination process. Table 1 advises of the number of representations received for each settlement.

A list of the proposed Schedule 4 documents is contained in Tables 2a and 2b to this report. The list provides details of the proposed grouping of issues. There are 190 Schedule 4s in total. Since consideration by the Development and Transport PDSP on 6 June 2016 it has come to light that a further Schedule 4 is required to cover matters related to a site in Bathgate. The proposed response to the issues raised in this submission is set out in Schedule 4 number 4U.

To assist in the Examination process, the Schedule 4s have been drafted to reflect issues reflecting individual settlements, policy matters and plan-wide issues including the spatial strategy (including core development areas and strategic allocations), affordable housing, housing land supply, transport, countryside belt and landscape designations, developer contributions, education, economic development, biodiversity and wildlife, flooding and miscellaneous issues.

In addition, the council has received requests for new sites to be included in the LDP which had not previously been intimated to the council.

Of all submissions received, a number related to requests for re-consideration of sites which were submitted at Main Issues Report stage in 2014 but which were not subsequently allocated in the proposed plan published in October 2015. Table 3 provides details of sites not previously intimated to the council but which came forward through consultation on the proposed plan.

The representations made in relation to all these sites have been assessed and the council's response set out in the relevant Schedule 4s. It is not proposed to alter the LDP to include any of these sites.

In considering representations received to the LDP, legislation governing the preparation of LDPs, in this instance Scottish Government Planning Circular 6/2013: Development Planning, there are four options open to the council:

1. where all representations have been withdrawn or have been taken account of by non-notifiable modifications, the council can make minor modifications to the LDP and then submit the plan to Scottish Ministers and advertise intention to adopt the LDP.

2. where there are unresolved representations, the council can decide not to make 'notifiable modifications' (i.e. significant modifications) and publish the plan with non-notifiable modifications such as minor wording or typographical changes), and submit it to Scottish Ministers;

3. where there are unresolved representations, the council can decide to make 'notifiable modifications' i.e. modifications which add, alter, remove or significantly alter any policy/proposal; or

4. where modifications change the underlying aims or strategy of the Proposed Plan, the council can prepare and publish a new LDP.

In preparing development plans, Scottish Ministers expect that priority is given to progress plans to adoption as quickly as possible. Scottish Ministers also advise that pre-Examination negotiations and notifiable modifications can cause significant delay and so should not be undertaken as a matter of course but only where the council is minded to make significant changes to the plan.

The current West Lothian Local Plan is more than five years old and is now subject to challenge through planning appeals. Recent examples of appeals include Brotherton Farm, Livingston and a site at Main Street Dechmont. In addition, Scottish Ministers have announced that appeals for 100 houses or more would be called in by the Minister for determination. The frequency of appeal challenges and call in may increase over time. The submissions received to the LDP have given rise to unresolved representations which will require to be determined by the reporter appointed to examine the LDP. As the Proposed Plan represents the council's settled position for the future development of West Lothian, it is not proposed to change the LDP in respect of these submissions. Option 2 is, therefore, the preferred option i.e. submission of the LDP together with the council's response to the submissions for Examination and is commended to the panel.

The Examination process is regarded as the most appropriate vehicle for dealing with unresolved representations i.e. those matters on which the council does not propose to change the LDP. It also allows for the council to advise the Reporter of those representations where there may be merit in changing the LDP.

A key consideration for the LDP has been the approach to Linlithgow. The Proposed Plan allocates a number of sites in the town for development following a sequential approach. These allocations and the approach to development in the town have attracted most comment as has proposed residential development sites in Broxburn and Livingston. The proposed response to these submissions is set out in the relevant Schedule 4s. In all cases it is proposed to maintain the approach set out in the LDP which is considered robust and defendable, and not to make any substantive changes to the LDP or the spatial strategy.

A number of changes are, however, required to the Proposed Plan to correct drafting errors in the document, update it and to address comments received following consultation. The proposed changes are considered to be minor changes and, therefore, do not require to be the subject of further public consultation. The proposed changes are set out in Appendix Seven and cover matters such as mapping errors or incorrect references to specific school catchment areas and text clarification. These changes, however, would be submitted to the DPEA for consideration.

In addition, following consideration of the comments received to the LDP, a number of areas have been identified where there may be merit in altering the plan without having any significant impact on the council's settled position. Where this is the case, these have been identified in the Schedule 4s with the Reporter being advised that if he/she was to see merit in changing the LDP, then the council would accept the change set out. Details of these are set out in the relevant Schedule 4s and Appendix Seven.

D4 ***Position Statements***

In order to assist in the Examination process and the preparation of the Schedule 4s, a number of Position Statements have been prepared which set out the background and justification for the council's position in relation to major land use issues such as housing land, countryside belts and landscape protection, and education. These are provided as Appendices Two to Five. DPEA has been consulted on the proposed approach to the preparation of the Position Statements and has advised that this is acceptable. It is intended that the Position Statements would form core documents to the LDP Examination and are referred to in the Schedule 4s.

In terms of housing land, the position statement (Appendix Two) advises that the scale of housing development proposed is set by the approved SDP1 and its associated Supplementary Guidance for Housing (SG) which sets the housing land requirement for the area. A Housing Needs and Demand Assessment (HoNDA 1) also informed the SG. It was HoNDA 1 which formed the basis of the housing requirements set out in SDP1 and the SESplan Supplementary Guidance on Housing. The Housing Needs and Demand Assessments can be accessed on www.sesplan.gov.uk.

While the LDP must conform to the SDP, it should also take account of material circumstances which update elements of the SDP strategy.

Since publication of the MIR and adoption of the SESplan Supplementary Guidance on Housing, a new Housing Needs and Demand Assessment (HoNDA 2) has been published to inform the preparation of SDP2. The proposed plan for SDP2 was considered by the SESplan Joint Committee on 30 May 2016. HoNDA 2 incorporates the 2012 Based Household Projections, as opposed to the 2010 based projections which were the basis of HoNDA 1. The proposed plan for SDP2 indicates a shift in the scale of housing land and tenure that will be required across the SESplan area over the period 2018-2030. This will have an impact on the content of the next iteration of the LDP.

For this reason the LDP continues to meet the housing requirements set out in the SDP in full. Indeed the LDP exceeds the SDP requirements and in doing so provides for further flexibility and generosity. However, the LDP has begun to address the changing demand for housing both in terms of tenure and scale flagged up by HoNDA 2. In particular the most up to date demand figures will be used to calculate the five year housing land requirement in the context of a revised housing land audit process which will compare supply and demand in each sector rather than as a single figure as has been the case until now.

In terms of education, the LDP is predicated on the delivery of new education provision at primary and secondary school level, principle amongst these is the delivery of secondary schools associated with development of the core development areas. The requirement for developer contributions for the delivery of education provision remains. The education position statement is set out in Appendix Five.

D5 ***Strategic Environmental Appraisal (SEA)***

The three consultation authorities, SNH, SEPA and Historic Environment Scotland, all submitted comments on the Proposed Plan. A meeting was held with these three bodies and there was discussion on the process. Their specific issues are addressed within the related Schedule 4 (1K).

D6 ***Action Programme and Habits Regulations Appraisal***

The LDP is supported by a draft Action Programme. The Action Programme sets out the proposals in the LDP together with responsible authority and anticipated timeframe for delivery. The Action Programme has been the subject of comment. The proposed response to this is set out in the related Schedule 4, number 1S. It is a requirement of legislation that the Action Programme is submitted to Scottish Ministers alongside the Proposed Plan. The Action Programme is a live document which is updated every two years. Delegated authority is sought to update the Action Programme prior to submission to the DPEA.

A Habitats Regulations Appraisal (HRA) was prepared in support of the LDP Proposed Plan, including appropriate assessment. A requirement of the legislation is that this is submitted to Scottish Government alongside any relevant correspondence from SNH. SNH has advised that the HRA meets the requirements of the Conservation (Natural Habitats, &c) Regulations 1997 (as amended). Delegated authority is sought to make minor changes to the HRA for submission to the DPEA.

D7 Development and Transport Policy Development and Scrutiny Panel (PDSP)

At the meeting of the Development and Transport PDSP on 6 June the panel noted the terms of the report and comments made. A minute of the meeting will be published at a later date. The panel heard a deputation from Mrs Jillian Stewart at which a request was made to remove site H-LL 12, Preston Farm, Linlithgow from the LDP. At the conclusion of consideration of the report Councillor de Bold requested that the Linhouse site should be included as a site suitable for residential development and that the council should re-engage with the Planning Forum of Linlithgow particularly in relation to the Preston Farm field site. These comments were noted by the panel.

D8 ***Next Stages/Timetable***

It is anticipated that an Examination of the LDP by a Scottish Government Reporter will commence later this year. Officers are in liaison with the DPEA regarding the submission and anticipated Examination process.

At the conclusion of the Examination a report will be prepared by the Reporter and submitted to the council. The Reporters findings are, in all but exceptional cases, binding on the council. Adoption of the LDP is anticipated in late 2016/early 2017.

E. CONCLUSION

The West Lothian LDP Proposed Plan has been the subject of public consultation. The proposed response to the submissions received is set out in the Schedule 4s which, once agreed by the Council Executive, will be submitted for Examination alongside the LDP.

F. BACKGROUND REFERENCES

Strategic Development Plan for Edinburgh and South East Scotland, 2013

SESplan Supplementary Guidance on Housing, 2015

SESplan Guidance - Maintaining A Five Year Effective Housing Land Supply, May 2015

West Lothian Local Plan 2009

West Lothian Local Development Plan Main Issues Report, August 2014

West Lothian Local Development Plan Proposed Plan, October 2015

Scottish Government Circular 3/2012 – Planning Obligations and Good Neighbour Agreements.

The Town and Country Planning (Development Planning) (Scotland) Regulations 2008)

Scottish Government Circular 6/2013 - Development Planning

Scottish Planning Policy 2014

National Planning Framework 3

Appendices/Attachments: Seven

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Head of Planning, Economic Development & Regeneration

21 June 2016

Table 1: Representations Received to the West Lothian Local Development Plan Proposed Plan by Settlement

SETTLEMENT	Number of submissions received
Addiewell	14
Armadale	17
Bathgate	80
Armadale & Bathgate	1
Blackburn	7
Blackridge	5
Breich	5
Bridgehouse/Bridgecastle/Westfield	1
Bridgend	9
Broxburn	42
Broxburn & Winchburgh	1
Broxburn/Linlithgow/Winchburgh	1
Dechmont	10
Dechmont & West Calder	1
East Calder	10
East Calder/Mid Calder/South Livingston	1
Abercorn/Hopetoun/Philpstoun/Threemiletown	1
Fauldhouse	5
Fauldhouse & Longridge	1
Kirknewton	18
Linlithgow	268
Livingston	105
Longridge	3
Philpstoun	1
Polbeth & West Calder	1
Pumpherston	3
Seafield	1
Stoneyburn	5
Torphichen	2
Uphall	3
Uphall Station	2
West Calder	4
Westfield	1
Whitburn	7
Wilkieston	4
Winchburgh	31
West Lothian/plan wide	57
TOTAL	**728**

Table 2a: West Lothian Local Development Plan (Proposed Plan) - Schedule 4 Submissions by Settlement

Schedule 4 Reference	Topic
2A	Addiewell proposed development sites H-AD 4 (Loganlea Crescent Place), PJ-003, E-AD 1 – Addiewell West
3A	Allocation of land for residential development in Armadale H-AM3 Nelson Park
3C	Armadale CDA sites H-AM1, H-AM 2, H-AM 5, H-AM 6, H-AM 7, H-AM 11, H-AM 14 and H-AM 15
3D	Promotion of site for housing on land east of Armadale (EOI-0127)
3E	Allocation of land for residential development in Armadale H-AM 17 Drove Road
4A	Allocation of land for residential development in Bathgate H-BA 5 – Napier Avenue
4B	Allocation of land for mixed use development in Bathgate H-BA 26 – Blackburn Road
4C	Allocation of land for residential development in Bathgate H-BA 27 – Whitburn Road
4D	Allocation of land for residential development in Bathgate H-BA 24 – Guildiehaugh Depot
4E	Allocation of land for residential development in Bathgate HB-A 28 – Mid Street – MIRQ-LATE 4
4F	Allocation of land for residential development in Bathgate H-BA 6 – Easton Road
4G	MIRQ-0172 – Eastoun Farm - Promotion of site for housing
4I	MIRQ-0134
4J	Allocation of land for residential development in Bathgate H-BA 2
4K	Allocation of land for residential development in Bathgate H-BA 11
4L	Allocation of land for residential development in Bathgate H-BA 18
4M	EOI-0126 - Dykeside Farm
4N	Allocation of land for residential development in Bathgate H-BA 23
40	Land to north of Bathgate Golf Club
4P	EOI-0136 - Seafield Road
4R	Allocation of land for residential development in Bathgate H-BA 3 – Standhill Site A
4S	Allocation of land for residential development in Bathgate H-BA 4 – Standhill Site B
4T	Allocation of land for residential development in Bathgate H-BA 11 – Wester Inch Phase 3
4U	EOI-0127 Sibbald's Brae, Bathgate - Promotion of site for housing
5A	Blackburn proposed development sites H-BB 3 & H-BB 4 – West Main Street, Land west of Blackburn and H-BB 8
5B	E-BB 2, E-BB 5b & E-BB 5d Whiteside Industrial Estate
6A	Blackridge proposed development sites H-BL 4 – Craiginn Terrace, H-BL 1, H-BL 2, H-BL 3,, Blackridge General & H-BL 5, Woodhill Road
7A	Breich proposed development sites H-BR 2 – Woodmuir Road West; H-BR 3 – Woodmuir Road East; H-BR 5 – Former Woodmuir Primary School; H-BR 6 & 1A – Blackhill Farm
8A	Bridgend proposed development sites H-BD 1 – Willowdean, Site A; H-BD 2 – Willowdean, Site B; H-BD 3 – Willowdean, Bridgend Golf Course; H-BD 5 – Bridgend Farm
9A	Broxburn proposed development sites H-BU 11 – Church Street Depot
9B	Broxburn proposed development sites H-BU 12 – Hillview Avenue
9C	Broxburn proposed development sites H-BU 1 – Greendykes Road

9D	Broxburn proposed development sites E-BU 6 – Greendykes House
9E	Broxburn MIRQ-0049 & EOI-0138 – Promotion of site for development
9F	Broxburn proposed development sites Broxburn CDA
9G	Broxburn proposed development sites H-BU 13 –Kirkhill North
9H	Broxburn proposed development sites H-BU 10 – Westwood
9I	Broxburn proposed development sites H-BU 4 - Albyn
9J	Broxburn proposed development sites H-BU 5 - Candleworks
9K	Broxburn EOI-0115 – Kilpunt Promotion of site for mixed use development
10A	Dechmont and Bangour proposed development sites H-DE 1 – Bangour Village Hospital, H-DE 2 - Main Street and H-DE 3 – Bangour Village Hospital Reserve Site
11A	East Calder proposed development sites H-EC 5 – Raw Holdings
11B	East Calder proposed development sites H-EC 9
11C	East Calder proposed development sites East Calder CDA & P-28
11D	East Calder promotion of site for development E01-0113 – Langton Road
11E	East Calder promotion of site for development E01-0104/MIRQ-0078 – Oakbank
12A	Fauldhouse proposed development sites MIRQ-0044 & MIRQ=0238 – Croftfoot Farm, H-FA 9 – Main Street, H-FA 11 – Lanrigg Road, H-FA 1 – Eastwood Park (East), H-FA 2 – Meadow Crsecent, H-FA 3 – Former Victoria Park Colliery, H-FA 4 –Shotts Road, H-FA 5 – Breich Water Place, H-FA 6 - Sheephousehill (North), H-FA 7 - Lanrigg Road 3, H-FA 8 - Eldrick Avenue, H-FA 10 – Eastfield Recreation Ground
13A	Kirknewton proposed development sites H-KN 2 – Station Road East; H-KN 4 – Station Road South; Kirknewton - General Issues; H-KN 1 – Braekirk Gardens; and promotion of site for development LATE-0002; Proposal P-31
14A	Landward promotion of site for development MIRQ-0164 - Freeport
14B	Landward promotion of site for development MIRQ-0125 – South Queensferry and proposed development sites H-LW 4, H- LW 5, H- LW 1 and H- LW 3
15A	Linlithgow proposed development sites, H-LL 3 – Boghall East, H-LL 4 – Land east of Manse Road, H-LL 5 – Falkirk Road, H-LL 7 – Clarendon House, H-LL 10 – Clarendon Farm, H-LL 11 Wilcoxholm Farm/Pilgrims Hill, H-LL 12 – Preston Farm, H-LL 6 – Mill Road, H-LL 2 – Westerlea, Proposal P-43
15B	Linlithgow promotion of sites for development EOI- 0016 Springfield West, Linlithgow & EOI- 0054 Kettilstoun Mains,EOI-0016 – Springfield WEST – Promotion of site for housing, EOI-0054 – Brookfield – promotion of site for housing
15I	Linlithgow Retail
15J	Linlithgow promotion of site for development Oracle site, Blackness Road - Promotion of site for housing and also objection to sites referenced 15A to 15H
15K	Linlithgow promotion of site for development EOI-0165 - Kingsfield Farm
15L	Linlithgow promotion of site for development St Michael's Lane – Promotion of settlement boundary change
15N	Linlithgow promotion of site for development EOI-0103 – Burghmuir – Promotion of site for housing
15O	Linlithgow proposed development site E-LL 2 – Land at Burghmuir
16A	Livingston proposed development site H-LV 3 – Tarbert Drive
16B	Livingston promotion of site for development MIRQ-0123 – Brotherton – Promotion of site for housing
16C	Livingston proposed development site E-LV 47 – Almond South , Gavieside, E-LV 49 – Almond North, Gavieside, Proposal P104
16F	Livingston promotion of sites for development MIRQ-0153 – Balmoral Gardens – Promotion of site for housing
16G	Livingston proposed development site H-LV 5 – Ettrick Drive

16H	Livingston proposed development site H-LV 24 – Eagle Brae Depot
16I	Livingston proposed development site E-LV 13 & E-LV 14 – Appleton Parkway
16J	Livingston proposed development site H-LV 31 – Murieston Valley Road
16K	Livingston promotion of site for development Simpson Parkway – Alternative Development Policy EMP1
16L	Livingston promotion of sites for development Fleming House, Simpson Parkway – Alternative development/Policy EMP 1
16M	Livingston promotion of site for development Craigshill Road – Promotion of site for housing
16N	Livingston promotion of site for development Wellhead Farm – Promotion of site for housing
160	Livingston Open space designations at Murieston Valley
16P	Livingston proposed development sites E-LV 8 & E-LV 9 - Caputhall Road
16Q	Livingston Town Centre Boundary/Policy TCR 2
16R	Livingston General - Mapping, Housing, General Infrastructure, Retail Provision, Allotment Provision, Fracking
16S	Livingston – issues raised by Murieston Community Council and Livingston Village Community Council
16T	Livingston promotion of site for development for housing E-LV 33 & E-LV 35 – East & West Gregory Road
16U	Livingston proposed development sites MU1 to MU9
16V	Livingston CDA
16W	Livingston proposed development site E-LV 1
16X	Livingston proposed development site E-LV 11
16Y	Livingston proposed development site E-LV 15
16Z	Livingston proposed development site E-LV 16
16Aa	Livingston proposed development site E-LV 17
16Ab	Livingston proposed development site E-LV 23
16Ac	Livingston proposed development site E-LV 24
16Ad	Livingston proposed development site E-LV 25
16Ae	Livingston proposed development site E-LV 34
16Af	Livingston proposed development site E-LV 36
16Ag	Livingston proposed development site E-LV 42
16Ah	Livingston proposed development site E-LV 43
16Ai	Livingston proposed development site E-LV 45
16Aj	Livingston proposed development site E-LV 46
16Ak	Livingston proposed development sites H-LV 9, H-LV 29
16Al	Livingston proposed development site H-LV 29
16Am	Livingston Proposal P-55
16An	Livingston proposed development site H-LV 4
16Ao	Livingston promotion of site for development EOI-0111 - Balgreen Farm
16Ap	Proposal P-101 – South Murieston Distributor Road
16Aq	Livingston promotion of site for development EOI-0110– Murieston Castle Farm
16Ar	Livingston proposed development site H-LV 23 – Houston Road North
16As	Livingston proposed development site H-LV 22 – Former Buchanan House
16At	Livingston proposed development site E-LV 39 – Linhouse
16Au	Livingston proposed development site E-LV 44– Deerpark
17A	Fauldhouse proposed development sites H-LR 2 – Fauldhouse Road; H-LR 3 – Land at Back O Moss and Main Street; H-LR 4 – Longridge Park; H-LR 1 – Curling Pond Land
18A	Pumpherston promotion of site for development EOI-0035 – Pumpherston Farm – Promotion of site for housing 1A 1L

18B	Pumpherston proposed development sites H-PU 1; H-PU 2
19A	Stoneyburn proposed development sites H-SB 6 – Meadow Road/Church Gardens; H-SB 1 – Stoneyburn Farm (East); Stoneyburn General
20A	Uphall and Uphall Station promotion of site for development MIRQ-0058/LATE-0011,proposed development sites E-UH 1 – Stankards South; E-UH 1 – Land at Uphall Industrial Estate (North); E-UH 1 – Land at Uphall Industrial Estate (South), EOI-0216 – Uphall West
20C	Uphall and Uphall Station promotion of site for development MIRQ-0147 – Beechwood Grove Park;
20D	Uphall and Uphall Station promotion of site for development LATE-0010
21A	West Calder proposed development sites H-WC 1 - Mossend/Cleughbrae, H-WC 5 – Burngrange Cemetery, E0I-0052 – Land at Hartwood Road, H-WC 2 – Mossend, Phase 1 Site A, H-WC 3 – Mossend, Phase 1 Site B, H-WC 4 – Mossend (Remainder) and promotion of site for development LATE-0009
22A	Whitburn E-WH 1
22B	E-WB 4 - Cowhill
22C	H-WH 1, H-WH2 & H-WH 3 - Polkemmet
22D	Whitburn promotion of site for development MIRQ-0148/EOI-0123 – Whitburn South – Promotion of site for housing
22E	Whitburn promotion of site for development MIRQ-0060/EOI-0135 – Hens Nest Road – Promotion of site for housing
22F	Whitburn Charette
22G	Whitburn General
23A	Wilkieston proposed development sites H-WI 2 – East Coxydene Farm
24A	Winchburgh proposed development sites H-WB 2 – Dunn Place
24B	Winchburgh proposed development sites H-WB 15 – Glendevon Regeneration site
24C	Winchburgh proposed development sites H-WB 12 – Glendevon North
24D	Winchburgh proposed development sites H-WB 18 – Adjacent to Niddry Mains House
24E	Winchburgh proposed development sites H-WB 17 – West of Niddry Castle
24F	Winchburgh CDA
24G	Winchburgh proposed development sites E-WB 2
24H	Winchburgh proposed development sites H-WB 1
24I	Winchburgh proposed development sites H-WB 10
24J	Winchburgh proposed development sites H-WB 4
24K	Winchburgh Proposal P-99 – Extension to Winchburgh PS Winchburgh Proposal P-100 – Extension to Holy Family PS
24M	Winchburgh proposed development sites H-WB 16 – Land east of Ross's Plantation
24N	Winchburgh – promotion of sites for development EOI-0193, EOI-0202, EOI-0203 and EOI-0204
25A	Westfield South Logie Nursery – Promotion of site for housing
27A	Polbeth proposed development sites H-PB 2; H-PB 1
28A	Philpstoun proposed development sites H-PH1 – Philpstoun Bowling Club
30A	Torphichen promotion of site for development Land north of Cathlaw Lane
31A	Seafield promotion of site for development EO1-0009
32A	Threemiletown
33A	Newton promotion of site for development MIRQ0157 and MIRQ0158, Newton, Whitequarries

Table 2b: West Lothian Local Development Plan (Proposed Plan) - Schedule 4 Submissions by Policy/Overarching Issue

Schedule 4 Reference	Topic
1A	Housing Land Supply/Housing Need & Demand, HOU 1 , HOU 2 & CDA 1
1B	Countryside Belts & Other Landscape Designations
1C	The Spatial Strategy, Vision and Aims
1E	Supplementary Guidance
1F	Infrastructure & Developer Contributions
1H	Affordable Housing
1I	Linlithgow Transport Matters
1J	Education Infrastructure
1K	SEA
1L	Miscellaneous
1M	Appendices to the LDP
1O	Climate Change & Renewables
1P	Economic Development Strategy
1S	The LDP Action Programme
1T	The Strategic Flood Assessment
1U	Sites referenced by SEPA (but excluding the 64 highlighted)
1W	ENV 26
1X	Other Matters/Editing Changes
26A	Employment Issues and Policies
26C	Telecom policies
26F	ENV 21 / Open space issues
26G	HOU 3
26H	HOU 4
26I	HOU 8
26J	ENV1
26K	ENV4
26L	ENV7
26M	ENV 8 – Green Network
26N	ENV 11
26O	ENV 15
26P	ENV 18
26Q	ENV 31
26R	ENV32
26U	EMG 1, EMG 2, EMG 3
26V	Transport across West Lothian Excluding Linlithgow
26W	ENV 6
26X	ENV 9
26Y	ENV 10
26Z	ENV 13 & ENV 14
26Aa	ENV 17
26Ab	DES 1/ Design
26Ac	CDA 1
26Ad	ENV 22
26Ae	EMG 6
26Ag	ENV 24
26Ah	ENV 28/Listed Buildings & Ancient Monuments
26Ai	Town Centres & Retailing
26Aj	Development in the Countryside
26Al	MRW 2, MRW 3, MRW 4, MRW5, MRW 7, MRW 8 & MRW 9
26Am	EMG 4

26Ap	Other Environmental Policies (i.e. not specified above)

Table 3: List of Site Submissions to the West Lothian Local Development Plan Proposed Plan following Public Consultation not Previously Intimated as EOIs/MIRQs

Submission Reference by Settlement	Site Name
Bathgate	
WL/LDP/PP/0374	Inchmuir Road, Bathgate (E-BB2)
WL/LDP/PP/0436	Inchmuir Road, Bathgate
21862570-67b27a	Land to north of Bathgate Golf Club
Blackburn	
21845270-fc12dde	Land west of Blackburn
East Calder	
21504629-f325bbb	Additional land at Coxydene, by Wilkieston
Torphichen	
21845111-2cc0fc4	Land north of Cathlaw Lane
Livingston	
WL/LDP/PP/0047	Hunter Grove, Kirkton
WL/LDP/PP/0047	Murieston Valley
WL/LDP/PP/0250	Simpson Parkway, Eliburn
WL/LDP/PP/0252	Simpson Parkway, Eliburn
21872215	Land at Fleming House
WL/LDP/PP/0423	Extend boundary at Mossend/Cleugh Brae
Linlithgow	
WL/LDP/PP/0246	Blackness Road (Oracle)
WL/LDP/PP/0247	Land at Kingsfield Farm, Linlithgow
Winchburgh	
21862570-67b827a	Extending the boundary of site H-WB17
Westfield	
2119948-2ac9a17	South Logie Nursery

APPENDIX 1: CONTENTS PAGE

WEST LOTHIAN LOCAL DEVELOPMENT PLAN – PROPOSED PLAN, SCHEDULE 4 SUBMISSIONS BY SETTLEMENT

Schedule 4 Reference	Topic
2A	Addiewell proposed development sites H-AD 4 (Loganlea Crescent Place), PJ-003, E-AD 1 – Addiewell West
3A	Allocation of land for residential development in Armadale H-AM3 Nelson Park
3C	Armadale CDA sites H-AM1, H-AM 2, H-AM 5, H-AM 6, H-AM 7, H-AM 11, H-AM 14 and H-AM 15
3D	Promotion of site for housing on land east of Armadale (EOI-0127)
3E	Allocation of land for residential development in Armadale H-AM 17 Drove Road
4A	Allocation of land for residential development in Bathgate H-BA 5 – Napier Avenue
4B	Allocation of land for mixed use development in Bathgate H-BA 26 – Blackburn Road
4C	Allocation of land for residential development in Bathgate H-BA 27 – Whitburn Road
4D	Allocation of land for residential development in Bathgate H-BA 24 – Guildiehaugh Depot
4E	Allocation of land for residential development in Bathgate HB-A 28 – Mid Street – MIRQ-LATE 4
4F	Allocation of land for residential development in Bathgate H-BA 6 – Easton Road
4G	MIRQ-0172 – Eastoun Farm - Promotion of site for housing
4I	MIRQ-0134
4J	Allocation of land for residential development in Bathgate H-BA 2
4K	Allocation of land for residential development in Bathgate H-BA 11
4L	Allocation of land for residential development in Bathgate H-BA 18
4M	EOI-0126 - Dykeside Farm
4N	Allocation of land for residential development in Bathgate H-BA 23
40	Land to north of Bathgate Golf Club
4P	EOI-0136 - Seafield Road
4R	Allocation of land for residential development in Bathgate H-BA 3 – Standhill Site A
4S	Allocation of land for residential development in Bathgate H-BA 4 – Standhill Site B
4T	Allocation of land for residential development in Bathgate H-BA 11 – Wester Inch Phase 3
4U	EOI-0127 Sibbald's Brae, Bathgate - Promotion of site for housing
5A	Blackburn proposed development sites H-BB 3 & H-BB 4 – West Main Street, Land west of Blackburn and H-BB 8
5B	E-BB 2, E-BB 5b & E-BB 5d Whiteside Industrial Estate
6A	Blackridge proposed development sites H-BL 4 – Craiginn Terrace, H-BL 1, H-BL 2, H-BL 3,, Blackridge General & H-BL 5, Woodhill Road
7A	Breich proposed development sites H-BR 2 – Woodmuir Road West; H-BR 3 – Woodmuir Road East; H-BR 5 – Former Woodmuir Primary School; H-BR 6 & 1A – Blackhill Farm
8A	Bridgend proposed development sites H-BD 1 – Willowdean, Site A; H-BD 2 – Willowdean, Site B; H-BD 3 – Willowdean, Bridgend Golf Course; H-BD 5 – Bridgend Farm
9A	Broxburn proposed development sites H-BU 11 – Church Street Depot
9B	Broxburn proposed development sites H-BU 12 – Hillview Avenue
9C	Broxburn proposed development sites H-BU 1 – Greendykes Road

Schedule 4 Reference	Topic
9D	Broxburn proposed development sites E-BU 6 – Greendykes House
9E	Broxburn MIRQ-0049 & EOI-0138 – Promotion of site for development
9F	Broxburn proposed development sites Broxburn CDA
9G	Broxburn proposed development sites H-BU 13 –Kirkhill North
9H	Broxburn proposed development sites H-BU 10 – Westwood
9I	Broxburn proposed development sites H-BU 4 - Albyn
9J	Broxburn proposed development sites H-BU 5 - Candleworks
9K	Broxburn EOI-0115 – Kilpunt Promotion of site for mixed use development
10A	Dechmont and Bangour proposed development sites H-DE 1 – Bangour Village Hospital, H-DE 2 - Main Street and H-DE 3 – Bangour Village Hospital Reserve Site
11A	East Calder proposed development sites H-EC 5 – Raw Holdings
11B	East Calder proposed development sites H-EC 9
11C	East Calder proposed development sites East Calder CDA & P-28
11D	East Calder promotion of site for development E01-0113 – Langton Road
11E	East Calder promotion of site for development E01-0104/MIRQ-0078 – Oakbank
12A	Fauldhouse proposed development sites MIRQ-0044 & MIRQ=0238 – Croftfoot Farm, H-FA 9 – Main Street, H-FA 11 – Lanrigg Road, H-FA 1 – Eastwood Park (East), H-FA 2 – Meadow Crsecent, H-FA 3 – Former Victoria Park Colliery, H-FA 4 –Shotts Road, H-FA 5 – Breich Water Place, H-FA 6 - Sheephousehill (North), H-FA 7 - Lanrigg Road 3, H-FA 8 - Eldrick Avenue, H-FA 10 – Eastfield Recreation Ground
13A	Kirknewton proposed development sites H-KN 2 – Station Road East; H-KN 4 – Station Road South; Kirknewton - General Issues; H-KN 1 – Braekirk Gardens; and promotion of site for development LATE-0002; Proposal P-31
14A	Landward promotion of site for development MIRQ-0164 - Freeport
14B	Landward promotion of site for development MIRQ-0125 – South Queensferry and proposed development sites H-LW 4, H- LW 5, H- LW 1 and H- LW 3
15A	Linlithgow proposed development sites, H-LL 3 – Boghall East, H-LL 4 – Land east of Manse Road, H-LL 5 – Falkirk Road, H-LL 7 – Clarendon House, H-LL 10 – Clarendon Farm, H-LL 11 Wilcoxholm Farm/Pilgrims Hill, H-LL 12 – Preston Farm, H-LL 6 – Mill Road, H-LL 2 – Westerlea, Proposal P-43
15B	Linlithgow promotion of sites for development EOI- 0016 Springfield West, Linlithgow & EOI- 0054 Kettilstoun Mains,EOI-0016 – Springfield WEST – Promotion of site for housing, EOI-0054 – Brookfield – promotion of site for housing
15I	Linlithgow Retail
15J	Linlithgow promotion of site for development Oracle site, Blackness Road - Promotion of site for housing and also objection to sites referenced 15A to 15H
15K	Linlithgow promotion of site for development EOI-0165 - Kingsfield Farm
15L	Linlithgow promotion of site for development St Michael's Lane – Promotion of settlement boundary change
15N	Linlithgow promotion of site for development EOI-0103 – Burghmuir – Promotion of site for housing
15O	Linlithgow proposed development site E-LL 2 – Land at Burghmuir
16A	Livingston proposed development site H-LV 3 – Tarbert Drive
16B	Livingston promotion of site for development MIRQ-0123 – Brotherton – Promotion of site for housing
16C	Livingston proposed development site E-LV 47 – Almond South , Gavieside, E-LV 49 – Almond North, Gavieside, Proposal P104
16F	Livingston promotion of sites for development MIRQ-0153 – Balmoral Gardens –

Schedule 4 Reference	Topic
	Promotion of site for housing
16G	Livingston proposed development site H-LV 5 – Ettrick Drive
16H	Livingston proposed development site H-LV 24 – Eagle Brae Depot
16I	Livingston proposed development site E-LV 13 & E-LV 14 – Appleton Parkway
16J	Livingston proposed development site H-LV 31 – Murieston Valley Road
16K	Livingston promotion of site for development Simpson Parkway – Alternative Development Policy EMP1
16L	Livingston promotion of sites for development Fleming House, Simpson Parkway – Alternative development/Policy EMP 1
16M	Livingston promotion of site for development Craigshill Road – Promotion of site for housing
16N	Livingston promotion of site for development Wellhead Farm – Promotion of site for housing
160	Livingston Open space designations at Murieston Valley
16P	Livingston proposed development sites E-LV 8 & E-LV 9 - Caputhall Road
16Q	Livingston Town Centre Boundary/Policy TCR 2
16R	Livingston General - Mapping, Housing, General Infrastructure, Retail Provision, Allotment Provision, Fracking
16S	Livingston – issues raised by Murieston Community Council and Livingston Village Community Council
16T	Livingston promotion of site for development for housing E-LV 33 & E-LV 35 – East & West Gregory Road
16U	Livingston proposed development sites MU1 to MU9
16V	Livingston CDA
16W	Livingston proposed development site E-LV 1
16X	Livingston proposed development site E-LV 11
16Y	Livingston proposed development site E-LV 15
16Z	Livingston proposed development site E-LV 16
16Aa	Livingston proposed development site E-LV 17
16Ab	Livingston proposed development site E-LV 23
16Ac	Livingston proposed development site E-LV 24
16Ad	Livingston proposed development site E-LV 25
16Ae	Livingston proposed development site E-LV 34
16Af	Livingston proposed development site E-LV 36
16Ag	Livingston proposed development site E-LV 42
16Ah	Livingston proposed development site E-LV 43
16Ai	Livingston proposed development site E-LV 45
16Aj	Livingston proposed development site E-LV 46
16Ak	Livingston proposed development sites H-LV 9, H-LV 29
16Al	Livingston proposed development site H-LV 29
16Am	Livingston Proposal P-55
16An	Livingston proposed development site H-LV 4
16Ao	Livingston promotion of site for development EOI-0111 - Balgreen Farm
16Ap	Proposal P-101 – South Murieston Distributor Road
16Aq	Livingston promotion of site for development EOI-0110– Murieston Castle Farm

Schedule 4 Reference	Topic
16Ar	Livingston proposed development site H-LV 23 – Houston Road North
16As	Livingston proposed development site H-LV 22 – Former Buchanan House
16At	Livingston proposed development site E-LV 39 – Linhouse
16Au	Livingston proposed development site E-LV 44– Deerpark
17A	Fauldhouse proposed development sites H-LR 2 – Fauldhouse Road; H-LR 3 – Land at Back O Moss and Main Street; H-LR 4 – Longridge Park; H-LR 1 – Curling Pond Land
18A	Pumpherston promotion of site for development EOI-0035 – Pumpherston Farm – Promotion of site for housing 1A 1L
18B	Pumpherston proposed development sites H-PU 1; H-PU 2
19A	Stoneyburn proposed development sites H-SB 6 – Meadow Road/Church Gardens; H-SB 1 – Stoneyburn Farm (East); Stoneyburn General
20A	Uphall and Uphall Station promotion of site for development MIRQ-0058/LATE-0011,proposed development sites E-UH 1 – Stankards South; E-UH 1 – Land at Uphall Industrial Estate (North); E-UH 1 – Land at Uphall Industrial Estate (South), EOI-0216 – Uphall West
20C	Uphall and Uphall Station promotion of site for development MIRQ-0147 – Beechwood Grove Park;
20D	Uphall and Uphall Station promotion of site for development LATE-0010
21A	West Calder proposed development sites H-WC 1 - Mossend/Cleughbrae, H-WC 5 – Burngrange Cemetery, E0I-0052 – Land at Hartwood Road, H-WC 2 – Mossend, Phase 1 Site A, H-WC 3 – Mossend, Phase 1 Site B, H-WC 4 – Mossend (Remainder) and promotion of site for development LATE-0009
22A	Whitburn E-WH 1
22B	E-WB 4 - Cowhill
22C	H-WH 1, H-WH2 & H-WH 3 - Polkemmet
22D	Whitburn promotion of site for development MIRQ-0148/EOI-0123 – Whitburn South – Promotion of site for housing
22E	Whitburn promotion of site for development MIRQ-0060/EOI-0135 – Hens Nest Road – Promotion of site for housing
22F	Whitburn Charette
22G	Whitburn General
23A	Wilkieston proposed development sites H-WI 2 – East Coxydene Farm
24A	Winchburgh proposed development sites H-WB 2 – Dunn Place
24B	Winchburgh proposed development sites H-WB 15 – Glendevon Regeneration site
24C	Winchburgh proposed development sites H-WB 12 – Glendevon North
24D	Winchburgh proposed development sites H-WB 18 – Adjacent to Niddry Mains House
24E	Winchburgh proposed development sites H-WB 17 – West of Niddry Castle
24F	Winchburgh CDA
24G	Winchburgh proposed development sites E-WB 2
24H	Winchburgh proposed development sites H-WB 1
24I	Winchburgh proposed development sites H-WB 10
24J	Winchburgh proposed development sites H-WB 4
24K	Winchburgh Proposal P-99 – Extension to Winchburgh PS Winchburgh Proposal P-100 – Extension to Holy Family PS
24M	Winchburgh proposed development sites H-WB 16 – Land east of Ross's Plantation
24N	Winchburgh – promotion of sites for development EOI-0193, EOI-0202, EOI-0203 and EOI-0204

Schedule 4 Reference	Topic
25A	Westfield South Logie Nursery – Promotion of site for housing
27A	Polbeth proposed development sites H-PB 2; H-PB 1
28A	Philpstoun proposed development sites H-PH1 – Philpstoun Bowling Club
30A	Torphichen promotion of site for development Land north of Cathlaw Lane
31A	Seafield promotion of site for development EO1-0009
32A	Threemiletown
33A	Newton promotion of site for development MIRQ0157 and MIRQ0158, Newton, Whitequarries

WEST LOTHIAN LOCAL DEVELOPMENT PLAN – PROPOSED PLAN, SCHEDULE 4 SUBMISSIONS BY POLICY/OVERARCHING ISSUE

Schedule 4 Reference	Topic
1A	Housing Land Supply/Housing Need & Demand, HOU 1 , HOU 2 & CDA 1
1B	Countryside Belts & Other Landscape Designations
1C	The Spatial Strategy, Vision and Aims
1E	Supplementary Guidance
1F	Infrastructure & Developer Contributions
1H	Affordable Housing
1I	Linlithgow Transport Matters
1J	Education Infrastructure
1K	SEA
1L	Miscellaneous
1M	Appendices to the LDP
1O	Climate Change & Renewables
1P	Economic Development Strategy
1S	The LDP Action Programme
1T	The Strategic Flood Assessment
1U	Sites referenced by SEPA (but excluding the 64 highlighted)
1W	ENV 26
1X	Other Matters/Editing Changes
26A	Employment Issues and Policies
26C	Telecom policies
26F	ENV 21 / Open space issues
26G	HOU 3
26H	HOU 4
26I	HOU 8
26J	ENV1
26K	ENV4
26L	ENV7
26M	ENV 8 – Green Network
26N	ENV 11
26O	ENV 15
26P	ENV 18
26Q	ENV 31
26R	ENV32

26U	EMG 1, EMG 2, EMG 3
26V	Transport across West Lothian Excluding Linlithgow
26W	ENV 6
26X	ENV 9
26Y	ENV 10
26Z	ENV 13 & ENV 14
26Aa	ENV 17
26Ab	DES 1/ Design
26Ac	CDA 1
26Ad	ENV 22
26Ae	EMG 6
26Ag	ENV 24
26Ah	ENV 28
26Ai	Town Centres & Retailing
26Aj	Development in the Countryside
26Al	Minerals and Waste MRW 2, MRW 3, MRW 4, MRW5, MRW 7, MRW 8 & MRW 9
26Am	EMG 4
26Ap	Other Environmental Policies (i.e. not specified above)

West Lothian Council

Issue: 2A	Allocation of land for development in Addiewell & Loganlea	
Development plan reference:	H-AD 4 (Loganlea Place) PJ-003 (Station Road) E-AD 1 (Addiewell West)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
20927017-N/A (Miss Elaine Regan) **21212283-a2c87a4** (SEPA) **21222232-99D0920** (Mr John Quilter) **21661836-b0f5d7d** (RT Hutton Planning Consultant on behalf of North Salvage Auto Auctions)		
Provision of the development Plan to which the issue relates:	Housing Land Requirements (page 20 paragraphs 5.36-5.49) New Housing Sites and Design (page 24 paragraphs 5.54-5.56) Strategic Allocations (page 25 paragraphs 5.57-5.61)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-AD 4 (Loganlea Place)

20927017-N/A (Miss Elaine Regan)
Sceptical that the enhancement of the natural environment will be achieved by the allocation of site H-AD 4 for housing. Development of this attractive part of the countryside will obliterate views.

21222232-99D0920 (Mr John Quilter)
Objects to the proposed plan to allocate land under proposal H-AD 4 at Loganlea Place in Addiewell. No reason given for objection.

E-AD 1 (Addiewell West)

21212283-a2c87a4 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 1 – Employment Land Allocations, Addiewell, (page 101) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 1 which expressly requires the Flood Risk Assessment to have regard to any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Representations to Non-Allocated Sites

PJ-003 (Station Road)

21661836-b0f5d7d (RT Hutton Planning Consultant on behalf of North Salvage Auto Auctions)
Proposes that the site should be allocated for residential development. In addition to avoiding the site becoming derelict, a number of reasons why the allocation of the land for housing would be beneficial are detailed, including;

- The site is brownfield and has the physical characteristics that are well suited for a housing development.
- The site is in an accessible location especially as it is the very close proximity to Addiewell railway station with regular and frequent services to both Edinburgh and Glasgow.

The Council's "Consultation responses to expressions of interest sites" concludes that the site is not a preferred housing site, however the replies from consultees do not highlight any issues that would prevent development. The site has been marketed for more than three years and the respondent considers that this demonstrates there is no realistic demand for employment land and maintaining the current employment land allocation (Policy EMP 1 – Adopted West Lothian Local Plan).

In addressing the concerns expressed by the council regarding remoteness and there being a limited range of local facilities available within the settlement, the respondent considers that any minor disadvantage of this remoteness is more than compensated for in the close proximity of the site to Addiewell railway station.

Housing Land Requirements (page 20 para 5.36-5.49)

20927017-N/A (Miss Elaine Regan)
Suggests that land allocated for housing in a "socially deprived area" is not going to regenerate the area but will instead just bring in more socially deprived people. Addiewell, in particular, does not meet the criteria of "sustainable development goals, community regeneration and would fall short of maintaining and enhancing the character and identity of towns and villages. Infrastructure improvements are not keeping up with the need for more houses and in effect, Addiewell is fast becoming an area of even greater deprivation.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-AD 4 (Loganlea Place)

20927017-N/A (Miss Elaine Regan)
21222232-99D0920 (Mr John Quilter)
Seeks a modification of the Proposed Plan to remove site H-AD 4 as a housing allocation.

E-AD 1 (Addiewell West)

21212283-a2c87a4 (SEPA)
Suggests that additional text be incorporated into the entry referencing the site in Appendix 1 of the Proposed Plan.

Representations to Non Allocated Sites

PJ-003 (Station Road)

21661836-b0f5d7d (RT Hutton Planning Consultant on behalf of North Salvage Auto Auctions)
Seeks a modification of the Proposed Plan to allocate a site on the eastern side of Station Road (north of rail line) for housing.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-AD 4 (Loganlea Place)

21222232-99D0920 (Mr John Quilter) and **20927017-N/A** (Miss Elaine Regan)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. The site is of a suitable size and location for development that can be brought forward to support development requirements in Addiewell and therefore the allocation should remain in terms of meeting housing requirements.

The council has carefully considered the reasons put forward but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the council does not propose to modify the LDP in response to these representations.

E-AD 1 (Addiewell West)

21212283-a2c87a4 (SEPA)
SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 with the addition of text that the FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Representations to Non Allocated Sites

PJ-003 (Station Road)

21661836-b0f5d7d ((RT Hutton Planning Consultant on behalf of North Salvage Auto Auctions)
The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to re-allocate this land for residential development set out below.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this and lies within an employment area in the adopted West Lothian Local Plan 2009.

While the site is in close proximity to the Addiewell railway station, it is nevertheless remote from facilities which would serve residential development and there are education infrastructure issues. Other more acceptable sites are proposed to be brought forward to support development requirements.

Housing Land Requirements (page 20 para 5.36-5.49)

20927017-N/A (Miss Elaine Regan)
The council's justification for its approach to housing land requirements and housing land supply is set out in a separate Schedule 4 number 1A.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 3A	Allocation of land for residential development in Armadale	
Development plan reference:	H-AM3 (Nelson Park)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0024 (Mr & Mrs Inglis)
WL/LDP/PP/0377 (Mrs Shelia Smith)
21526588-d891ef0 (Mrs Lynn Garvie)
21796046-22b5d14 (Miss Fiona McComb)
21900592-Cf31a25 (Mrs Marion Courtney)
21901329-a5f846d (Mr Dale Aitken)
21910116-367d1aa (Mrs Nicola Graham)

Provision of the development Plan to which the issue relates:	Allocation of land for residential development in Armadale

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-AM3, Nelson Park

WL/LDP/PP/0024 (Mr & Mrs Inglis) ObjectS to the allocation reference H-AM3 on the following grounds:

The proposed site is to be elevated to ensure drainage is sufficient. This means existing properties will be below the level of the site and therefore intake additional water due to the site elevation causing potential significant property damage. The site proposed is a public park which has already been allowed to become in a state of disrepair. The amount of housing being built in the area necessitates more public park areas not less. There are many other development opportunities in the local area which do not involve the destruction of a children's play area.

WL/LDP/PP/0377 (Mrs Shelia Smith), **21796046-22b5d14** (Miss Fiona McComb) and **21900592-Cf31a25** (Mrs Marion Courtney) Object to the allocation reference H-AM3 on the following grounds:

Site should have never been designated as it is unsuitable for development as raised by one of members of the Committee meeting on 1 July 2015; the site is a significant flood risk area and requires supplementary drainage on an ongoing basis; the site is to be elevated to ensure drainage is sufficient; loss of amenity and greenspace; lack of information to consider the impact on sunlight and to address safety and noise; infrastructure constraints in the primary school and healthcare facilities; access constraints through the existing estate; lack of transparency of planning process.

21526588-d891ef0 (Mrs Lynn Garvie) objects to the allocation of site H-AM3 on the following grounds:

Loss of amenity and greenspace; the council has deliberately allowed Nelson Park to dilapidate to prevent public use and justify its plans; the site should have never been designated as it is unsuitable for development as raised by one of members of the Committee meeting on 1 July 2015; the site is in a significant flood risk area and requires supplementary drainage on an ongoing basis. The proposed site is to be elevated to ensure drainage is sufficient; current planning application should be revoked.

21901329-a5f846d (Mr Dale Aitken) objects to the allocation of site H-AM3 on the following grounds:

Loss of amenity and greenspace; the council has deliberately allowed Nelson Park to dilapidate to prevent public use and justify its plans; disingenuous for the council to firstly approve a planning application for the site, then advise that the said plans will likely change significantly, then retrospectively move to change the zoning classification of the land.

21910116-367d1aa (Mrs Nicola Graham) object to the allocation reference H-AM3 on the following grounds:

The site is a significant flood risk area and requires supplementary drainage on an ongoing basis; the proposed site is to be elevated to ensure drainage is sufficient; infrastructure constraints in the primary school and healthcare facilities; after the original planning consent was issued, the builder has already gone back on their agreement to build a play park in the estate; and access constraints through the existing estate.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-AM3

WL/LDP/PP/0024 (Mr & Mrs Inglis); **WL/LDP/PP/0377** (Mrs Shelia Smith); **21796046-22b5d14** (Miss Fiona McComb); **21900592-Cf31a25** (Mrs Marion Courtney); **21901329-a5f846d** (Mr Dale Aitken); and **21910116-367d1aa** (Mrs Nicola Graham)

H-AM3 (Nelson Park) should be removed as a housing allocation.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-AM3

WL/LDP/PP/0024 (Mr & Mrs Inglis); **WL/LDP/PP/0377** (Mrs Shelia Smith); **21526588-d891ef0** (Mrs Lynn Garvie); **21796046-22b5d14** (Miss Fiona McComb); **21900592-Cf31a25** (Mrs Marion Courtney); **21901329-a5f846d** (Mr Dale Aitken); and **21910116-367d1aa** (Mrs Nicola Graham)

The council has carefully considered the reasons put forward in support of the removing H-AM3 as a housing allocation but remains of the view that there is insufficient justification to remove this land for development.

Planning permission (reference 0284/FUL/15) was granted on 3rd July 2015 for the erection of 14 houses and 12 flats with associated works (CDX).

Most of the concerns raised in the objections relating to drainage, loss of amenity and public open space were considered compressively during the assessment of the planning application. Suitable measures must be implemented to ensure suitable drainage measures.

In terms of the loss of open space SportScotland were consulted and did not object to the loss of the grass pitch as it will not result in any deficiency in pitch provision in Armadale due to a capital commitment by the council to deliver a replacement facility.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. This is a suitable site for development that can be brought forward to support development requirements and therefore the allocation should remain in terms of meeting housing requirements.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 3C	Armadale Core Development Area	
Development plan reference:	H-AM1, H-AM 2, H-AM 5, H-AM 6, H-AM 7, H-AM 11, H-AM 14 and H-AM 15	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21617417-7bfb656 (James Polland on behalf of R Drummond (Carriers) Ltd T/A Drummond Distribution)
WL/LDP/PP/0245 and 21868317-2df4404 (Ewan McIntyre on behalf of EWP Investments Ltd)
21868770-ca76e5c (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)
WL/LDP/PP/0243 (SEPA)
21421112-9offa43 (Mr Donald Dunlop)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 80) Proposals Map 4, Bathgate Area Appendix 2, Pages 127-134

Planning authority's summary of the representation(s):

21617417-7bfb656 (James Polland on behalf of R Drummond (Carriers) Ltd T/A Drummond Distribution)
Offers additional land at H-AM 2 for a link road only with remaining land to be left to potential future expansion of existing business (H-AM 2).

WL/LDP/PP/0245 and 21868317-2df4404 (Ewan McIntyre on behalf of EWP Investments Ltd) Supports CDA allocation at Southdale; site delivery requirements are challenged; seeks amendment to site areas and increase to site capacity within the Southdale area; seeks relocation of employment land to the south of the existing allocation; seeks change in approach to development of Southdale, E-AM 1 & H-AM 7, H-AM 8, H-AM 9, H-AM 10, H-AM 11 and H-AM 14.

21868770-ca76e5c (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)
Objects to LDP in relation to the Colinshiel CDA-CS land allocations H-AM 2, H-AM 5 & H-AM 6. Indicates that housing is not deliverable due to adverse ground conditions and that prohibitively expensive infrastructure solutions are required to enable development. As a consequence development of the site is constrained.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocations but observes that the references to flood risk in Appendix 2 are inadequate for sites H-AM 2, H-AM 5, H-AM 6, H-AM 12, H-AM 13, H-AM 14 and H-AM 15.

21421112-9offa43 (Mr Donald Dunlop)
Has intimated issues with relative to site H-AM 15 and it's boundary with Tarrareoch Court but has not elaborated further on what these are.

Modifications sought by those submitting representations:

21617417-7bfb656 (James Polland on behalf of R Drummond (Carriers) Ltd T/A Drummond

Distribution)

Objection is raised to the inclusion of site H-AM 2 and proposes it is removed from the LDP.

WL/LDP/PP/0245 and 21868317-2df4404 (Ewan McIntyre on behalf of EWP Investments Ltd)
Seeks modifications of the Proposed Plan to (a) amend the site area and capacity of site H-AM 8 to reflect effective development site, (b) exclude development from an area of community woodland within H-AM 8, (c) amend requirements for H-AM 11 to reflect the planning consent, (d) amend site H-AM 14 to reflect effective developable area of 10.16 hectares and (e) relocate employment land to the south of the existing allocation.

21868770-ca76e5c (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)
Objection is raised to the inclusion of sites H-AM 2, H-AM 5 and H-AM 6 and proposes they are removed from the LDP while at the same time allowing for their capacity to be added to CDA–SN & CDA-SS allocations (H-AM 12 and H-AM 13).

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entries referencing sites H-AM 2, H-AM 5, H-AM 6, H-AM 12, H-AM 13, H-AM 14 and H-AM 15 in Appendix 2 of the plan to take account of SEPAs requirements in relation to flood risk.

21421112-9offa43 (Mr Dunlop)
No modifications made.

Summary of responses (including reasons) by planning authority:

21617417-7bfb656 (James Polland on behalf of R Drummond (Carriers) Ltd T/A Drummond Distribution) and **21868770-ca76e5c** (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)

Colinshiel (H-AM 2, H-AM 5 and H-AM 6)

The site continues to form part of the council's preferred development strategy, carried forward from the adopted West Lothian Local Plan. The council considers that the site can still contribute to the Armadale Core Development Area and is a suitable site for sustainable growth of the settlement. An application for planning permission in principle for residential development on this site was however refused by the council on 18th February 2016 as agreement could not be reached over developer contributions (0451/P/09) (**CDX).** The council does not propose any change to the LDP in relation to these submissions.

21868770-ca76e5c (Stephen Dawes on behalf of Woodhead Developments Scotland Ltd)

Standhill (H-AM 12 and H-AM 13)

The council considers that there are sufficient allocations within the Armadale area and that an increase in the allocation at Standhill is unnecessary. Furthermore there are infrastructure and education capacity constraints within the settlement which may prevent any additional development.

The council does not propose any change to the LDP in relation to these submissions. However, in the event that the reporter agrees that the housing allocation at H-AM 2, H-AM 5 and H-AM 6 should be deleted or reduced it is considered that some of the units could be accommodated within the

existing Standhill allocations. The council proposes an amendment to Proposals Map 4 in relation to site H-AM 13 to correct a drafting error.

WL/LDP/PP/0245 and 21868317-2df4404 (Ewan McIntyre on behalf of EWP Investments Ltd)

Southdale (H-AM7 – 14)

The council considers that there are sufficient allocations within the Armadale area and that an increase in the allocation at Southdale is unnecessary. Furthermore there are infrastructure and education capacity constraints within the settlement which may prevent any additional development.

The physical extension of the allocations here would extend into land which is identified as countryside belt, designed to prevent the coalescence of Armadale with the neighbouring settlements of Bathgate and Whitburn. Other more acceptable sites are being brought forward to support development requirements in the wider area.

The council does not propose any change to the LDP in relation to these submissions, however, in the event that the reporter agrees that the housing allocation at H-AM2, H-AM5 and H-AM6 should be deleted or reduced it is considered that some of the units could be accommodated within the existing Southdale allocations, without necessarily extending the physical boundaries of the allocation.

WL/LDP/PP/0243 (SEPA)

Flooding

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entries referencing the sites in Appendix 2 with the addition of text that provides further details for consideration in site specific Flood Risk Assessments.

It should be noted that several of the sites referred to (H-AM 7-11, H-AM 14 and H-AM 15) already benefit from planning permission. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted. Whilst any change to the text would have no effect on any extant planning permissions it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 3D	Promotion of site for housing on land east of Armadale	
Development plan reference:	EOI-0127	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0254 (Hallam Land Management Ltd)		
Provision of the development Plan to which the issue relates:	Non-allocation of land for residential development in Armadale	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI-0127

WL/LDP/PP/0254 (Hallam Land Management Ltd)

The site, which comprises an area of land (14 ha) on the eastern side of Armadale, should be included within the settlement envelope of Armadale and should be identified as a residential development site.

It is critical that, in order to ensure compliance with SPP and the maintenance of an effective housing land supply at all times, West Lothian Council identifies additional housing sites that can contribute effectively to the housing land supply and that have a realistic opportunity of coming forward within the necessary timescale up to 2019.

There is a need to revisit the proposed allocation of sites in the LDP, carried forward from the Local Plan, and to replace or augment these with further sites that will be capable of delivering units to meet requirements in the first five year period of the plan. This site can contribute to the Housing Land requirement up to 2019 and also to 2024 and should be identified as a housing site.

The site should at the same time be excluded from the Countryside Belt. Future Masterplan proposals would ensure there would be no coalescence between Armadale and Bathgate and that a robust landscape corridor could be provided and maintained in perpetuity on the eastern side of the site, between Armadale and Bathgate.

Hallam Land Management Ltd object to the council's approach as it fails to comply with the SDP by not providing sufficient effective housing land in the first period of the plan. It is not appropriate to simply allocate 'sufficient' land up to year 10 rather than the SDP requirements for 2019 and 2024.

Strong reservations about the approach being pursued in the proposed plan where there is reliance upon HNDA2 to calculate the 5 year land supply rather than the SDP. The submission points out to a recent LDP examination report where the plan ought to be consistent with the currently approved version of SESplan.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0127

WL/LDP/PP/0254 (Hallam Land Management Ltd)

- To accord with Scottish Government Policy, the second paragraph in Policy Hou1 should be rephrased by inserting the words 'at all times' after 'supply of housing land'. The sentence should read as follows:

  '…to ensure that an effective 5 year supply of housing land at all times is maintained over the plan period, proposals for uses other than housing….'

- Request that the site is identified as a housing allocation in the LDP, is removed from the countryside belt and is included as a Housing site in the Schedule of Housing Sites in Appendix Two of the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0127

WL/LDP/PP/0254 (Hallam Land Management Ltd)

- No change to approach or wording of policy HOU 1 is considered necessary. See Schedule 4 number 1A.

- The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development set out below:

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the Armadale settlement in terms of meeting housing requirements. There are education capacity constraints within the area which prevent development of this site

Significantly, the site is an integral part of the countryside belt intended to prevent the coalescence of Armadale and Bathgate, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. The council's approach to countryside belt is set out in the Countryside Belt Position Statement (CDX).

Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

The site has been the subject of a recent appeal decision in which the reporter dismissed the appeal and upheld the council's position (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 3E	Allocation of land for residential development in Armadale	
Development plan reference:	H-AM 17 (Drove Road)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21042469-H-AM 17 (Mr James Cougan)
21383913-b8837f (Mrs Jessie Kerr)

Provision of the development Plan to which the issue relates:	Allocation of land for residential development in Armadale

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-AM 17

21042469-H-AM 17 (Mr James Cougan)
21383913-b8837f (Mrs Jessie Kerr)

Object to the allocation reference H-AM 17 on the following grounds:

- Development will directly overlook onto the family home and have a detrimental impact on privacy.
- The proposal will result in a significant loss of greenspace
- There would be detrimental impact to the desirability of their property and in turn on property value
- The site functions as an amenity are is enjoyed by a range of users including children, dog walkers, cyclists, sports teams
- Development would be detrimental to wildlife.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-AM3

21042469-H-AM 17 (Mr James Cougan)
21383913-b8837f (Mrs Jessie Kerr)

H-AM 17 should be removed as a housing allocation.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-AM 17

21042469-H-AM 17 (Mr James Cougan)
21383913-b8837f (Mrs Jessie Kerr)

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. This is a suitable site for development that can be brought forward to support development requirements and the allocation should remain in terms of meeting housing requirements.

The site is owned by the council and is included in the council's list of proposed council house build sites thus contributing to addressing housing need in the plan area (CDX). The proposed development is located on the single football pitch that is declared surplus by the outdoor sports facility strategy. It does not cover the west shelter belt, nor the wooded embankment to the north along the Barbauchlaw Burn. Scottish Natural Heritage has not raised any objection in relation to wildlife or biodiversity interests on, or near the site (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the Council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: **4A**	Napier Avenue, Bathgate (formerly known as Academy Avenue)	
Development plan reference:	H-BA 5	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

FORM-LETTER SUBMISSIONS

WL/LDP/PP/0151 & **WL/LDP/PP/0259** (Hazel & Gordon Gallacher)
WL/LDP/PP/0171 (Adam & Elizabeth Steenkamp)
WL/LDP/PP/0174 (W. & R. Dalziel)
WL/LDP/PP/0175 (B. & M. McCabe)
WL/LDP/PP/0176 (Yvonne Carson)
WL/LDP/PP/0177 (Marnie Ferguson / James Savage)
WL/LDP/PP/0179 (Mr G Pirie)
WL/LDP/PP/0206, WL/LDP/PP/0263 & 21835409-b909be (Martin & Elinor Forrest)
WL/LDP/PP/0230 (David McDowell)
WL/LDP/PP/0257 (Andrew McLeish)
WL/LDP/PP/0258 (Stuart & Kereen Johnston)
WL/LDP/PP/0260 (Mr and Mrs Lindl)
WL/LDP/PP/0261 (Stephen Walker & Carol Swift)
WL/LDP/PP/0262 (Linda & Philip Mallon)
WL/LDP/PP/0273 (C & G Taylor)
WL/LDP/PP/0286 (Lorna & Malcolm Lang)
WL/LDP/PP/0287 (Marion & Julian Serafini)
WL/LDP/PP/0288 (Valery & Michelle Murnin)
WL/LDP/PP/0289 (Michelle & Darren Primrose)
WL/LDP/PP/0290 (Gordon McFarlane)
WL/LDP/PP/0291 (Jack Stewart & Barbara Dreier)
WL/LDP/PP/0292 (Christine & T R Hill)
WL/LDP/PP/0293 (Mags Hodge & T J Lees)
WL/LDP/PP/0294 (Sheena and Stephen Timmins)
WL/LDP/PP/0295 (Patricia & David Convery)
WL/LDP/PP/0391 (Mark Wilson & Caroline Hird)
WL/LDP/PP/0392 (Gerrard & Anne Johnston)
WL/LDP/PP/0393 (Neil & Sarah-Jane Clement)
WL/LDP/PP/0396 (Fraser Brown)
WL/LDP/PP/0397 (Lynne & Niall Bell)
WL/LDP/PP/0398 (J & Janie Taylor)
WL/LDP/PP/0399 (Barbara & Anthony Taylor)
WL/LDP/PP/0400 (Suzan Ross)
WL/LDP/PP/0401 (Stuart Coyle)
WL/LDP/PP/0402 (Joan & F G Clark)
WL/LDP/PP/0403 (Murray & Gemma Cheek)
WL/LDP/PP/0404 (Ian & Mairi Stewart)
WL/LDP/PP/0405 (Neil & Lorraine Jamieson)
WL/LDP/PP/0406 (Stuart & Karen Perry)
WL/LDP/PP/0407 (Anne Whyte)
WL/LDP/PP/0408 (Shona & Colin Bingham

SUBMISSIONS BY E-MAIL

WL/LDP/PP/0116 (Jane McDowell)
WL/LDP/PP/0154 (Alison Fraser)
WL/LDP/PP/0155 (Susan Watson)
WL/LDP/PP/0298 (Ellie Stewart)
WL/LDP/PP/0304 (Joyce Mowbray)
WL/LDP/PP/0306 (Margaret & Gordon Hendry)
WL/LDP/PP/0307 (Jane & Barry White)
WL/LDP/PP/0347 (Cllr John McGinty)
WL/LDP/PP/0365 (John McDonald)
WL/LDP/PP/0367 (Ian Cordner)
WL/LDP/PP/0430 (Sharon & Kevin Gibson
WL/LDP/PP/0431 (Cllr Harry Cartmill)

Provision of the development plan to which the issue relates:	Proposed LDP - Chapter 6 *Development Proposals be Settlement* (p. 81) Proposed LDP - Appendix Two: Schedule of Housing Sties / Site Delivery Requirements (p. 138) Proposals Map 4 – Bathgate Area

Planning authority's summary of the representation(s):

FORM-LETTER SUBMISSIONS
All submissions in this section relate to the tear-off slip of a form letter which has been signed off by the identified consultees above and relates to the issues below. It states:

*I/we, the undersigned strongly object to the housing development planned for the public space east of Academy Place Bathgate – **LP Ref – HBg 24** for the following reasons:-*

- local residents have objected twice before to proposals for development at this site;
- the open grassland is an important, cherished and well used local green space;
- Development of the site will result in further traffic congestion particularly for Crosshill Drive and Kirk Road;
- the area is much used by dog walkers in the local area.

FORM-LETTER SUBMISSIONS – ADDITIONAL ISSUES RAISED
In addition to signing and sending in the form letter / slip which made the above points, additional comments were added in the space provided and in some cases further comments were added to the sheet. These are summarised below.

GREEN SPACE

General Reasons to Retain
WL/LDP/PP/0151 (Hazel & Gordon Gallacher); **WL/LDP/PP/0295** (Patricia & David Convery); **WL/LDP/PP/0402** (Joan & F G Clark) – a special, valued area which should remain green.
WL/LDP/PP/0176 (Yvonne Carson) – people need green space to enhance lives.
WL/LDP/PP/0392 (Gerrard & Anne Johnston) - wild open space close to house is invaluable amenity.
WL/LDP/PP/0401 (Stuart Coyle) – a good green space inhabited by wildlife and kestrels.

Usage
WL/LDP/PP/0206; WL/LDP/PP/0263 & 21835409-b909be (Martin & Elinor Forrest) – open grassland is an integral part of the area and is used by many local residents, for children to play in, dog walkers and others who enjoy this open space.
WL/LDP/PP/0257 (Andrew McLeish); **WL/LDP/PP/0286** (Lorna & Malcolm Lang) – useful for dog walking.
WL/LDP/PP/0286 (Lorna & Malcolm Lang); **WL/LDP/PP/0397** (Lynne & Niall Bell) - area used by families regularly.
WL/LDP/PP/0287 (Marion & Julian Serafini) – against loss of informal open space for children's play and dog exercising.
WL/LDP/PP/0392 (Gerrard & Anne Johnston) - exciting environment used by young children and close to houses for supervision.

Important to Local Area
WL/LDP/PP/0261 (Stephen Walker & Carol Swift); **WL/LDP/PP/0290** (Gordon McFarlane) – last local open countryside / green space in area.
WL/LDP/PP/0286 (Lorna & Malcolm Lang); **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier); **WL/LDP/PP/0396** (Fraser Brown) - lack of green space in Bathgate due to numerous housing projects with fewer and fewer open spaces for children and dogs. Concerned that there will be no green areas left to walk in in Bathgate.

HABITAT FOR WILDLIFE

Valuable Habitat

WL/LDP/PP/0176 (Yvonne Carson); **WL/LDP/PP/0257** (Andrew McLeish); **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – there are few unimproved grassland areas where nature can thrive and should be conserved because the habitat is unusual in Bathgate.
WL/LDP/PP/0176 (Yvonne Carson); **WL/LDP/PP/0257** (Andrew McLeish); **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – provides habitat for kestrels, buzzards and sparrow-hawks, bats, small mammals, foxes and deer and plants.

Enjoyment Of Wildlife
WL/LDP/PP/0260 (Mr and Mrs Lindl) – enjoy observing wildlife especially small birds of prey.

ENVIRONMENTAL HEALTH ISSUES

Noise
WL/LDP/PP/0295 (Patricia & David Convery); **WL/LDP/PP/0398** (J & Janie Taylor) – development and construction traffic will increase noise levels.

Air Pollution
WL/LDP/PP/0286 (Lorna & Malcolm Lang) - pollution from increased traffic.

Dog Walking Hygiene
WL/LDP/PP/0288 (Valery & Michelle Murnin); **WL/LDP/PP/0294** (Sheena and Stephen Timmins) - will displace dog walking and increase pet litter issues elsewhere; where will dog walkers go?

Health & Safety (child safety also raised with traffic issues)
WL/LDP/PP/0174 (W. & R. Dalziel); **WL/LDP/PP/0295** (Patricia & David Convery) – health and safety concern, notably child safety.

EDUCATION ISSUES

Lack of Capacity at Local Schools
WL/LDP/PP/0230 (David McDowell); **WL/LDP/PP/0262** (Linda & Philip Mallon); **WL/LDP/PP/0294** (Sheena and Stephen Timmins); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) - Bathgate has a shortage of capacity at schools such as Bathgate Academy.

Catchment Issues
WL/LDP/PP/0391 (Mark Wilson & Caroline Hird) - people at Academy Place had to fight for movement of catchment for Balbardie Primary School.

PLANNING – PROCESS, ISSUES WITH

Previously Objected to Development on this Site
WL/LDP/PP/0179 (Mr G Pirie); **WL/LDP/PP/0230** (David McDowell); **WL/LDP/PP/0292** (Christine & T R Hill) - previously objected and understand that objections upheld at Court of Session/by Scottish Reporter/was refused and nothing changed since.

Designated/Protected Land
WL/LDP/PP/0206; WL/LDP/PP/0263 & 21835409-b909be (Martin & Elinor Forrest); **WL/LDP/PP/0258** (Stuart & Kereen Johnston) – strongly object to the housing development planned for this public space/greenbelt which is for the local community.

Development Better Elsewhere / Other Sites Available

WL/LDP/PP/0259 (Hazel and Gordon Gallacher) – other places to build houses, why here?
WL/LDP/PP/0287 (Marion & Julian Serafini) - derelict brownfield sites in town centre should be developed first.
WL/LDP/PP/0393 (Neil & Sarah-Jane Clement) - availability of other sites; to zone for more housing not justified because between existing housing.

Financial Gain
WL/LDP/PP/0291 (Jack Stewart & Barbara Dreier); **WL/LDP/PP/0391** (Mark Wilson & Caroline Hird) - better to look at bigger picture than short term monetary gain; council just profiteering.

Issues with Planning Process
WL/LDP/PP/0391 (Mark Wilson & Caroline Hird) - disgraceful that found out from neighbours.

Too Much Housing In Area
WL/LDP/PP/0400 (Suzan Ross) - high concentration of housing in area; proposal would only a problems.

SITE DEVELOPMENT ISSUES - VARIOUS

Drainage and Flood Risk Issues
WL/LDP/PP/0174 (W. & R. Dalziel); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – flood risk; poor drainage at entrance to Glebe Road & Napier Avenue.
WL/LDP/PP/0230 (David McDowell) -

- existing infrastructure / drainage cannot cope during periods of heavy rain, manholes lift and raw sewage spills onto the roads, further development will only increase this major problem.
- culvert proposed directly behind my house could block and flood my property.

Potential Impacts/Concerns from Development of Site
WL/LDP/PP/0174 (W. & R. Dalziel) – impact on house foundations for Glebe Road.
WL/LDP/PP/0393 (Neil & Sarah-Jane Clement) –

- sloping grounds, levels, retaining wall
- trees along field boundary are particularly fine and must be preserved

AMENITY OF EXISTING RESIDENTS

General
WL/LDP/PP/0257 (Andrew McLeish); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – site has amenity value and should not be lost.

Views
WL/LDP/PP/0257 (Andrew McLeish); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – currently enjoy wonderful views which would be interrupted by development.

Peace and Tranquility
WL/LDP/PP/0260 (Mr and Mrs Lindl); **WL/LDP/PP/0206; WL/LDP/PP/0263 & 21835409-b909be** (Martin & Elinor Forrest) – increase in traffic would also destroy the peace and tranquillity current enjoyed by the local residents.

SUSTAINABLE DEVELOPMENT

WL/LDP/PP/0261 (Stephen Walker & Carol Swift) – environmental issues.

TRAFFIC AND ROADS ISSUES

Access
WL/LDP/PP/0151 & WL/LDP/PP/0259 (Hazel & Gordon Gallacher); **WL/LDP/PP/0258** (Stuart & Kereen Johnston); **WL/LDP/PP/0391** (Mark Wilson & Caroline Hird) – object to access from Academy Place.
WL/LDP/PP/0176 (Yvonne Carson); **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement) – car access difficult.
WL/LDP/PP/0230 (David McDowell) - the new access road will be built on the fence line of my property.
WL/LDP/PP/0257 (Andrew McLeish) – issues with access via Veterans Cottages, Haig Crescent and Wallace Road.

Increased Traffic/Congestion
LDP/PP/0171 (Adam & Elizabeth Steenkamp); **WL/LDP/PP/0206; WL/LDP/PP/0263 & 21835409-b909be** (Martin & Elinor Forrest); **WL/LDP/PP/0258** (Stuart & Kereen Johnston); **WL/LDP/PP/0403** (Murray & Gemma Cheek); **WL/LDP/PP/0286** (Lorna & Malcolm Lang); **WL/LDP/PP/0391** (Mark Wilson & Caroline Hird) - increased traffic would put safety of children at risk including from construction traffic.
WL/LDP/PP/0230 (David McDowell); **WL/LDP/PP/0257** (Andrew McLeish); **WL/LDP/PP/0290** (Gordon McFarlane); **WL/LDP/PP/0402** (Joan & F G Clark); **WL/LDP/PP/0405** (Neil & Lorraine Jamieson) – increased traffic and congestion on local roads will result from development of the site particularly at busy times.

Road Safety Issues
WL/LDP/PP/0400 (Suzan Ross) - not observing speed limit.
WL/LDP/PP/0407 (Anne Whyte); **WL/LDP/PP/0408** (Shona & Colin Bingham - road calming/narrowing is dangerous and has caused several accidents due to cars hitting bollards and islands.

Road Condition / Impact On Roads
WL/LDP/PP/0174 (W. & R. Dalziel); **WL/LDP/PP/0294** (Sheena and Stephen Timmins) – the development of the site will worsen the condition of local roads.
WL/LDP/PP/0398 (J & Janie Taylor) - messy roads from spillage.

Winter Months Issues
WL/LDP/PP/0230 (David McDowell); **WL/LDP/PP/0407** (Anne Whyte); **WL/LDP/PP/0408** (Shona & Colin Bingham) – driving on local roads is difficult and potentially hazardous in winter due to the location on a hillside.

Sustainable Development
WL/LDP/PP/0391 (Mark Wilson & Caroline Hird) - not eco to have more traffic as part of strategy.

Roads Layout/Design Issues
WL/LDP/PP/0293 (Mags Hodge & T J Lees); **WL/LDP/PP/0404** (Ian & Mairi Stewart) – more traffic is potentially dangerous without changes to the existing road layout.

SUBMISSIONS BY E-MAIL

GREEN SPACE

Loss of Green Space

WL/LDP/PP/0298 (Ellie Stewart); **WL/LDP/PP/0306** (Margaret & Gordon Hendry); **WL/LDP/PP/0365** (John McDonald) - will reduce the already limited green space around the area.

Well Used Green Space
WL/LDP/PP/0306 (Margaret & Gordon Hendry) - actively use this space to walk our dog and for our daughter to exercise and play in.
WL/LDP/PP/0431 (Cllr Harry Cartmill) - Since WW2 the area has been used by generations of locals (4 generations of my family!) as a pleasant open green space.

NATURAL ENVIRONMENT/WILDLIFE

Local Environment
WL/LDP/PP/0298 (Ellie Stewart); **WL/LDP/PP/0307** (Jane & Barry White) – the protection of the local environment is important; wildlife is abundant in the area because of the green space.

Loss of Habitat
WL/LDP/PP/0347 (Cllr John McGinty) – loss of natural habitat.
WL/LDP/PP/0431 (Cllr Harry Cartmill) – enjoy observing wildlife such as roe deer, buzzards, kestrels and pipistrelle bats; home to kestrels, pipistrelle bats and more recently buzzards; loss of wildlife habitat and green space concerning.

ENVIRONMENTAL HEALTH ISSUES
WL/LDP/PP/0307 (Jane & Barry White); **WL/LDP/PP/0430** (Sharon & Kevin Gibson) – increased noise through additional traffic and construction would affect neighbours and nightshift workers asleep during the day.

EDUCATION/INFRASTRUCTURE
WL/LDP/PP/0116 (Jane McDowell) – there is a shortage of school places and a lack of infrastructure or facilities for any more new builds.

PLANNING ISSUES – VARIOUS

WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0154** (Alison Fraser); **WL/LDP/PP/0304** (Joyce Mowbray); **WL/LDP/PP/0431** (Cllr Harry Cartmill); **WL/LDP/PP/0155** (Susan Watson) - strongly object to the housing development planned for the west of Napier Avenue, Bathgate.

Maximise Profit
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0298** (Ellie Stewart); **WL/LDP/PP/0431** (Cllr Harry Cartmill) – new developers are not local and will only care about financial return, maximising house numbers and not impact on local residents and the environment.

Previous Objection/ Decision / Representation
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0347** (Cllr John McGinty); **WL/LDP/PP/0365** (John McDonald); **WL/LDP/PP/0367** (Ian Cordner); **WL/LDP/PP/0431** (Cllr Harry Cartmill) - previously made objections / representations to development at this site; previous planning application on this site; the site has previously been limited to 10 houses by Scottish Reporters.

WL/LDP/PP/0367 (Ian Cordner) - it appears that site development might be predicated upon persistence rather than the merits or otherwise of the application.

WL/LDP/PP/0431 (Cllr Harry Cartmill) - depth of feeling against a development here is enormous – there will be literally hundreds of protesters banded together if this area is zoned for housing.

Local Housing Market Saturated
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0155** (Susan Watson) - market for new housing in Bathgate is saturated; does the government want to build tens of thousands of new houses in Bathgate?

Planning Process/Council Issues
WL/LDP/PP/0154 (Alison Fraser) – before making a decision about the new development planners/decision-makers should visit the site and adjacent roads.

WL/LDP/PP/0347 (Cllr John McGinty) – grateful if officers could take account of views when considering the next phase of the LDP process.

WL/LDP/PP/0430 (Sharon & Kevin Gibson – aggrieved that this has been documented as the current plan does not show this access; confused as to how the council can make this amendment without consulting residents.

Designated/Protected Land
WL/LDP/PP/0367 (Ian Cordner) – why is green belt land being sacrificed when there are already so many building projects (and empty houses) in progress.
WL/LDP/PP/0304 (Joyce Mowbray) - planned housing development is for public space.
WL/LDP/PP/0307 (Jane & Barry White) –understand land to be common ground which has been allowed to be sold to a developer.

SITE DEVELOPMENT ISSUES

Drainage
WL/LDP/PP/0298 (Ellie Stewart); **WL/LDP/PP/0304** (Joyce Mowbray); **WL/LDP/PP/0307** (Jane & Barry White) - specific local issues need to be considered including drainage, water run-off and ditch running in the green space is saturated with water which raises concerns about development.

Site Density
WL/LDP/PP/0347 (Cllr John McGinty); **WL/LDP/PP/0116** (Jane McDowell) – density of housing on the site is an issue due to flood risk and profiteering.

AMENITY OF EXISTING RESIDENTS

Overlooking/Out Of Scale
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0347** (Cllr John McGinty) - proposed development would overlook many homes and be very overpowering in stature compared to the surrounding buildings.

Loss Of Existing Amenity
WL/LDP/PP/0307 (Jane & Barry White); **WL/LDP/PP/0347** (Cllr John McGinty); **WL/LDP/PP/0431** (Cllr Harry Cartmill) – various issues raised:

- will have a dramatic impact on our way of life;
- peace and quiet is a strong selling point;
- enjoyed walking my dogs in this area for almost 50 years;
- panoramic views.

Proximity to Existing House
WL/LDP/PP/0307 (Jane & Barry White) – our close proximity to the site boundary means any

development will be uncomfortably close to our home.

SUSTAINABLE DEVELOPMENT

WL/LDP/PP/0155 (Susan Watson); **WL/LDP/PP/0298** (Ellie Stewart); **WL/LDP/PP/0367** (Ian Cordner) – various issues raised:

- carbon footprint;
- developer not be concerned about the sustainability of the housing development;
- environmental issues.

HOUSE PRICES / VALUE

WL/LDP/PP/0155 (Susan Watson); **WL/LDP/PP/0307** (Jane & Barry White) – these proposals will adversely affect the desirability of Academy Place and their value; the green space is a unique selling point.

LOCAL HISTORY & INFORMATION (more about local wildlife above)
WL/LDP/PP/0431 (Cllr Harry Cartmill) -

- area was initially purchased from Edinburgh Merchant Company (who once owned much of the land Bathgate was built on) in 1920 as part of the Veteran's Cottages development to allow wounded service personnel returning from WW1 a new home with much green space adjacent to help with their long recuperation;

TRAFFIC AND ROADS

Increased Traffic/Congestion/Capacity
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0155** (Susan Watson); **WL/LDP/PP/0306** (Margaret & Gordon Hendry); **WL/LDP/PP/0304** (Joyce Mowbray); **WL/LDP/PP/0307** (Jane & Barry White); **WL/LDP/PP/0347** (Cllr John McGinty); **WL/LDP/PP/0367** (Ian Cordner); **WL/LDP/PP/0430** (Sharon & Kevin Gibson – building/access road for this site would further exacerbate the already existing traffic problems in the area and nearby roads during construction and afterwards raising traffic capacity concerns. Increased traffic would lead to a rat runs.

WL/LDP/PP/0154 (Alison Fraser), **WL/LDP/PP/0431** (Cllr Harry Cartmill) - over the years the situation has got worse as now several households in Napier Avenue and Glebe Road have 2 or even 3 cars, many of which are parked at the roadside overnight; this adds to the problems as they restrict your vision as you approach the turn into Glebe Road.

Site Access Issues/Road Layout & Design
WL/LDP/PP/0116 (Jane McDowell); **WL/LDP/PP/0155** (Susan Watson); **WL/LDP/PP/0298** (Ellie Stewart); **WL/LDP/PP/0430** (Sharon & Kevin Gibson) – the road is not suitable to deal with increased traffic and is not wide enough to allow 2 cars to pass on a corner and there is no suitable, safe access.

WL/LDP/PP/0307 (Jane & Barry White) – road system is also entirely unsuitable for heavy goods vehicles and machinery which would be required for any housing development;
roads are neither big enough or strong enough and

WL/LDP/PP/0154 (Alison Fraser); **WL/LDP/PP/0431** (Cllr Harry Cartmill) – main concerns are the problems that would be created if the exit from the new housing estate were to be onto Glebe Road which would cause additional problems for junction of Napier Avenue and Glebe Road because of steep downhill gradient, road camber, not always possible to turn in winter weather. Cars from the

new road / estate would increase problems with junction.

WL/LDP/PP/0431 (Cllr Harry Cartmill) - many residents in Academy place are concerned that an access to this site could be taken through this quiet road if the Glebe Road entrance was rejected.

Winter Conditions
WL/LDP/PP/0154 (Alison Fraser); **WL/LDP/PP/0155** (Susan Watson); **WL/LDP/PP/0431** (Cllr Harry Cartmill) – difficult road conditions in the site area during winter have been raised as follows:

- ice and snow can be hazardous;
- problems of living on the hill;
- due to altitude of Napier Avenue encounter worse winter weather conditions than experienced down in the town;
- delay in clearing the streets up this hill;
- numbers of cars parked on both sides of Kirk Road when they have been unable to ascend Crosshill Drive thereby causing additional congestion and visibility hazards;
- problems will only increase with the additional numbers of cars from development.

Road Surface Conditions
WL/LDP/PP/0154 (Alison Fraser); **WL/LDP/PP/0304** (Joyce Mowbray); **WL/LDP/PP/0307** (Jane & Barry White) – local roads are already in a state of disrepair which is unlikely to be improved by additional traffic.

Road Safety Issues
WL/LDP/PP/0155 (Susan Watson); **WL/LDP/PP/0307** (Jane & Barry White); **WL/LDP/PP/0365** (John McDonald); **WL/LDP/PP/0430** (Sharon & Kevin Gibson) – increase in traffic including delivery trucks would be a risk to local children playing; children will no longer be able to play in the street; especially at schools home times.

Modifications sought by those submitting representations:

WL/LDP/PP/0151 & **WL/LDP/PP/0259** (Hazel & Gordon Gallacher), **WL/LDP/PP/0171** (Adam & Elizabeth Steenkamp), **WL/LDP/PP/0174** (W. & R. Dalziel), **WL/LDP/PP/0175** (B. & M. McCabe), **WL/LDP/PP/0176** (Yvonne Carson), **WL/LDP/PP/0177** (Marnie Ferguson / James Savage), **WL/LDP/PP/0179** (Mr G Pirie)**, WL/LDP/PP/0206, WL/LDP/PP/0263 & 21835409-b909be** (Martin & Elinor Forrest), **WL/LDP/PP/0230** (David McDowell), **WL/LDP/PP/0257** (Andrew McLeish), **WL/LDP/PP/0258** (Stuart & Kereen Johnston), **WL/LDP/PP/0260** (Mr and Mrs Lindl), **WL/LDP/PP/0261** (Stephen Walker & Carol Swift), **WL/LDP/PP/0262** (Linda & Philip Mallon), **WL/LDP/PP/0273** (C & G Taylor), **WL/LDP/PP/0286** (Lorna & Malcolm Lang), **WL/LDP/PP/0287** (Marion & Julian Serafini), **WL/LDP/PP/0288** (Valery & Michelle Murnin), **WL/LDP/PP/0289** (Michelle & Darren Primrose), **WL/LDP/PP/0290** (Gordon McFarlane), **WL/LDP/PP/0291** (Jack Stewart & Barbara Dreier), **WL/LDP/PP/0292** (Christine & T R Hill), **WL/LDP/PP/0293** (Mags Hodge & T J Lees), **WL/LDP/PP/0294** (Sheena and Stephen Timmins), **WL/LDP/PP/0295** (Patricia & David Convery), **WL/LDP/PP/0391** (Mark Wilson & Caroline Hird), **WL/LDP/PP/0392** (Gerrard & Anne Johnston), **WL/LDP/PP/0393** (Neil & Sarah-Jane Clement), **WL/LDP/PP/0396** (Fraser Brown), **WL/LDP/PP/0397** (Lynne & Niall Bell), **WL/LDP/PP/0398** (J & Janie Taylor), **WL/LDP/PP/0399** (Barbara & Anthony Taylor), **WL/LDP/PP/0400** (Suzan Ross), **WL/LDP/PP/0401** (Stuart Coyle), **WL/LDP/PP/0402** (Joan & F G Clark), **WL/LDP/PP/0403** (Murray & Gemma Cheek), **WL/LDP/PP/0404** (Ian & Mairi Stewart), **WL/LDP/PP/0405** (Neil & Lorraine Jamieson), **WL/LDP/PP/0406** (Stuart & Karen Perry), **WL/LDP/PP/0407** (Anne Whyte), **WL/LDP/PP/0408** (Shona & Colin Bingham), **WL/LDP/PP/0116** (Jane McDowell), **WL/LDP/PP/0154** (Alison Fraser), **WL/LDP/PP/0155** (Susan Watson), **WL/LDP/PP/0298** (Ellie Stewart), **WL/LDP/PP/0304** (Joyce

Mowbray), **WL/LDP/PP/0306** (Margaret & Gordon Hendry), **WL/LDP/PP/0307** (Jane & Barry White) **WL/LDP/PP/0347** (Cllr John McGinty), **WL/LDP/PP/0365** (John McDonald), **WL/LDP/PP/0367** (Ian Cordner), **WL/LDP/PP/0430** (Sharon & Kevin Gibson) and **WL/LDP/PP/0431** (Cllr Harry Cartmill).

No modifications specified but terms of the submissions suggest that the site it removed from the LDP and retained as open space.

WL/LDP/PP/0393 (Neil & Sarah-Jane Clement) – seek preservation of the trees along the field boundary.

Summary of responses (including reasons) by planning authority:

Background

The site is allocated for housing in the adopted *West Lothian Local Plan* 2009 (CD107) as site HBg24 *Napier Avenue*. A Planning Brief for the site was prepared by the council dating from June 1999 (CD257). The terms of the brief were reflected in the West Lothian Local Plan.

WLC response

Planning permission was granted for housing development on the site, application reference 0614/FUL/08 (CDX). The application is for 20 houses phased in two stages (10 + 10) and provides a considerable area of landscaping across the northern part of the site. The site capacity set out in the LDP reflects a first phase of development.

Whilst the details and legal requirement of application 0614/FUL/08 were being agreed another application was received by the council for development of the eastern part of the site application reference 0369/FUL/12 (CDX). This application was refused by the council on 27 November 2012.

Leading to further confusion and concern for nearby residents, an appeal was launched against the refusal of application 0369/FUL/12, appeal PPA-400-2031 (CDX). The appeal was dismissed on several grounds including the effective increase of site capacity to 23 houses, flooding and design criteria.

Tree protection issue

The Decision Notice for approved planning permission 0614/FUL/08) includes Condition 6 for the protection of trees during construction, however, there is no provision for the long-term protection of the trees alluded to by the respondents (**WL/LDP/PP/0393** (Neil & Sarah-Jane Clement). The accompanying Landscape Plan (CDX) lodged with the planning application indicates that the trees within the landscaped area running along the northern boundary of the site include large beech, holly and ash trees which may be worthy of protection.

In light of the degree of local concerns regarding the green space, habitat and amenity value of the site this tree protection matter can be addressed by the council and promotion of a Tree Preservation Order considered.

The potential for a Tree Preservation Order could be assessed through a standard TEMPO Tree Survey (CD258). This assessment could be undertaken without any potential impact on the LDP or existing planning permission.

With regard to the representations received in relation to site H-BA 5, the council does not consider

that the LDP should be modified in respect of any of the issues raised in the representations. No modifications to the LDP are therefore proposed as the site has a valid planning approval. However, the council will consider pursuing a Tree Preservation Order relating to trees on the northern boundary of the site.
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: 4B	Allocation of land for mixed use (including housing) at Blackburn Road, Bathgate	
Development plan reference:	H-BA 26	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0233 (Sheena Sutherland) **WL/LDP/PP/0458** (Paul Phelan) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 148) Proposals Map 4, Bathgate	

Planning authority's summary of the representation(s):

H-BA 26 – Blackburn Road, Bathgate

WL/LDP/PP/0233 (Sheena Sutherland) & **WL/LDP/PP/0458** (Paul Phelan)
Objection is raised to allocation of the site for mixed use (including housing) for one or more of the following reasons:-

- the proximity of the development site and potential damage to foundations, construction noise, construction traffic and site working hours;
- the potential height of neighbouring development and fears that it could give rise to overlooking and a loss of privacy, overshadowing and loss of sunlight to the existing garden;
- fear of potential nuisance complaints from future neighbours as a consequence of domestic animals being kept by existing residents of Inchview Cottages

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but observes that development of the site could increase the probability of flooding elsewhere and that a small part of the site may be subject to flooding. While acknowledging that Appendix 2 - Schedule of Housing Sites, Bathgate (page 148) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires the Flood Risk Assessment to have regard to any structures, e.g. culverts, which may exacerbate flooding as these could serve to constrain development.

Modifications sought by those submitting representations:

H-BA 26 – Blackburn Road, Bathgate

WL/LDP/PP/0233 (Sheena Sutherland) & **WL/LDP/PP/0458** (Paul Phelan)
Objects to the site allocation but make no specific reference to modifications.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan to update on flood risk assessment requirements.

Summary of responses (including reasons) by planning authority:

H-BA 26 – Blackburn Road, Bathgate

Background
The site lies within the established settlement boundary of Bathgate, east of the town centre and

has not previously been allocated for development in the development plan. It is however brownfield and would benefit from re-use. It is well placed to be served by the town centre and other amenities including a supermarket. It is close to a bus route and also close to the Bathgate Railway Station.

WL/LDP/PP/0233 (Sheena Sutherland) & **WL/LDP/PP/0458** (Paul Phelan)
Traffic and Roads
WLC Transportation has confirmed that suitable access can be provided to the site from Blackburn Road and has not identified any significant impact on the road network or need for improvement arising from the development.

Water and Drainage
Scottish Water has advised of sufficient capacity in terms of water supply and waste water treatment and have not objected to development of the site.

Wildlife and Habitat
Scottish Natural Heritage has raised no objections to development of the site.

Education
It has been established with Education Planning that the development of this site can be supported.

Mixed Uses & Housing Land
The site is brownfield and high profile on a main road at the entrance to the redeveloped Wester Inch area. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CD 114 - paras 85 – 92, 106 – 113 and policy 5, and (CD 116 - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CD 078 – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the first plan period. Deletion of the site would reduce the availability of housing land supply within the first plan period and over the plan period as a whole **(CDX)** housing land phasing).

Physical Impact of development on respondents property during construction
These are acknowledged as legitimate concerns but are capable of being satisfactorily addressed as part of the planning application process and specifically through appropriately tailored planning conditions.

Amenity & Impact on Existing Use of Inchview Cottages
These are acknowledged as legitimate concerns. However any planning application for development on the site would require neighbours to be notified and further consultation would be carried out in accordance with standard procedures. That process would allow detailed aspects of the proposals for the site to be appraised and provide neighbouring residents an opportunity to comment at that time.

For these reasons, the Council considers the site to be an appropriate allocation in the plan and does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA) SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 (with the addition of text that the FRA should consider any structures, e.g. culverts, which may exacerbate flooding.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 4C	Allocation of land for mixed use (including housing) at Whitburn Road, Blackburn (former Abattoir)	
Development plan reference:	H-BA 27	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0163 (APB Food Group) **21583352-b31440e** (Mr John Stirling (Oil States Industries)) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 149) Proposals Map 4, Bathgate	

Planning authority's Summary of representation(s):

H-BA 27 – Whitburn Road, Blackburn

WL/LDP/PP/0163 (APB Food Group)
Supports the allocation of site H-BA 7 for mixed use development; indicative figure of 100 houses which has been assigned to the site is considered too restrictive and it is suggested that this should be a matter for determination at a later date when detailed proposals are tabled; it is proposed to bring forward the site within the plan period.

21583352-b31440e (Mr John Stirling (Oil States Industries)
While not objecting to the allocation of the site for mixed use (including housing) a potential conflict between the housing element and the existing business operations in the vicinity of the site is identified and there are concerns at how this might further constrain established operations. It is noted that the respondents business is already subject to hours restrictions for reasons allied to potential noise impact on neighbouring residential properties.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Bathgate (page 148) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires the Flood Risk Assessment to have regard to any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

H-BA 27 – Whitburn Road, Blackburn

LDP/PP/0163 (APB Food Group)
Requests that the LDP does not impose a capacity limit of 100 houses.

21583352-b31440e (Mr John Stirling (Oil States Industries)
Make no specific reference to modifications but does suggest that measures are required to prevent existing business operations being adversely affected by the housing element of the allocation.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2

of the plan.

Summary of responses (including reasons) by planning authority:

H-BA 27 – Whitburn Road, Blackburn

LDP/PP/0163 (APB Food Group)

Site Capacity

The number of houses identified in Chapter 6 - Development Proposals by Settlement Statement, Bathgate (CDX) (page 81) and Appendix 2 - Schedule of Housing Sites, Bathgate (CDX) (page 148) is indicative. It is for prospective developers to show an acceptable development scheme, via the normal development management process that would accord with all of the planning authority's expectations and requirements. That scheme may enable the development of more homes or it may mean less. Either way, the position remains to be finalised once a precise form of development emerges. At this early stage, it is not for the LDP to predict or restrict the outcome of that design process but it is reasonable and necessary to provide some indication of what the quantum of development is likely to be. It is, however, considered that the suggested capacity of 100 units is appropriate. While the total site area is 6.5. ha in size, which at a standard suburban density of 25/units per hectare would accommodate 162 house, the allocation is for mixed uses, not just housing, and this will inevitably result in fewer housing units. It is also the case that the layout and disposition of houses across the site will need to be mindful of (a) existing natural features including a burn across the northern part of the site (which may be susceptible to flooding and for which a Flood Risk Assessment has been required to determine the full extent of the land capable of being developed and (b) to the proximity of existing neighbouring industrial developments and (c) education capacity in the school catchment areas. These will be important factors in determining density.

21583352-b31440e (Mr John Stirling (Oil States Industries))

Housing component of mixed use allocation

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CD 114 - paras 85 – 92, 106 – 113 and policy 5, and CD 116 - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CD 078 – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the second plan period. Deletion of the housing element would reduce the availability of housing land supply within the second plan period and over the plan period as a whole (CD?) housing land phasing).

The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. Furthermore, allocating the site for mixed uses will assist in maximising the redevelopment opportunities.

Noise/Impact of development on neighbouring land uses

It is the case that the council's Environmental Health service raised no objections to the development of the site when consulted, and while the council recognises the sensitivity of the site in terms of its relationship to areas of existing employment properties, it is not unreasonable to expect this to be addressed when detailed proposals which are subsequently submitted for planning permission. The layout and design of houses together with appropriate landscaping works and other physical works should be capable of ameliorating any potential conflict of uses.

For these reasons, the council considers the allocation of 100 residential units in the plan to be a reasonable indication at this time and does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA)
SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that the FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4D	Allocation of land for mixed use (including housing) at Guildiehaugh Depot, Bathgate	
Development plan reference:	H-BA 24	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0229 and 21868711-6776b21 (Sheena Sutherland) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 147) Proposals Map 4, Bathgate	
Planning authority's summary of the representation(s):		

H-BA 24 – Guildiehaugh Depot, Bathgate

WL/LDP/PP/0229 and 21868711-6776b21 (Sheena Sutherland)
Objection is raised to allocation of the site for mixed uses (including housing) for the following reasons:

- the proximity of the development site and potential damage to foundations, construction noise, construction traffic and site working hours;
- the potential height of neighbouring development and fears that it could give rise to overlooking and a loss of privacy, overshadowing and loss of sunlight to the existing garden;
- the location of the existing access to the site from Blackburn Road and its elevated nature relative to the respondents property are identified as potential sources of nuisance in terms of vibration and headlights from increased traffic generated by new development.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Bathgate (page 147) already identifies the requirement for a Flood Risk Assessment and a Drainage Impact Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

H-BA 24 – Guildiehaugh Depot, Bathgate

WL/LDP/PP/0229 and 21868711-6776b21 (Sheena Sutherland)
Objects to the site allocation but makes no specific reference to modifications.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

Summary of responses (including reasons) by planning authority:

H-BA 24 – Guildiehaugh Depot, Bathgate

Background
The site embraces Guildiehaugh depot, an operational base for the council's Roads and Neighbourhood Environmental Teams, Land & Countryside Services. It is for the most part,

'brownfield', comprising part quasi-industrial land previously used for the storage of materials, plant and machinery and as an operations base for the Council. Council operations are however scheduled to be transferred to a new facility as part of a Depot Modernisation programme in 2016 and Guildiehaugh Depot will become redundant as a consequence.

The site is located on the south side of Edinburgh Road, the principal east-west route through Bathgate, at the junction with Blackburn Road from where there is a singular vehicular access. It is bounded to the north by the Edinburgh/Glasgow railway line and lies immediately to the south east of the newly opened and re-located Bathgate railway station and car park. Bathgate Golf Club and the former school recreation ground wrap around the site to the south and west, contributing to a less urbanised setting, and this is re-enforced in part by the fact that the site also lies at a lower level than Edinburgh Road, generally helping to screen views in and out. The site is outwith but in close proximity to Bathgate town centre, just over 1 km distant to the east, and is particularly well located in terms of public transport. It is also within easy walking distance of a large Tesco superstore at Blackburn Road.

Approximately half of the site has not previously been allocated for development in the development plan while the remainder, essentially the western portion of the site, is allocated as open space in the adopted West Lothian Local Plan (CDX). The open space was originally the recreational ground associated with the former St Mary's Academy, now demolished. More than half of this 'orphaned' land has since been physically absorbed into the Guildiehaugh depot, legitimately and with the benefit of planning permission (CDX) leaving a residual area of approximately 0.8ha. This is however no longer accessible due to works associated with the relocation of Bathgate railway station and as a consequence serves no useful purpose, nor does it make a sufficiently important contribution to the amenity of the area as formal open space. It is now regarded as being more productively embraced by redevelopment proposals.

For these reasons, the council considers the site to be an appropriate allocation in the plan and does not agree to modify the plan in response to these representations.
WL/LDP/PP/0229 and 21868711-6776b21 (Sheena Sutherland)

Mixed Uses & Housing Land

The site lies within the established settlement boundary of Bathgate, east of the town centre and has not previously been allocated for development in the development plan. It is however brownfield and would benefit from re-use. It is well placed to be served by the town centre and other amenities including a supermarket. It is close to a bus route and also close to the Bathgate Railway Station. The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. Furthermore, allocating the site for mixed uses will assist in maximising the redevelopment opportunities.

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CDX - paras 85 – 92, 106 – 113 and policy 5, and CD 116 - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CDX – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the second plan period. Deletion of the housing element would reduce the availability of housing land supply within the second plan period and over the plan period as a whole (CDX) housing land phasing).

Physical Impact of development on respondents property

These are acknowledged as legitimate concerns but are capable of being satisfactorily addressed as part of the planning application process and specifically through appropriately tailored planning conditions. It should also be noted that Planning Guidelines for the redevelopment of the site were reported to the council's Development and Transport Policy Development and Scrutiny Panel in February 2012 and have particular regard to matters of this nature (CDX). The guidelines have subsequently been amended by planning officers in March 2015. The 2015 Guidelines were the subject of consultation with elected members but have yet to be approved by the council.

Amenity

These are acknowledged as legitimate concerns. However, any planning application for development on the site would require neighbours to be notified and further consultation would be carried out in accordance with standard procedures. That process would allow detailed aspects of the proposals for the site to be appraised and provide neighbouring residents an opportunity to comment at that time.

Access & Traffic

WLC Transportation has confirmed that suitable access can be provided to the site from Blackburn Road. It should also be noted that Planning Guidelines were prepared for the redevelopment of the site in March 2015 and have particular regard to matters of this nature (CDX). While they envisage that the existing point of vehicular access to the site would continue to be utilised it is noted that new development will require to be the subject of a Transport Assessment and is likely to be required to contribute to managing traffic on the surrounding road network in order to enable the network to function with the minimum congestion possible. It will also be necessary for junction radii to be configured in a manner which conforms to adoptable standards. In any event, the precise geometry and configuration of the access will be the subject of a future planning application and further consultation would be carried out in accordance with standard procedures. That process would allow detailed aspects of the proposals for the site to be appraised and provide neighbouring residents an opportunity to comment at that time.

For these reasons, the council considers the site to be an appropriate allocation in the plan and does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA)

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact is made with the flood prevention officer to discuss and investigate flooding issues in light of a review of the surface water 1 in 200 year flood map, the Council would not take issue with this.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4E	Allocation of land for mixed use (including housing) at Mid Street, Bathgate	
Development plan reference:	H-BA 28 Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 150) Proposals Map 4, Bathgate	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0150 and 21835156-01ea98d (Lynn Garvey)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 150) Proposals Map 4, Bathgate	
Planning authority's summary of the representation(s):		

H-BA 28 – Mid Street, Bathgate

WL/LDP/PP/0150 and 21835156-01ea98d (Lynn Garvey)
Objection is raised to allocation of the site for mixed uses (including housing) for the following reasons:

- the indicative figure of 10 houses which has been assigned to this site is considered excessive and it is suggested that this should be reduced and identified as not more than 2;
- a development comprising more than two houses will exacerbate an already congested part of the town and increase demand on on-street parking.

Modifications sought by those submitting representations:

H-BA 28 – Mid Street, Bathgate

WL/LDP/PP/0150 and 21835156-01ea98d (Lynn Garvey)
Requests that the LDP imposes a capacity limit of not more than 2 houses or that the site is instead designated as green/open space.

Summary of responses (including reasons) by planning authority:

H-BA 28 – Mid Street, Bathgate

Background
The site lies within the established settlement boundary of Bathgate, east of the town centre and has not previously been allocated for development in the development plan. It is however brownfield and embraces land which was previously occupied by Bathgate Swimming Pool (now demolished). The general character of the area is one of mixed uses, albeit predominantly residential, and the site is well placed to be served by the town centre and other amenities. It is close to bus routes and also close to the Bathgate Railway Station. The site is therefore considered appropriate for a range of business and commercial which are complementary and compatible with the established character and amenity of the surrounding area and is also considered suitable for residential development. In either event, the opportunity exists to redevelop the site in a comprehensive manner, making best use of what is previously developed land.

WL/LDP/PP/0150 and 21835156-01ea98d (Lynn Garvey)

Housing Land

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CDX - paras 85 – 92, 106 – 113 and policy 5, and CDX - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CDX – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the second plan period. Deletion of the housing element would reduce the availability of housing land supply within the second plan period and over the plan period as a whole (CDX) housing land phasing).

The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. Furthermore, allocating the site for mixed uses will assist in maximising the redevelopment opportunities.

Site Capacity

The number of houses identified in Chapter 6 - Development Proposals by Settlement Statement, Bathgate (CDX) (page 81) and Appendix 2 - Schedule of Housing Sites, Bathgate (CDX) (page 150) is indicative. It is for prospective developers to show an acceptable development scheme, via the normal development management process that would accord with all of the planning authority's expectations and requirements. That scheme may enable the development of more homes or it may mean less. Either way, the position remains to be finalised once a precise form of development emerges. At this early stage, it is not for the LDP to predict or restrict the outcome of that design process but it is reasonable and necessary to provide some indication of what the quantum of development is likely to be. It is considered that the indicative capacity of 10 units (which anticipates a flatted development) is appropriate under the circumstances.

Access & Parking

WLC Transportation has confirmed that suitable access can be provided to the site from Mid Street and has not identified any significant impact on the road network or need for improvement arising from the development.

Concerns relative to parking are acknowledged as legitimate concerns but are capable of being satisfactorily addressed as part of the planning application process and specifically through appropriately tailored planning conditions. It should also be noted that a Planning Brief was prepared for the redevelopment of the site in March 2012 which specifically has regard to parking and identifies the council's standards (CDX). Additional guidance relative to small scale and infill residential development in urban areas has also been provided in Supplementary Guidance – Residential Development Guide (CDX).

For these reasons, the council considers the allocation of 10 residential units in the plan to be a reasonable indication at this time and does not agree to modify the plan in response to the representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4F	Allocation of land for housing at Easton Road/Balmuir Road, Bathgate	
Development plan reference:	H-BA 6	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0267 (Agnes Wilson) **2191064-b0e2cd8** (Dr Jana Anderson) **21909371-e30a455** (Mr Ross Morgan) **21716490** (John Orr) **WL/LDP/PP/0243** (SEPA) **21885347-Of80e5c** (River Forth Fisheries Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 138) Proposals Map 4, Bathgate	
Planning authority's summary of the representation(s):		

H-BA 6 - Easton Road/Balmuir Road, Bathgate

WL/LDP/PP/0267 (Agnes Wilson)
2191064-b0e2cd8 (Dr Jana Anderson)
21909371-e30a455 (Mr Ross Morgan)
21716490 (John Orr)

Objection is raised to allocation of the site for housing for one or more of the following reasons:-

- dissatisfaction with aspects of the site layout including the physical relationship of new development to existing properties;
- the height of buildings and concerns relative to overlooking and loss of privacy;
- the potential impact of development on local wildlife and habitats;
- the site is too small for the proposed allocation of a large number of houses (298);
- references LDP Policy DES 1 and seeks assurance that this will be observed/adhered to in relation to the development of the site;
- the site is regarded as one of a number of non-effective housing allocations in the LDP;
- the site may be undevelopable due to flood risk from the neighbouring Bathgate Water, contamination and suspect ground conditions;
- the council is accused of being too wedded to sites carried forward from previous plans but which continue to show no sign of being developed;
- the lack of developable sites will discourage developers from building in West Lothian which will in turn reduce choice, the supply of affordable housing for local people and fuel house price inflation.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Bathgate (page 148) already identifies the requirement for a Flood Risk Assessment to assess the flood risk from the Bathgate Water which flows along the eastern and northern boundary of the site and for a Drainage Impact Assessment to assess the impact of development on the local

network, it suggests a revision to the text of the entry in Appendix 2 which expressly requires that the scope of the Flood Risk Assessment be extended to take account of another small watercourse.

21885347-Of80e5c (River Forth Fisheries Trust)
The River Forth Fisheries Trust is an environmental charity which undertakes work to improve the eco-systems on which freshwater fish species rely. The Trust is currently working in partnership with SEPA (to promote compliance with Water Framework Directive), West Lothian Council and other community groups on a SEPA Water Environment Fund/Heritage Lottery Fund project to improve the Bathgate Water and to reconnect the local communities to the watercourse.

It is intimated that the Bathgate Water is highly impacted by previous agricultural and industrial uses and is formally classified as 'bad' under the current River Basin Management Planning system. The current proposals for the Bathgate Water is to re-route the course of the Bathgate Water to improve the ecological status (to improve its WFD classifications) as well as providing natural and sustainable flood attenuation for both the immediate area and to protect areas further downstream as well as providing an attractive amenity for the population of Bathgate linking different communities via a new path network.

The proposed route would pass through the area proposed for development and there is concern that development could impact on the success of this work. Objection is therefore raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. It is also requested that any development should ensure that it complies with Policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

The respondents also consider that development at this location could prevent West Lothian Council from complying with clause 5.235 of the Plan, noting that the council is a responsible body under the Water Environment & Water Services (Scotland) Act 2003 and which confers various legal obligations.

Modifications sought by those submitting representations:

<u>H-BA 6 - Easton Road/Balmuir Road, Bathgate</u>

2191064-b0e2cd8 (Dr Jana Anderson)
Requests changes to the layout of the site and for part of it to be developed as a park or as a local nature reserve.

21909371-e30a455 (Mr Ross Morgan)
While not specifically seeking to modify the plan it is proposed that controls are put in place to ensure that development is designed sensitively and in accordance with LDP Policy DES 1.

21716490 (John Orr)
Objection is raised to development of site H-BA 6 for housing and it is requested that it should be removed from the LDP and alternative sites identified which are free of constraints and hence more effective.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

21885347-Of80e5c (River Forth Fisheries Trust)
No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

Summary of responses (including reasons) by planning authority:

H-BA 6 - Easton Road/Balmuir Road, Bathgate

Background
The site extends to 12.5 hectares and is situated on the north-west side of Bathgate, bounded by Easton Road to the south, Race Road to the west, Balmuir Road to the north and the Bathgate Water to the east. The southern part of the site contains operational office and industrial premises for the manufacture of portable accommodation units while the remainder comprises a former foundry site and agricultural land.

H-BA 6 is allocated as a housing site within the current West Lothian Local Plan (2009) (CDX, page xxix, site HBg29), and is therefore part of the current housing land supply. It is being carried over into the LDP. Planning permission in principle for residential development was originally granted in February 1992 (ref. 0216/P/1992) (CDX) and the site was allocated for residential development in the Bathgate Area Local Plan (1998) (CDX). Planning permission in principle was again approved in April 2002 (ref. 1051/P/01) (CDX) There have been two subsequent applications for the approval of reserved matters. The first was approved in December 2005 in respect of the erection of 76 flats and 229 houses (ref. 1335/04) (CDX) was later amended to 75 flats and 223 houses or 298 units in total and explains the indicative capacity of 98 in the LDP allocation. The second application related to landscaping, site levels, finishing materials and other sundries and was approved in November 2007 (CDX). Engineering works were subsequently implemented on site and were confirmed as sufficient to maintain the validity of the planning permission.

WL/LDP/PP/0267 (Agnes Wilson)
2191064-b0e2cd8 (Dr Jana Anderson)
21909371-e30a455 (Mr Ross Morgan)
21716490 (John Orr)

It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

21716490 (John Orr)
Delivery of development on the site has been delayed due to the economic downturn but the landowner has confirmed that he remains committed to its development and has intimated that the site is effective with regard to the criteria set out in para 55 of PAN 2/2010 (CDX). It is also the case that the council has identified a range of new sites in the LDP, see Appendix 2, which will collectively address the housing requirement identified in the Edinburgh and South East Scotland Strategic Development Plan 2013 (CDX).

For these reasons, the council considers the site to be an appropriate allocation in the plan and does not agree to modify the plan in response to this representation.

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires that the scope of the Flood Risk Assessment be extended to take account of another small watercourse. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

21885347-Of80e5c (River Forth Fisheries Trust)
It has already been acknowledged in Appendix 2 of the LDP that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required.

In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated *'The impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.'*

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4G	Allocation of Land for Housing at Eastoun Farm, Bathgate	
Development plan reference:	MIRQ-0172	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0235 (Taylor Wimpey)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 81) Proposals Map 4, Broxburn Area	

Planning authority's summary of the representation(s):

Representations to Non Allocated Sites

MIRQ-0172 – Eastoun Farm, Bathgate

WL/LDP/PP/0235 (Taylor Wimpey)
It is suggested that there is a significant shortfall in housing sites within the Proposed Plan to meet the required Housing Supply Target, as set by the Edinburgh and South East Scotland Strategic Development Plan 2013. It is stated that at no point between 2017 and 2024 will there be an adequate 5 year housing land supply and it is proposed that additional effective housing sites should be allocated to satisfy SESplan and Scottish Planning Policy. A Housing Land & Supply Assessment accompanies the representation and expands on this subject.

Specifically, it is proposed that a site at Eastoun Farm, Bathgate should be allocated for housing, suggesting it could accommodate up to 140 houses set within an attractive location and offering good landscape fit and potential to create robust and defensible boundaries. The site is described as being accessible by a range of transport modes and located within walking distance of local services. Overall, it is suggested that development of the site would represent a sustainable and natural extension to the existing settlement. A Development Framework detailing Eastoun Farm's suitability for housing development accompanies the representation.

Policy ENV 7 – Countryside Belts and settlement setting (page 44) is objected to in principle and is not considered to be in accordance with Scottish Planning Policy. With specific regard to the proposed allocation, it is argued that there is insufficient justification for embracing the site as part of the countryside belt. A detailed critique of the countryside belt designation accompanies the representation.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0172 – Eastoun Farm, Bathgate

WL/LDP/PP/0235 (Taylor Wimpey)
Requests allocation of the site for housing.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0172 – Eastoun Farm, Bathgate

WL/LDP/PP/0235 (Taylor Wimpey)

Housing Land Supply

The council's justification for its approach to housing land requirements and housing land supply is set out in Schedule 4 number 1A.

Background

The site is located on the north western edge of Bathgate, outwith the established settlement boundary of the town, and extends to approximately 6 hectares. It comprises agricultural land around Eastoun Farm and the southern portion of the site is identified as lying within the Bathgate Countryside Belt in the adopted West Lothian Local Plan. The entire site is embraced by the countryside belt in the LDP Proposed Plan.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites. (LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in Bathgate committed sites, particularly at Eastoun Road H-BA 6, Wester Inch (Various) and Standhill (H-BA 3 & H-BA 4), provide a long term framework for settlement growth in the area over the Local Development Plan period. Generally, therefore, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in Bathgate at this time.

The Council does not in any event consider Eastoun Farm to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive area of countryside, adjoining but situated outwith the north west settlement boundary of Bathgate, and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the surrounding countryside belt/proposed countryside belt. It would adversely change the established character and appearance of the site and its surroundings and the council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features. The council's justification for its approach to defining the countryside belt is set out in Schedule 4 number 1B and the council's position statement on countryside belts (CDX).

In this instance there is no justification to amend the settlement boundary to include the proposed site.A change to the settlement boundary at this location would result in a weaker boundary and a diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as good quality agricultural land (CDX paragraph 76).

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development in the countryside on the periphery of Bathgate would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The site was previously subject to site assessment (CDX) and was identified in the MIR as a non-preferred site with one of the reasons being allied to lack of education capacity. The site lies within the catchment of Windyknowes Primary School and Armadale Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement- on Education (CDX).

Previous attempts to promote residential development on the northern part of this site have been rejected by Reporters appointed by the Scottish Government when considering the West Lothian Local Plan at the PLI (CDX) WLLP PLI report chapter 3.9 Bathgate (Proposed Sites), paragraphs 5.28 – 5.23, pages 3.108 – 3.109). Since the PLI there has been no change in circumstance to support the identification of the site for residential development other than a review of landscape designations. The review of such designations was a requirement of the West Lothian Local Plan and in this instance has resulted in the countryside belt being drawn tight to the existing urban edge (recognising the re-development of the land to the north of the proposed site, the former Ballencrieff Works) and at the same time embracing all of the proposed site.

It should be noted that the council sought to resist the residential development of this site for reasons allied to the protection and maintenance of the countryside belt but that it was nevertheless consented to through a planning appeal decision (CDX) & (CDX). One consolation is that this was not a greenfield site but a former mine head which had a long history of development and industrial/commercial uses and the physical impact of re-development was perhaps not as significant a change as would be the case if the proposed site were now allocated for housing. This would have the undesired effect of extending the urban edge of Bathgate further westward and out into the countryside, eroding its rural character.

The Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4I	Allocation of Land for Housing at Bughtknowes Farm, Torphichen Road/ Drumcross Road, Bathgate	
Development plan reference:	MIRQ-0134	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0376 and 21899281-ebec182 (Cala Homes East Ltd - Tony Thomas) **21904542-e9ac62b** (Kirsteen Sullivan)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 81) Proposals Map 4, Bathgate Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

MIRQ-0134 – Bughtknowes Farm, Torphichen Road/Drumcross Road, Bathgate

WL/LDP/PP/0376 and 21899281-ebec182 (Cala Homes East Ltd - Tony Thomas)
Objection is raised to Policy HOU 1 and Appendix 2 of the Proposed Plan in so far as the site referenced MIRQ-0134 has not been allocated for housing.

Concerns are raised about the over concentration of housing allocations to the south-west of Bathgate, suggesting that having so many large sites in such a relatively small area will negatively impact on house sales and ultimately delivery. It is suggested that the disposition of housing sites should be spread more widely to maximise choice in terms of location, house types and tenure options.

Specifically, this representation proposes that the site at Bughtknowes Farm – Torphichen Road & Drumcross Road, Bathgate should be allocated for housing, suggesting it could accommodate up to 200 houses together with the creation of a 10 ha formal/informal area of public open space.

In support of the proposal it is argued that:

- the coordinated allocation and development of the land will significantly enhance the natural and built form in this part of Bathgate;
- the residential development will help create an appropriate and defensible boundary whilst there will be considerable community benefit derived from the provision of more formalised and accessible open space;
- the creation of a 10 hectare public park would be a notable resource for Bathgate, opening up Petershill Nature Reserve and the countryside beyond to the residents of Bathgate;
- development would enable significant improvements to be made to the road and improve access to the Countryside as Bughtknowes Farm also controls land on the south side of Drumcross Road;
- the proposal represents an opportunity to provide much needed homes alongside improved and increased open space and countryside access in an area already adjacent to housing areas, the spread of which has caused conflict with the traditional land uses.

Reference is made to previous submissions made in response to a "call for sites" exercise in 2011 (EOI-0080 & EOI-0081) (CDX) and a submission made in response to the Main Issues Report in (MIRQ-0134) (CDX) has been submitted and which is intended to demonstrate the suitability of the site. The site is considered to be effective. There are no infrastructure constraints which would prevent its delivery.

The proposal has been appraised in relation to a number of other policies within the Proposed Plan and is deemed to be compliant. Specifically:

HOU 2 - the site is considered effective;
HOU 3 - it is acknowledged that the site lies outwith the settlement boundary but argued that it could otherwise be developed in accordance with the criteria laid out in HOU3;
HOU 5 - confirms a readiness to comply with the provision of an appropriate level of affordable housing;
ENV 1 - argues that the site sits comfortably in the landscape, constitutes less than 1% of the existing AGLV/emerging SLA and has other benefits for improving access;
ENV 15 - confirms a willingness to provide an appropriate site for the provision of allotments/community growing spaces within the site;
ENV 18 & ENV 19 - suggests the proposed allocation will physically improve and formalise access to Petershill SSSI

21904542-e9ac62b (Kirsteen Sullivan)
Supports the Proposed Plan position in that it does not allocate land at Bughtknowes Farm for housing. Advises that the respondent and local residents are opposed to the allocation of the site for the following reasons:

- destroy the character of the site and have a negative impact on visual and environmental amenity;
- result in the loss of natural habitat and damage existing flora and fauna;
- give rise to road safety issues through the generation of additional traffic and increase the occurrences of speeding;
- increase demands on already stretched education and health facilities; and
- contravenes previous assurances (from Miller Homes) that the land would not be developed in the medium term and that this influenced decision to purchase properties adjoining the site.

Modifications sought by those submitting representations:

MIRQ-0134 – Bughtknowes Farm, Torphichen Road/Drumcross Road, Bathgate

WL/LDP/PP/0376 and 21899281-ebec182 (Cala Homes East Ltd – Tony Thomas)
Seeks a modification of the Proposed Plan to (a) allocate the land referenced MIRQ-0134 for housing (including the creation of a 10 ha area of formal/informal public open space) and (b) amend the north-eastern settlement envelope of Bathgate to reflect this.

21904542-e9ac62b (Kirsteen Sullivan)
No modification sought. Supports the maintenance of the position in the Proposed Plan.

Summary of responses (including reasons) by planning authority:

MIRQ-0134 – Bughtknowes Farm, Torphichen Road/Drumcross Road, Bathgate

WL/LDP/PP/0376 and 21899281-ebec182 (Cala Homes East Ltd – Tony Thomas)

Background

The site is located on the north eastern edge of Bathgate, outwith the established settlement boundary of the town, and extends to approximately 24 hectares. It largely comprises agricultural grazing land around Bughtknowes Farm and it also lies within the Bathgate Hills AGLV (and the emerging Special Landscape Area). Other notable natural features in proximity of the site are a belt of woodland at Glen Mavis and the Petershill Nature Reserve, a site of Special Scientific Interest.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites (CDX)(LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in Bathgate committed sites, particularly at Wester Inch (Various) and Standhill (H-BA 3 & H-BA 4), provide a long term framework for settlement growth in the area over the Local Development Plan period. Generally, therefore, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in Bathgate at this time.

The Council does not in any event consider Bughtknowes Farm to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive area of countryside and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the surrounding AGLV/proposed SLA and this would be especially evident from the close sensitive receptor that is Petershill Nature Reserve and Site of Special Scientific Interest. It would adversely change the established character and appearance of the site and its surroundings and the council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features.

In this instance there is no justification to amend the settlement boundary to include the proposed site, and a change to the settlement boundary at this location would result in a weaker boundary and a diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes (CDX paragraph 76).

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development on the periphery of Bathgate would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

Constituent parts of the site were previously subject to site assessment (CDX) and were identified in the MIR as non-preferred sites with one of the reasons being allied to lack of education capacity. The site lies within the catchment of Balbardie Primary School and Bathgate Academy where there are known education capacity constraints which would prevent development of this site in the short and medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in

place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

Previous attempts to promote residential development at this location have been rejected by the council and also by Reporters appointed by the Scottish Government when considering the West Lothian Local Plan at the PLI (CDX WLLP PLI report chapter 3.9 Bathgate (Proposed Sites), paragraphs 5.22 – 5.25, pages 3.106 – 3.107). Since the PLI there has been no change in circumstance to support the identification of the site for residential development other than a review of landscape designations to replace Areas of Great Landscape Value with Special Protection Areas. The review of such designations was a requirement of the West Lothian Local Plan but in this instance has not initiated any substantive change. The sensitivity of the area in landscape terms therefore continues to be sustained and protected.

For these reasons, the council does not agree to modify the plan in response to these representations.

21904542-e9ac62b (Kirsteen Sullivan)
As explained above, the council does not propose to allocate this site for housing and welcomes the support given by the respondent to the Spatial Strategy identified in the Proposed Plan.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 4J	Allocation of land for housing at Wester Inch (Land to east of Meikle Lane), Bathgate	
Development plan reference:	H-BA 2	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 136) Proposals Map 4, Bathgate	
Planning authority's summary of the representation(s):		

H-BA 2 - Wester Inch (Land to east of Meikle Lane), Bathgate

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but indicates that the site may prove to be constrained due to flood risk and that the suggested capacity of 70 may not be achievable. It observes that Appendix 2 - Schedule of Housing Sites, Bathgate (page 136) has not identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed. It suggests a revision to the text of the entry in Appendix 2 which expressly requires the submission of a Flood Risk Assessment flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

H-BA 2 - Wester Inch (Land to east of Meikle Lane), Bathgate

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

Summary of responses (including reasons) by planning authority:

H-BA 2 - Wester Inch (Land to east of Meikle Lane), Bathgate

Representations
The site forms part of the Wester Inch development in Bathgate. It is allocated as a housing site within the current West Lothian Local Plan (2009) (CDX, page xxx, site HBg39), and is therefore part of the current housing land supply. It is being carried over into the LDP. Planning permission in principle for residential development was originally granted in 2003 (ref. 0972/P/01) (CDX) and the site was allocated for residential development in the Bathgate Area Local Plan (1998) (CDX). An application for the approval of reserved matters was approved in March 2015 in respect of the erection of 78 houses (ref. 0803/MSC/14) (CDX).

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 4K	Allocation of land for housing at Wester Inch Phase 3, Bathgate	
Development plan reference:	H-BA 11	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0243 (SEPA)
21885347-Of80e5c (River Forth Fisheries Trust)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 141) Proposals Map 4, Bathgate

Planning authority's summary of the representation(s):

H-BA 11- Wester Inch, Phase 3, Bathgate

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but observes that Appendix 2 - Schedule of Housing Sites, Bathgate (page 141) has not identified the requirement for a Flood Risk Assessment. It is however noted that SEPA commented on this site when consulted on an application for the approval of reserved matters and that a Flood Risk Assessment was submitted at that time. SEPA advises that should the development differ from what has previously been approved an updated FRA which assesses the risk from the Boghead Burn and a small watercourse should be required.

21885347-Of80e5c (River Forth Fisheries Trust)
The River Forth Fisheries Trust is an environmental charity working in partnership with SEPA, West Lothian Council and other community groups to improve the Bathgate Water quality and to reconnect the local communities to the watercourse. Proposals involve re-routing the course of the Bathgate Water and the proposed route would pass through the areas proposed for development. There is concern that development could impact on the success of this work and objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. It is also requested that any development should ensure that it complies with Policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework. The respondents also consider that development at this location could prevent West Lothian Council from complying with clause 5.235 of the Plan, noting that the council is a responsible body under the Water Environment & Water Services (Scotland) Act 2003 and which confers various legal obligations.

Modifications sought by those submitting representations:

H-BA 11- Wester Inch, Phase 3, Bathgate

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

21885347-Of80e5c (River Forth Fisheries Trust)
No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

Summary of responses (including reasons) by planning authority:

H-BA 11- Wester Inch, Phase 3, Bathgate

Background
The site comprises part of the Wester Inch development in Bathgate and also forms part of the council's 1000 new build houses programme. It is allocated as a housing site within the current West Lothian Local Plan (2009) (CD107, page xxx, site HBg39), and is therefore part of the current housing land supply. It is being carried over into the LDP. Planning permission in principle for residential development was originally granted in 2003 (ref. 0972/P/01) (CDX) and the site was allocated for residential development in the Bathgate Area Local Plan (1998) (CDX). An application for the approval of reserved matters in respect of the southern part of the allocation was approved in May 2015 for the erection of 26 houses and 12 flats (ref. 0211/MSC/15) (CDX).

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires the submission of a Flood Risk Assessment to assess the risk from the Boghead Burn and small watercourses and to consider any structures, e.g. culverts, which may exacerbate flooding. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

21885347-Of80e5c (River Forth Fisheries Trust)
It has already been acknowledged in Appendix 2 of the LDP that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required.

In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated *'The impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water*

Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework'
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 4L	Allocation of land for housing at 9 Hardhill Road (former creamery), Bathgate	
Development plan reference:	H-BA 18	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Appendix 2 - Schedule of Housing Sites, Bathgate (page 144) Proposals Map 4, Bathgate	

Planning authority's summary of the representation(s):

H-BA 18 - 9 Hardhill Road, Bathgate

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but Indicates that the site may prove to be constrained due to flood risk and that the suggested capacity of 14 may not be achievable. It observes that Appendix 2 - Schedule of Housing Sites, Bathgate (page 136) has not identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed or a Drainage Impact Assessment to assess the impact of development on the local network. It suggests a revision to the text of the entry in Appendix 2 which expressly requires the submission of a Flood Risk Assessment and a Drainage Impact Assessment and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

H-BA 18 - 9 Hardhill Road, Bathgate

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan.

Proposes that the site entry in Appendix 2 should be modified to include a requirement for developers to provide a Drainage Impact Assessment. Text should also be added to advise that contact is made with the flood prevention officer to discuss and investigate flooding issues in light of a review of the surface water 1 in 200 year flood map.

Summary of responses (including reasons) by planning authority:

H-BA 18 - 9 Hardhill Road, Bathgate

Background
The site lies within the established settlement boundary of Bathgate, west of the town centre and north of the Creamery Park football ground. It is brownfield and embraces land which was previously occupied by a motor repair garage (now demolished). The general character of the area is predominantly residential and the site is well placed to be served by the town centre and other amenities and is close to bus routes.

It is allocated as a housing site within the current West Lothian Local Plan (2009) (CDX, page xxxi, site HBg54), and is therefore part of the current housing land supply. It is being carried over into the LDP.

Planning permission in principle for residential development was originally granted in 2007 (ref. 0147/P/07) (CDX). An application for full planning permission was approved in 2010 in respect of the erection of 14 flats (ref. 0198/FUL/08) (CDX). Demolition works were undertaken as a precursor to development and it has been acknowledged that the validity of the planning permission is maintained.

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires that the submission of a Flood Risk Assessment and a Drainage Impact Assessment and to advise that contact is made with the flood prevention officer to discuss and investigate flooding issues in light of a review of the surface water 1 in 200 year flood map. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: *4M*	Dykeside Farm, Bathgate	
Development plan reference:	EOI-0126/MIRQ0121	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0459 & 21768324-d9d4b34 (Gladman Developments)		
Provision of the development Plan to which the issue relates:	Housing Land & Natural and Historic Environment	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0459 & 21768324-d9d4b34 (Gladman Developments) Seek the allocation of land at Dykeside Farm for residential development.		
Modifications sought by those submitting representations:		
Allocation of the land as a housing site and amendment to the boundary of the Special Landscape Area to exclude Dykeside Farm.		
Summary of responses (including reasons) by planning authority:		
The site was the subject of submission to the council's "call for sites" to inform the MIR (EOI-0126) and at Proposed Plan stage (MIRQ0121). A Proposal of Application Notice was submitted to the Council on 28th October 2014 (CDX). Dykeside is situated on the north-facing slope of a hill overlooking the valley of the Couston Water, immediately north of the Belvedere neighbourhood on the northern edge of Bathgate. The site descends to meet the Couston Water and extends around the western side of the hill to meet the A800 next to the Bathgate Water. The site lies in the range 115 - 153m elevation. The Couston Water drains north-westwards to meet the Barbauchlaw Burn just upstream of Westfield. The site lies at the western edge of the distinctive Bathgate Hills, where the landscape character changes from the elevated, varied topography into the denuded valley basin, before rising again less dramatically, onto the undulating Burnhead/Blackridge plateau. The council's approach to landscape designations is set out in the council's Position Statement on Landscape Designations. The council's response to objections in relation to the designation of the site as Special Landscape Area is set out in Schedule 4 reference 1B. The council's approach to housing land supply is set out in Schedule 4 number 1A. The spatial strategy (see also Schedule 4 number 1C) focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites (LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land		

has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in Bathgate committed sites, particularly at Wester Inch (Various) and Standhill (H-BA 3 & H-BA 4), provide a long term framework for settlement growth in the area over the LDP plan period. Generally, therefore, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in Bathgate at this time.

The Dykeside Farm site would result in the loss of greenfield land against other sites in Bathgate in particular where the focus is on brownfield development.

The Council does not in any event consider Dykeside Farm to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive area of countryside and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the surrounding AGLV and proposed SLA. It would adversely change the established character and appearance of the site and its surroundings and the council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features.

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes (CDX paragraph 76). Further, SPP advises that development on prime agricultural land should not be permitted except where it is essential as a component of the settlement strategy or necessary to meet an established need (CDX paragraph 80). As prime quality agricultural land, the inclusion off the Dykeside Farm site for development would not accord with the terms of SPP.

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development on the periphery of Bathgate would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The site was previously subject to site assessment (CDX) and was identified in the MIR as non-preferred sites with one of the reasons being allied to lack of education capacity. The site lies within the catchment schools of Armadale Academy, Linlithgow Academy, Bathgate Academy and St. Mary's, Bathgate and Balbardie Primary and they would be unable to accommodate a residential development on this site at this time. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX). There is no guarantee that new primary school offered by the objectors will be delivered. Notwithstanding, constraint applies across the education estate at both primary and secondary level.

The spatial strategy set out in the LDP, and supported by the SDP remains committed to the delivery of the core development area allocations (CDAs). The council acknowledges that delivery of the CDAs has not progressed to original anticipated timeframes, however, all CDAs are now delivering housing, contributing towards meeting housing requirements of the LDP.

The council does not propose to modify the LDP to include the Dykeside Farm site as a housing allocation.

Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: *4N*	H-BA23 (Housing site, Bathgate)	
Development plan reference:	H-BA23 Wester Inch	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21885347-0f80e5c (The River Forth Fisheries Trust)
WL/LDP/PP/0243 (SEPA)

Provision of the development Plan to which the issue relates:	Housing Land, Map 4: Bathgate Area and flood risk

Planning authority's summary of the representation(s):

21885347-0f80e5c (The River Forth Fisheries Trust)

Current proposals for the Bathgate Water is to re-route the watercourse to improve the ecological status as well as providing natural and sustainable flood attenuation for both the immediate area and to protect areas further downstream as well as providing an attractive amenity for the population of Bathgate linking different communities via a new path network. The proposed route would pass through the proposed development site. It is unclear as to the exact size of any likely development, therefore it is not possible to comment on the impact in terms of units proposed. Proposed development in this area could impact on the success of this work which relies on natural use of the flood plain to provide adequate space for the scheme. Object to the inclusion of any of the area proposed for development where it is contrary to the following policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Any development should ensure that it complies with DES 1 (f). Consider that development on the site could prevent the council from complying with clause 5.235 of the Plan viz. The council is a responsible body under the Water Environment & Water Services (Scotland) Act 2003, which confers a legal duty to ensure that the aims of the Water Environment & Water Services (Scotland) Act 2003, which confers a legal duty to ensure that the aims of the European Water Framework Directive remain integral to the discharge of its statutory functions.

WL/LDP/PP/0243 (SEPA)
Do not object to the allocation of the site but advises that the required Flood Risk Assessment should consider any structures, e.g. culverts, which may exacerbate flooding and that contact is made with SEPA should the site be progressed.

Modifications sought by those submitting representations:

21885347-0f80e5c (The River Forth Fisheries Trust) No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it

complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

WL/LDP/PP/0243 (SEPA) – no modifications sought.

Summary of responses (including reasons) by planning authority:

It has already been acknowledged in Appendix 2 of the LDP that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required.

In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated 'The impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework'

To reflect the approved development framework for Wester Inch the site boundary of the site is proposed to be amended (CDX).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: *40*	Land to north of Bathgate Golf Club	
Development plan reference:		**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21806279-71b6908 (Bathgate Golf Club/Stewart Milne Homes)		
Provision of the development Plan to which the issue relates:	Housing land and Open Space	
Planning authority's summary of the representation(s):		
21806279-71b6908 (Bathgate Golf Club/Stewart Milne Homes) A site to the north and west of the Bathgate Golf Club clubhouse to be allocated for housing; development would comprise enabling development to fund the rebuilding or refurbishment of the clubhouse and to replace one hole of the course which would be lost to development on land to the south; site is close to the town centre and local amenities; is highly-accessible by a variety of means of transport; it has no significant physical, services or infrastructure constraints; site conforms to the policy framework of the Proposed LDP; developer contributions required for the site are supported in principle.		
Modifications sought by those submitting representations:		
21806279-71b6908 (Bathgate Golf Club/Stewart Milne Homes) – the site to be allocated for housing.		
Summary of responses (including reasons) by planning authority:		
21806279-71b6908 (Bathgate Golf Club/Stewart Milne Homes) <u>Housing Land</u> The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (CDX - paras 85 – 92, 106 – 113 and policy 5, and CD 116 - page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP (CDX – para 110) the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the first plan period. Deletion of the site would reduce the availability of housing land supply within the first plan period and over the plan period as a whole (CDX housing land phasing). Further information is available in the Housing Land position statement (CDX). The council considers that there are better sites that are newly allocated in the LDP or carried		

forward from the adopted West Lothian Local Plan (CDX) e.g. sites at Wester Inch (H-BA 3, H-BA 4, H-BA23), H-BA 17 (Former foundry site), the Sibcas site (H-BA 6) which are all brownfield sites whereas this site is greenfield and contains part of the golf course.

Open Space

Policy COM 2 in the adopted local plan (CDX) indicates that the site is identified as an area of protected open space. It is also protected open space in the LDP with policy ENV21 applicable. This shows a consistency in approach from the existing plan to the new LDP. Open space allocations have been informed by the council's Open Space Strategy
Within settlement envelope urban sports facility

This site would represent a loss of amenity open space that is used by members of the golf club and others without it being replaced.

The council is also supporting other sites in the town that it is considered are better sites either in location and/or because they are brownfield, for example site H-BA27, H-BA2, H-BA24 and H-BA26.

Sportscotland does not object to the principle of this proposal but would seek:

- Details of the replacement hole(s) and timing of replacement;
- Further information around loss of the practice area; including compensation if required – and an appropriate delivery mechanism for both these issues ; and
  Appropriate mitigation to ensure the new housing would not conflict with the golf course use in terms of protection from golf balls.

Other matters

Education
The site proposed would lead to increase in school infrastructure constraints and the local catchment schools would not be able to accommodate this site as well as the other sites that have been allocated. In particular there are constraints at the local ND Primary Simpsons as well as Bathgate Academy.

It is clear that the site is well placed to be served by the town centre and other amenities including being close to a bus route and also close to the Bathgate Railway Station. The site could also be subject railway noise, given its proximity to the Bathgate/Airdrie Railway line that would require possible noise attenuation. However, other site have been identified to meet housing requirements

It is understood that the golf club would be enhanced with this development, but that does not on its own justify allocation of the site in the LDP.

Flood Risk
SEPA have confirmed that the developer requirements for this site should include the requirement for the assessment of flood risk. A watercourse (which may be partly culverted) lies immediately to the south west of the site on the SEPA Flood Map. This may in fact be culverted on the west boundary of site. Further information on this potential flood risk source should be provided. Topographical information and site layout may be sufficient in the first instance to address flood risk concerns.

Developer contribution requirements

Should the reporter seek to allocate this site, it is asked that developer contributions be required for schools RC Secondary, RC Primary and Bathgate Academy as well as affordable housing and cemetery contributions.
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: *4P*	Housing at Seafield Road, Blackburn	
Development plan reference:	EOI-0136	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21672936-5bdab13 (Hallam Land Management Ltd)		
Provision of the development Plan to which the issue relates:	Housing Land	
Planning authority's summary of the representation(s):		

21672936-5bdab13 (Hallam Land Management Ltd)

The respondents seek inclusion of a site in the LDP at Seafield Road, Blackburn for housing development. The respondent refers to a planning application from 2012 and subsequent appeal.

Modifications sought by those submitting representations:

21672936-5bdab13 (Hallam Land Management Ltd) - allocation of the site for housing (circa 120 units) and removal of the site from countryside belt designation.

Summary of responses (including reasons) by planning authority:

21672936-5bdab13 (Hallam Land Management Ltd)

The sites was the subject of a submission to the council's "Call for Sites" to inform the Main Issues Report for the West Lothian Local Development Plan EOI-0136 refers (CDX).

The proposal

The site focusses on 6.5 hectares of agricultural land which lies immediately adjacent to the existing settlement boundary of Blackburn and falls at present within countryside belt.

The Countryside Belts shown in the LDP Proposals Maps and the policy criteria set out in Policy ENV 7 *Countryside Belts and settlement settings* are upheld in this position statement. The council believes that these are the correct Countryside Belts and associated policy to support the wider spatial and policy framework of the LDP. The council's approach to countryside belts is set out in it's position statement (CDX).

The respondents claim the site has a number of benefits and advantages which make it ideally placed to accommodate new housing land in the Blackburn Area. It is immediately available for development, and is an appropriate location for new housing development. It is claimed it can also be favourably considered against relevant planning policies and advice and is effective and free from ownership, physical or infrastructure constraints and can contribute to the effective

housing land supply. The site is not prime quality agricultural land, can be accessed and has a capacity for around 120 houses, including the provision of affordable housing, and provides an opportunity to develop an attractive gateway into Blackburn which would enhance the settlement's existing urban edge.

2012 Planning application & 2013 Planning appeal

This smaller site was the subject of a planning application in 2012 (Application Ref: 0704/P/12) (CDX) and a subsequent planning appeal in 2013 (Appeal Ref: PPA-400-2036) (CDX).

During the application and appeal process, both West Lothian Council and the Scottish Government Reporter accepted that the proposed development on this smaller site would be in keeping with the scale and character of the settlement and the local area; would not undermine green belt objectives; would not constitute sporadic development or lead to coalescence; and could be accepted as an extension to the built-up area. (The council does not accept these statements in respect of the proposed plan however as the site is not allocated for development).

The Appeal Reporter also confirmed that the proposed development of this smaller site accords with the SESplan spatial strategy; and apart from a perceived lack of short term education capacity, meets the requirements of SESplan Policy 7.

The primary reason for the refusal of planning permission was a concern over prematurity in the context of uncertainties in the precise extent of the effective housing land supply within West Lothian, and the preparation of the new Local Development Plan.

These concerns over prematurity the appellant claims have since been resolved through the publication of the SESplan Supplementary Guidance on Housing Land and the publication of the WLLDP Proposed Plan which confirms the scale of new housing land that is required throughout West Lothian. Prematurity may no longer a valid reason to reject the proposed housing development on this site; however the council remain opposed to development of this site in the countryside belt with development beyond the existing settlement boundary.

Education Capacity

In terms of Education facilities, Blackburn appears well-placed in terms of existing school facilities and is home to three primary schools (Murrayfield, Blackburn and Our Lady of Lourdes) and a secondary school (St Kentigern's Academy). It is also well-located in relation to Bathgate Academy. Blackburn can therefore be considered to be strategically well-located in terms of existing education facilities. One of these, Blackburn Primary School, is significantly under-utilised with less than 30% of available places taken up. New housing development should therefore be directed to settlements in West Lothian where there are existing education facilities, and particularly areas where there are "spare" school places. Blackburn is such a settlement it is claimed.

Furthermore, the Council confirmed in the Main Issue Report that *"the availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development".* However this would be an expansion of the town rather than the more sustainable option of development in the town, that would not be able to be supported and in education terms has a problem with two catchment areas. There is no capacity at Murrayfield Primary School. It may be possible to extend Murrayfield and Our Lady of Lourdes. Bussing required to Bathgate Academy that would need to be extended if this site were developed and there is no capacity in this school at the present time. There is a solution at primary school level but not at secondary level therefore. Contributions would therefore be required for all 4 schools involved, should development of this site be supported. The council's position statement on education refers (CDX).

Community Regeneration Strategy

The council also acknowledges that Blackburn is a one of the key settlements in the west of West Lothian where new development should be directed to assist community regeneration initiatives. To that end there are sites allocated for development in Blackburn on brownfield sites that would continue the regeneration. The council is seeking private sector investment in this settlement which would help to provide a wider range and mix of housing in a sustainable and accessible location, which would in turn allow for further investment in local education facilities, creating new employment opportunities and enhanced open space and recreational facilities.

The allocation of the site at Seafield Road whilst according with the council's aims and objectives for the settlement at first glance, would be development of a greenfield site in the countryside, contrary to existing and emerging council policy on landscape that in this case outweighs community regeneration strategy objectives.

Development of the site would be at the cost of intruding into the countryside belt contrary to the proposed plan and there are enough sites within the settlement allocated for development which are in fact brownfield i.e. H-BB 3, H-BB 4, H-BB 8 and H-BB 11and meet the council's aspirations of regeneration, whereas this development would be on greenfield land.

Present site assessment

The present site would be developed into an area which is established countryside belt in both the adopted local plan (CDX) and emerging LDP proposed plan. Previous reasons for refusal were on the issues of education capacity, coalescence between Blackburn and Seafield and housing land supply. There has been a change to the designation to the south of the site to the proposed plan that replaces Areas of Special Control with the countryside belt designation.

The site remains contrary to the strategic development plan, (CDX) insofar as Policy 1B as it would not lead to a development that would conserve and enhance the natural environment as it would represent a significant intrusion into the landscape east of Blackburn, to the diminution of the countryside belt. In essence it would constitute unjustified development in the Countryside Belt around Blackburn and would erode the countryside belt and harm its aims of protecting land from development and protecting coalescence of settlements.

The site would be contrary to policy 5 of SESplan, Housing Land, as it is considered sufficient housing land has been allocated in the LDP. The council contend it complies with Policy 6 on Housing Land flexibility as there are enough units allocated throughout West Lothian. The council also contends that the site is contrary to Policy 7 Maintaining a Five Year Housing Land supply, as the site would not be in keeping with the character of the area or the settlement that has a well-defined eastern boundary that would be breached by this development and could pave the way for coalescence with Seafield and set an undesirable precedent for such developments if approved.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Blackburn beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

There is no education capacity to support development of the site and other infrastructure issues which impact on development.

Development of the site would result in visual intrusion into the countryside contrary to policy ENV31 in the adopted plan and contrary to policy ENV2 in the proposed plan and policy ENV7 in terms of countryside belts and their setting.

There are other more suitable developments within urban areas or which are brownfield. There are also infrastructure constraints in the local catchment schools.

A planning application for housing on part of the site was refused in 2013 and appeal against that refusal was dismissed in 2014 as already discussed, the latter being challenged on housing land supply at the court of session but the original appeal decision was upheld.

The fact that the site would be within the 30mph speed limit signs does not constitute a reason to allow residential on this site. The site is not considered infill, despite it being between houses in Blackburn and houses to east, it would appear as a clear extension to the settlement not in keeping with the development pattern of the area and clearly entering an area of at least semi-rural if not rural landscape character with only sporadic historic housing and recent lowland crofts interrupting this rural landscape feel.

SEPA require a Flood Risk Assessment which assesses the flood risk from the River Almond, and the small watercourses within the site allocation.

The settlement edge would not be enhanced by the development as described by the appellant, but would have a negative impact on the entrance to Blackburn as the natural obvious edge on the eastern site of Blackburn would be eroded.

Summary

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Blackburn beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

There is no education capacity to support development of the site and other infrastructure issues which impact on development.

Development of the site would result in visual intrusion into the countryside.

There are other more suitable developments within urban areas or which are brownfield. There are also infrastructure constraints in the local catchment schools.

A planning application for housing on part of the site was refused in 2013 and appeal against that refusal was dismissed in 2014.

Reporter's conclusions:

Insert text
Reporter's recommendations:

West Lothian Council

Issue: 4R	*Housing Land and flood risk*	
Development plan reference:	H-BA 3 Standhill (site A) Inchcross Garage	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21885347 - 0f80e5c (The River Forth Fisheries Trust)		
Provision of the development Plan to which the issue relates:	*Housing Land and flood risk*	
Planning authority's summary of the representation(s):		
Objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		
Modifications sought by those submitting representations:		
No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		
Summary of responses (including reasons) by planning authority:		
It has already been acknowledged in Appendix 2 of the LDP (CDX) that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required. In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.'
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: *4S*	Housing and flooding	
Development plan reference:	H-BA 4 Standhill (site B)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21885347-0f80e5c (The River Forth Fisheries Trust)		
Provision of the development Plan to which the issue relates:	Housing and flooding	
Planning authority's summary of the representation(s):		
Objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		
Modifications sought by those submitting representations:		
No specific modification is identified but objection is raised to the inclusion of any of the area proposed for development where it is contrary to the following policies put forward by the Local Development Plan: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.		
Summary of responses (including reasons) by planning authority:		
It has already been acknowledged in Appendix 2 of the LDP (CDX) that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required. In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework. The council would not take issue if the Reporter was minded to amend the entry referencing the site		

in Appendix 2 with the addition of text which stated 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.'
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: *4T*	H-BA 11 Wester Inch (Phase 3)	
Development plan reference:	H-BA 11	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21885347-0f80e5c (The River Forth Fisheries Trust)
WL/PP/0243 (SEPA)

Provision of the development Plan to which the issue relates:	Housing and Flood Risk

Planning authority's summary of the representation(s):

21885347-0f80e5c (The River Forth Fisheries Trust) - objection is raised to the inclusion of the site as it is contrary to the following policies in the LDP:: EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. Also any development should ensure that it complies with DES 1 (f).

WL/PP/0243 SEPA – require a Flood Risk Assessment for the site which should assess the risk from the Boghead Burn and small watercourses. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding.

Modifications sought by those submitting representations:

21885347-0f80e5c (The River Forth Fisheries Trust) - no specific modifications proposed but it is suggested that the site is removed from the LDP unless the terms of policies EMG1, EMG2, EMG3, NRG1, ENV11, ENV21 and DES1 (f) can be met.

WL/PP/0243 SEPA – require a Flood Risk Assessment for the site which should assess the risk from the Boghead Burn and small watercourses.

Summary of responses (including reasons) by planning authority:

Itis acknowledged in Appendix 2 of the LDP that the site is susceptible to flooding and a flood risk assessment and a drainage impact assessment are identified as being required.

In assessing any development proposals which have the potential to affect the Bathgate Water, the council will ensure that they are considered with particular regard to policies EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space. The council will also seek to ensure that any development is complaint with policy DES 1 (f) - the development does not result in

any significant adverse impact on the water environment as required by the Water Framework.

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text which stated 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework.'

WL/PP/0243 SEPA
The council would not raise issue with the Reporter should they be minded to amend the LDP to reflect SEPA's requirements for a Flood Risk Assessment for the site which should assess the risk from the Boghead Burn and small watercourses consider any structures, e.g. culverts, which may exacerbate flooding.

Reporter's conclusions:

Insert text

Reporter's recommendations:

West Lothian Council

Issue: 4U	Promotion of site for housing on land at Sibbalds Brae, Bathgate	
Development plan reference:	EOI-0127	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21861632-2cf662c (Barton Willmore on behalf of Hallam Land Management Ltd)		
Provision of the development Plan to which the issue relates:	Non-allocation of land for residential development in Armadale Chapter 6 - Development Proposals by Settlement Statement, Bathgate (page 81) Proposals Map 4, Bathgate Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI-0127

21861632-2cf662c (Barton Willmore on behalf of Hallam Land Management Ltd)

The respondents point to a significant shortfall in housing sites within the Proposed Plan to meet the required Housing Supply Target, as set by the Edinburgh and South East Scotland Strategic Development Plan 2013, and conclude that the council is failing to comply with Scottish Government Planning Policy 2014 (SPP).

The respondents object to the council's approach as it fails to comply with the SDP by not providing sufficient effective housing land in the first period of the plan. It is not appropriate to simply allocate 'sufficient' land up to year 10 rather than the SDP requirements for 2019 and 2024.

There are particular concerns about the council's reliance on sites from the previous Local Plan (2009) which have failed to deliver new housing thus far and the council is urged to revisit the proposed allocation of sites and to replace or augment these with further sites that will contribute effectively to the housing land supply and particularly those that have a realistic opportunity of coming forward within the early part of the plan period up to 2019.

Specifically, it is proposed that a site, which comprises an area of land (70 ha) on the western side of Bathgate at Sibbalds Brae, should be allocated for housing, suggesting it could accommodate up to 750 houses (in phases). It is described as being appropriate for a mixed use housing led development delivering a sustainable new neighbourhood including a range of house types and tenures, a new double stream primary school, local retail provision to service the new neighbourhood (with potential for medical centre / community building) as well as open space and green networks linking with the wider area.

The respondents own the land and consider that the site offers the opportunity to provide a logical

extension to the existing settlement, providing much needed new housing in the short term as part of a phased approach. It is argued that the proposed development also has potential to help deliver a new primary school which can service the needs of the existing and new community. Local retail provision (including potential for medical centre/community building) would also be provided as part of the proposed development, delivering a sustainable new neighbourhood. A strong landscape framework also forms part of the proposed development and would ensure appropriate separation (visual and physical) between the western edge of Bathgate and Armadale to the west.

It is stated that there are a number of urbanising influences in this area including the recent Manor Wood housing to the north, the development of new homes at Whiteside Farm in the southern part of the site and the residential and employment uses that occur along the southern edge of the site extending the settlement boundary further west. This string of developments/uses effectively incorporate development into an area of countryside. The respondents argue that there is an opportunity to integrate these developments with the wider proposals at Sibbalds Brae which will achieve a robust settlement edge whilst providing much needed new housing.

A masterplan has been prepared in support of the proposed allocation which includes a landscape framework as to protect the settlement edge and to secure a permanent separation/ green corridor to safeguard against coalescence with Armadale to the west.

The respondents advise that there is strong housebuilder interest in the site and are confident that the site can deliver new homes in the short term in order to meet housing land requirements pre 2019. It is argued that the site meets the tests of 'effectiveness'.

It is also argued that the site should at the same time be excluded from the Countryside Belt and included in the settlement boundary, suggesting that future masterplan proposals would ensure there would be no coalescence between Armadale and Bathgate and that a robust landscape corridor could be provided and maintained in perpetuity on the western side of the site, between Armadale and Bathgate.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0127

21861632-2cf662c (Barton Willmore on behalf of Hallam Land Management Ltd)

To accord with Scottish Government Policy, the second paragraph in Policy HOU 1 should be rephrased by inserting the words 'at all times' after 'supply of housing land'. The sentence should read as follows:

> '…to ensure that an effective 5 year supply of housing land at all times is maintained over the plan period, proposals for uses other than housing….'

Requests that the site is allocated for housing in the LDP. Also requests that the site is removed from the countryside belt and that the settlement boundary is revised to embrace it with appropriate adjustments being made to Proposals Map 4 and the Schedule of Housing Sites in Appendix Two of the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0127

21861632-2cf662c (Barton Willmore on behalf of Hallam Land Management Ltd)

Housing Land Supply

No change to approach or wording of policy HOU 1 is considered necessary. The council's justification for its approach to housing land requirements and housing land supply is set out in Schedule 4 number 1A.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites. (LDP Proposed Plan page 10, paragraph 5.4).

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply and in Bathgate committed sites, particularly at Eastoun Road H-BA 6, Wester Inch (various) and Standhill (H-BA 3 & H-BA 4), provide a long term framework for settlement growth in the area over the Local Development Plan period. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in Bathgate at this time.

The council does not in any event consider this site at Sibbalds Brae to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive rural landscape, adjoining but situated outwith the western settlement boundary of Bathgate, and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the countryside. It would adversely change the established character and appearance of the site and its surroundings and the council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features.

Significantly, the site is an integral part of the countryside belt intended to prevent the coalescence of Bathgate and Armadale, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. The council's justification for its approach to defining the countryside belt is set out in Schedule 4 number 1B and the council's position statement on countryside belts (CDX).

In this instance there is no justification to amend the settlement boundary to include the proposed site. A change to the settlement boundary at this location would result in a weaker boundary and a diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

There are current education capacity constraints affecting Bathgate and Armadale schools which would prevent development of this site in the short and medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

The site has been the subject of a recent appeal decision which comprehensively addressed all of the same pertinent issues relative to this representation and which it will be noted served to uphold the council's position (PPA-400-2044) (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 5 A	Blackburn Settlement	
Development plan reference:	H-BB 3 West Main Street (West) H-BB 4 West Main Street (East) H-BB 8 East Main Street (former adult training centre)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21874153-H-BB 4 (Mr Thomas Fleming) **21845270 – fc12dde** (Mrs J Johnson c/o Richard Heggie Urban Animation) **21089372 – 01f7746** (Robert Hutchinson) **WL/LDP/PP/0145** (Maureen Finlay) **WL/LDP/PP/0180** (Audrey Gordon) **WL/LDP/PP/0181** (Hazel McLachlan)		
Provision of the development Plan to which the issue relates:	Land for housing and the settlement statement for Blackburn, pages 82 and 151-155, Proposals Map 4.	
Planning authority's summary of the representation(s):		

Representations to allocated sites

H-BB 3 & H-BB 4

WL/LDP/PP/0145 (Maureen Finlay) **WL/LDP/PP/0180** (Audrey Gordon) **WL/LDP/PP/0181** (Hazel McLachlan) **21874153-H-BB 4** (Mr Thomas Fleming)**.**

Object to the proposed development H-BB 4 citing one or more of the following reasons: -

- Any houses built in this area would only add to the serious traffic problems that already exist on entering and leaving Quoiters Court. Increased traffic noise is inevitable. Parking provision is already a major concern to residents at the moment.
- Development would seriously affect the visual amenity of surrounding neighbours.
- Houses would affect privacy and deprive residents of sunlight.
- Loss of habitat for wildlife would be detrimental to the area. The site is home to various wild life species including bats and hedgehogs and many species of birds.
- This can be a pleasant area to sit and relax and children play safely it provides an attractive view for visitors arriving in Blackburn by bus and the loss of the mature trees would have detrimental impact for the community. Impact of loss of landscape including mature trees, shrubs and seating area would be detrimental to the area.
- The site is one of only two green open spaces left in Blackburn.
- There is an established right of way connecting West Main Street with Riddochhill Crescent and it's loss would be detrimental to the area. The route is part of our heritage and a vital link for those who do not drive. Valid planning permission does not constitute permission to

close or divert a public right of way.

- There have been serious drainage issues in the past and any new build would only add to this problem. Extra demands on a system already under stress could cause flooding.
- Concerned about the construction of buildings (size and height etc).

H-BB 8

21089372 – 01f7746 (Robert Hutchinson)

Concerned that the LDP lacks specific detail for sites. Stating just "residential" is too vague and offers no reassurances that local residents will be kept abreast of plans or notified of what is proposed. Map 4 is vague and not site specific.

With regard to site H-BB 8, respondent would not object to housing in-keeping with the neighbourhood provided respectful working hours are kept, though the prospect of high rise apartments is entirely different. Seeks reassurances that 'approval' will not be given before specific details of what is proposed can be offered.

Representations to non-allocated sites

Land west of Blackburn

21845270 – fc12dde (Mrs J Johnson c/o Richard Heggie Urban Animation)

Promote a 19.6ha site which could provide a mix of houses (in the region of 250-350) including affordable homes, mixed market housing and larger homes, meeting a range of needs. There is also scope for employment, leisure and community uses, as part of a new mixed use neighbourhood. The site can provide a source of housing land for Blackburn for a number of years, subject to clarification of ground conditions, noise attenuation, housing mix and the detailed consideration of design and layout.

Much of the site lies on gently south-facing land and its location next to Blackburn ensures that development will read clearly as part of the existing town. The site is currently located within designated Countryside Belt. However, the ambition of this policy to maintain separation of adjacent settlements and protect their setting would not be undermined by allocation of the site for housing use.

Adequate land would remain between Blackburn and East Whitburn to the west and the M8 and associated woodland provides clear separation to the north. It forms a natural extension to the west of Blackburn, following the recent construction of St Kentigern's Academy to the south. It is located approximately 500m from the Blackburn town centre.

Significant parts of the site would remain undeveloped to achieve satisfactory relationships with adjacent features. Vehicular and pedestrian access is available from two potential locations at the east of the site, at Riddochhill Road/Ladeside Gardens. Services and drainage are available locally but it is anticipated that upgrading will be required to serve significant housing development. It is known that there is limited waste water treatment capacity at Blackburn. The LDP does not indicate any education constraints at Blackburn but contributions towards education provision would be expected for new development at this site. The SEPA flood map indicates minimal risk of surface water flooding and there are no significant impacts from the River Almond. It is expected that a Coal Authority Report will be required to highlight any issues with previous workings on or under the site.

Modifications sought by those submitting representations:

Representations to allocated sites

H-BB 3 & H-BB 4

WL/LDP/PP/0145 (Maureen Finlay) Objects to development proposal H-BB 3 and H-BB 4 and urges the council to remove these proposals from its development plan.

WL/LDP/PP/0180 (Audrey Gordon) No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

WL/LDP/PP/0181 (Hazel McLachlan) No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21874153-H-BB 4 (Mr Thomas Fleming) No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

H-BB 8

21089372 – 01f7746 (Robert Hutchinson)
No specific modification has been sought. Respondent would not object to housing in-keeping with the neighbourhood and seeks reassurances that 'approval' will not be given before specific details of what is proposed can be offered.

Representations to non-allocated sites

Land west of Blackburn
21845270 – fc12dde (Mrs J Johnson c/o Richard Heggie Urban Animation) propose that the LDP is amended to allocate the site as a new mixed use neighbourhood, creating a housing supply for Blackburn and supporting its sustainable future.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-BB 3 & H-BB 4

The sites are subject to approved planning briefs (CDX and CDX). The sites were first allocated for housing use in the Bathgate Area Local Plan, which was adopted by the council on 17 March 1998 (CDX). The allocations were carried forward to the West Lothian Local Plan 2005, which was adopted by the council on 13 January 2009, sites HBb3 AND HBb5 (CDX). The allocations are retained in the LDP and contribute to meeting the housing requirements over the local plan period, and the longer term. The approved briefs propose that housing would be the preferred use for both sites. The sites are included in the council's capital programme for disposal.

The approved planning briefs were the subject of consultation with interested parties. Local members were consulted on the briefs prior to a wider consultation being carried out. The wider consultation encompassed neighbouring properties and Blackburn Community Council.

Both development sites include existing footpath links which are adopted. These footpath links are required to be provided within any proposed site layout. They do not necessarily have to follow the exact route of the existing footpaths but should provide a link from the north of both sites through to West Main Street as described in the Planning Briefs. It should be noted that vehicle access to H-

BB 4 would need to be near the western boundary of the site to avoid the bus layby this would lessen the impact on vehicles accessing Quoiters Court.

Concerns regarding drainage are noted. Planning briefs for both sites require a comprehensive drainage impact assessment to be undertaken addressing any issues of foul, surface and ground water, including land drainage both pre and post- development. SEPA has not objected to development but have requested submission of drainage impact and flood risk assessment. SEPA's requirements are reflected in the LDP.

It is noted that there are a number of trees on both sites which would be affected by the proposal. The Planning Briefs require arboriculturalist's reports to assess the position and condition of the existing trees on the site. Where it is not possible to retain a particular tree then a suitable replacement trees are required to be provided at a location to be agreed within the site.

Concerns over construction disturbance, overlooking, privacy, light and surface water run-off, is a matter for the planning application stage at which point neighbours would be notified and asked to comment.

The sites are considered to be appropriate infill sites in the urban area that are subject to approved planning briefs. With regards to the representations received in relation to sites H-BB 3 and H-BB 4, the council does not consider that the plan should be modified in respect of any of the issues raised in these representations.

H-BB 8

The site is subject to an approved planning brief (CDX) which sets out further site specific details including key design, environmental and infrastructural requirements of the council as well as identifying any additional community benefits that will be required as a result of the development of this site.

Representations to non-allocated sites

Land west of Blackburn

21845270 – fc12dde (Mrs J Johnson c/o Richard Heggie Urban Animation). The Council has carefully considered the reasons put forward in support of the modification to include the site within the LDP but is of the view that there is insufficient justification to allocate this land for development. In particular: -

- Allocation of the site is not consistent with the strategy for Blackburn which already allocates more appropriate sites within the settlement boundary.
- This location is part of the Countryside Belt, the reasons for which are discussed more fully in the Countryside Belt Position Statement (CDX). Although visual and physical separation exists between Bathgate and Blackburn, the existing Countryside Belt plays an important role in containing the western built edge of Blackburn preventing coalescence towards the Bathgate settlement boundary. The landscape here also adjoins a local biodiversity site which is a raised peat bog and is an important Green Corridor. Development in this location would extend the urban form of the settlement contributing to urban sprawl in the countryside.
- It should be noted that there are flooding issues associated with the River Almond on the southern boundary of the proposed site.
- There are likely to be access issue to the proposed site as the routes from Ladeside Avenue/Riddochhill Road are narrow tracks which offer little opportunity for them to be

widened due to surrounding properties. In light of the above the Council does not agree to modify the Plan in response to this representation.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 5B	Whiteside Industrial Estate Bathgate	
Development plan reference:	E-BB 2 Inchmuir Road 2 E-BB 5b Pottishaw E-BB 5d Pottishaw	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0374 + WL/LDP/0436+ 21733417-ca849d6 (Quarry Investments Ltd c/o APT Planning) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	E-BB 2, E-BB 5b and E-BB 5d are employment allocations within the plan. Appendix 1: Employment Land Allocations – Bathgate	
Planning authority's summary of the representation(s):		

Representations to allocated sites

E-BB 2

WL/LDP/PP/0374 + WL/LDP/0436+ 21733417-ca849d6 (Quarry Investments Ltd c/o APT Planning) This representation seeks the allocation of site E-BB 2 - Inchmuir Road (currently an allocated employment site) for residential purposes with a capacity of 70 homes within the plan period.

The allocation fro housing will have no detrimental impact on the overall (or local) supply of employment land; the site has never been developed despite previous employment use allocations – there is no demand to develop the site for business/employment use; residential use would be compatible with the neighbouring hotel use. To the west, sufficient existing landscaping/tree belt would be supplemented to ensure no detrimental impact on the residential use or neighbouring employment uses; the loss of this site would not fragment a larger area of employment land; there would be no unacceptable traffic/transportation impacts; and the proposals would complement the neighbouring Cairn Hotel whilst providing affordable, attractive homes at an accessible location close to local amenities and employment.

The deliverability of the site is considered to be a key advantage when compared to other housing allocations across West Lothian. The land is under the control of a willing landowner keen to help deliver the whole project. There are no obstacles to the delivery of development in the short term and the site could contribute to the initial 5-year land supply.

E-BB 5b

WL/LDP/PP/0243 (SEPA) requirement for a flood risk assessment should be included in the LDP for this site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

E-BB 5d

WL/LDP/PP/0243 (SEPA) requirement for a flood risk assessment should be included in the LDP for

this site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Modifications sought by those submitting representations:

Representations to allocated sites

E-BB 2

WL/LDP/PP/0374 + WL/LDP/0436+ 21733417-ca849d6 (Quarry Investments Ltd c/o APT Planning) Requests that the site be removed from the allocated employment land supply for Bathgate and allocated for residential development.

E-BB 5b

WL/LDP/PP/0243 (SEPA) – add reference to requirement for flood risk assessment in the LDP Appendix 2 Site Delivery Requirements.

E-BB 5d

WL/LDP/PP/0243 (SEPA) – add reference to requirement for flood risk assessment in the LDP Appendix 2 Site Delivery Requirements.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

E-BB 2

This representation seeks the allocation of site E-BB 2 - Inchmuir Road (currently an allocated employment site in the plan) for residential purposes.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development set out below.

The site lies within the established employment area boundary of Whiteside industrial Estate and is bounded by the A7066 to the north, Inchmuir Road (the main access road to the industrial estate to the south), Genius Gluten Free (industrial use) to the west and the Cairn hotel and a car showroom to the east. Residential development at this location would be considered an inappropriate use within an established industrial estate. It would also be immediately adjacent to a class 5 industrial use and bringing residential development closer to the industrial use could prejudice its future operations.

There are potentially education capacity constraints within the area which may prevent development of this site. The council's position in relation to education requirements is set out in the Education Position Statement (**CDX**).

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this site for residential use. The council's position in relation to housing land is set out in the housing position statement (**CDX**)

For these reasons, the council does not agree to modify the plan in response to this representation.

E-BB 5B

The council agrees to include the requirement for a Flood Risk Assessment in the Site Delivery Requirements for E-BB 5b to ensure consistency with updated advice from SEPA. The council considers this to be a non-notifiable modification.

E-BB 5d

The council agrees to include the requirement for a flood Risk Assessment in the Site Delivery Requirements for E-BB 5d to ensure consistency with updated advice from SEPA. The Council considers this to be a non-notifiable modification.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 6A	Allocation of land for employment uses and housing in Blackridge	
Development plan reference:	E-BL 1 (Sibbald Training Centre Site 1) E-BL 2 (Sibbald Training Centre Site 2) H-BL 1 (Allison Gardens, Site A) H-BL 2 (Allison Gardens, Site B) H-BL 3 (Westcraigs Road) H-BL 4 (Craiginn Terrace) H-BL 5 (Woodhill Road) H-BL 6 (South of Craiginn Terrace, part of H-BL 4)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21908005-dbc948c (Robert French) **21118219-28fa012** (SportScotland) **WL/LDP/PP/0023 and 21075331-Blackridge Development Plan** (Iain McLean) **WL/LDP/PP/0059** (Tom Hardie on behalf of Sibbald Ltd) **WL/LDP/PP/0243** (SEPA) **WL/LDP/PP/0457** (Dr Nigel Todhunter)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Blackridge (page 83) Appendix 1 – Schedule of Employment Sites, Blackridge (page 104) Appendix 2 - Schedule of Housing Sites, Blackridge (page 156-158) Proposals Map 5, Villages (Blackridge)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

E-BL 1 (Sibbald Training Centre Site 1)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
The respondents support the allocation of their site at Blackridge. They also support the wider employment objectives of the proposed plan for both flexibility of existing employment land and for a broader range of uses on traditional employment land. Sibbald Ltd also takes comfort that this flexibility has been accepted for a wider range of use classes through the MIR consultation process.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation however requires a Flood Risk Assessment (FRA) which assesses the risk from the small watercourse which historic maps indicate the presence of within the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

E-BL 2 (Sibbald Training Centre Site 2)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
The respondents support the allocation of their site at Blackridge. They also support the wider employment objectives of the proposed plan for both flexibility of existing employment land and for a broader range of uses on traditional employment land. Sibbald Ltd also takes comfort that this

flexibility has been accepted for a wider range of use classes through the MIR consultation process.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation however a review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The council may wish to consider including the surface water risk in the developer requirements.

H-BL 4 (Craiginn Terrace)

21908005-dbc948c (Robert French)
Argues that not enough effort has been afforded to creating job opportunities in Blackridge and this is in part the reason why housing allocations have never been realised. While recognising the need for commuter settlements efforts must also be made to attract inward investment.

WL/LDP/PP/0023 and 21075331-Blackridge Development Plan (Iain McLean)
The respondent has concerns about the proposed development as they live at Westcraigs Road which bounds the allocation. When planning was previously agreed for this site the houses planned did not complement the style or form of existing houses. . In the previous plan permission was granted for two and a half storey properties while the street is mainly made up of bungalows or at most one and a half storey homes. The respondent is also concerned about increased traffic on Westcraigs Road and pressures on the local facilities and school capacity.

H-BL 5 (Woodhill Road)

21118219-28fa012 (SportScotland)
SportScotland objects to Policy ENV 22 based on its current wording since it is not consistent with SPP 2014. This matter is addressed separately under Schedule 4 number (**26Ad**)

SportScotland do not object to this allocation given that the affected playing field has been declared surplus to requirements and does not constitute a loss of outdoor sports facilities.

H-BL 6 (South of Craiginn Terrace, part of H-BL 4)

WL/LDP/PP/0457 (Dr Nigel Todhunter)
The respondent objects to the proposed allocation as it relates to a green field site. It is noted that the respondents property (and those of his neighbours), are all bungalows and there would therefore be objection to the development of anything other than bungalows on this site for reasons allied to a loss of privacy.

Modifications sought by those submitting representations:

Representations to Allocated Sites

E-BL 1 (Sibbald Training Centre Site 1)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
No specific modification of allocation E-BL 1 has been sought.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. It does however suggest an addition to the text of the entry in Appendix 1 – Employment Land Allocations, Blackridge (page 104) requiring a Flood Risk

Assessment (FRA) which assesses the risk from the small watercourse which is understood to flow through the site. Historic maps indicate the presence of a watercourse within the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

E-BL 2 (Sibbald Training Centre Site 2)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
No specific modification of allocation E-BL 2 has been sought.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. It does however suggest an addition to the text of the entry in Appendix 1 – Employment Land Allocations, Blackridge (page 104) advising that flooding issues should be investigated further and it is recommended that contact is made with the flood prevention officer.

H-BL 4 (Craiginn Terrace)

21908005-dbc948c (Robert French)
No specific modification of allocation H-BL 4 has been sought.

WL/LDP/PP/0023 and 21075331-Blackridge Development Plan (Iain McLean)
No specific modification of allocation H-BL 4 has been sought.

H-BL 5 (Woodhill Road)

21118219-28fa012 (SportScotland)
No specific modification of allocation H-BL 5 has been sought.

H-BL 6 (South of Craiginn Terrace, part of H-BL 4)

WL/LDP/PP/0457 (Dr Nigel Todhunter)
No specific modification of allocation E-BL 2 has been sought.

Summary of responses (including reasons) by planning authority:

E-BL 1 (Sibbald Training Centre Site 1)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
As no modification of allocation E-BL 1 is sought, the council has no response to make.

WL/LDP/PP/0243 (SEPA)
SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 (CDX) (page 104) with the addition of text that requires a Flood Risk Assessment be submitted which assesses the risk from the small watercourse which is understood to flow through

the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

E-BL 2 (Sibbald Training Centre Site 2)

WL/LDP/PP/0059 (Tom Hardie on behalf of Sibbald Ltd)
As no modification of allocation E-BL 2 is sought, the council has no response to make.

WL/LDP/PP/0243 (SEPA)

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 (CDX) (page 104) with the addition of text that requires a Flood Risk Assessment be submitted which assesses the risk from the small watercourse which is understood to flow through the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

H-BL 4 (Craiginn Terrace)

21908005-dbc948c (Robert French)
Comments noted, however no modification is proposed.

WL/LDP/PP/0023 and 21075331-Blackridge Development Plan (Iain McLean)
Comments noted, however no modification is proposed.

H-BL 5 (Woodhill Road)

21118219-28fa012 (SportScotland)
As no modification of allocation H-BL 2 is proposed, the council has no response to make.

H-BL 6 (South of Craiginn Terrace, part of H-BL 4)

WL/LDP/PP/0457 (Dr Nigel Todhunter)
No modification proposed other than to clearly identify allocation H-BL 6 on Map 5 : Villages (Blackridge).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 7A	Allocation of land for housing in Breich	
Development plan reference:	H-BR 2 (Woodmuir Road (West)) H-BR 3 (Woodmuir Road (East)) H-BR 5 (Former Woodmuir Primary School) H-BR 6 (Blackhill Farm)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21860773-la2acc5 (Michael Howley) **21668796-8983a30** (Hazel Tod on behalf of Woodmuir Estates) **WL/LDP/PP/0006** (Jim Warnock) **WL/LDP/PP/0040** (James Mina) **WL/LDP/PP/0265** (James Clarkson)		
Provision of the development Plan to which the issue relates:	Chapter 5 - Development Proposals by Settlement Statement, Breich (page 83) Appendix 2 - Schedule of Housing Sites, Breich (page 159-161) Proposals Map 5, Villages (Breich)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-BR 2 (Woodmuir Road (West))

21860773-la2acc5 (Michael Howley)
The respondent feels that there are other more accessible and serviceable sites in Breich and therefore objects to the allocation of this site. It is considered dangerous in terms of inadequate infrastructure and an unsuitable road leading to Blinkbonny Gardens. Increased construction traffic and services contribute to an unsafe road. Notes that the site has yet to be completed some 10 years after it started and with insufficient infrastructure.

WL/LDP/PP/0040 (James Mina)
Objects to this allocation as there was no expectation of any further development taking place in Breich. Concerned about the privacy and intrusion any such development will have on the existing houses. Regards access to the development site to be completely unacceptable for any additional traffic. There are no facilities within the village and it is simply not a candidate for such a significant increase in housing. Respondent requests a meeting with local members and Council officials.

WL/LDP/PP/0006 (Jim Warnock)
Objection to this above allocation, and points out that a nearby development was a complete shambles in that it was undertaken by multiple individual builders. Suggests that development should be controlled by one builder with the necessary site staff. Respondent requests a meeting with local members and Council officials.

H-BR 3 (Woodmuir Road (East))

WL/LDP/PP/0040 (James Mina)
Objects to this allocation as access to the development site is completely unacceptable for any additional traffic. Notes the current planning application ref 0203/FUL/15.

WL/LDP/PP/0006 (Jim Warnock)
Objects to this allocation and requests that an infrastructure plan should be in place before any development commences. Concerned that there are no facilities within the village and believes the site to be a poor candidate for such a significant increase in housing. The entrance to the site on Woodmuir Road is unsuitable for large vehicles. The respondent points to the previous development on allocation H-BR 2 in supporting their argument.

WL/LDP/PP/0265 (James Clarkson)
Objects to this allocation and notes the planning application (ref 0203/FUL/15) is currently being processed. There are concerns on how any development would be managed so as not to endanger the safety of children using the park and commuting to school. Woodmuir Road has limited access for machinery and builders trucks and the narrowing of the road adds to the concerns of the safety to children. There are also visibility issues on the A71 junction which would be exacerbated by additional houses. Respondent requests a meeting with local members and Council officials.

H-BR 5 (Former Woodmuir Primary School)

WL/LDP/PP/0040 (James Mina)
Concerned about the privacy and intrusion any development will have on the existing houses.

H-BR 6 (Blackhill Farm)

WL/LDP/PP/0265 (James Clarkson)
Objects to this allocation and raises concerns on how any development would be managed so as not to endanger the safety of children using the park and commuting to school. Woodmuir Road has limited access for machinery and builders trucks and the narrowing of the road adds to the concerns of the safety to children. There are also visibility issues on the A71 junction which would be exacerbated by additional houses.

21668796-8983a30 (Hazel Tod on behalf of Woodmuir Estates)
Supports this allocation. The site is suitable for housing and will also support the nearby train station and suggests that an increase in demand from additional housing will attract better rail services. In terms of infrastructure, the village is suitable for expansion as there is capacity and services in place including the new primary school. The respondent considers that a sizeable development would bring jobs and investment to the area. This investment is considered key to attracting local services such as newsagents, shops and other amenities.

The respondent wishes to extend proposals for employment considerations including potential commercial units for shops and services in Breich, particularly to the east of the village or parallel to the A71 opposite the railway station.

The respondent also supports potential development to the east of Woodmuir Primary School as this area of Land supports good access to the A71 and fits in well with the surrounding area. These additional areas of land are in keeping with the key requirements of the housing policy and also limit the amount of disruption to current residents.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BR 2 (Woodmuir Road (West)

21860773-la2acc5 (Michael Howley), **WL/LDP/PP/0040** (James Mina) and **WL/LDP/PP/0006** (Jim Warnock) - no specific deletion or modification of allocation H-BR 2 has been stated.

H-BR 3 (Woodmuir Road (East)

WL/LDP/PP/0040 (James Mina), **WL/LDP/PP/0006** (Jim Warnock) - no specific deletion or modification of allocation H-BR 3 has been stated.

WL/LDP/PP/0265 (James Clarkson)
Seeks the deletion of allocation H-BR 3 and H-BR 6 and seeks other land to the east and west of the village to be developed first and road systems that connect these two areas are put in place.

H-BR 5 (Former Woodmuir Primary School)

WL/LDP/PP/0040 (James Mina) - no specific deletion or modification of allocation H-BR 5 has been stated.

H-BR 6 (Blackhill Farm)
WL/LDP/PP/0265 (James Clarkson)
Seeks the deletion of allocation H-BR 3 and H-BR 6 and seeks other land to the east and west of the village to be developed first and road systems that connect these two areas are put in place.

21668796-8983a30 (Hazel Tod on behalf of Woodmuir Estates)
No specific deletion or modification of allocated site H-BR 6 has been stated, but wishes to extend the proposals in H-BR 6 - Appendix 2 (page 161) to include employment opportunities including potential commercial units for shops and services.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BR 2 (Woodmuir Road (West)

21860773-la2acc5 (Michael Howley), **WL/LDP/PP/0040** (James Mina) and **WL/LDP/PP/0006** (Jim Warnock) - comments noted, however no modification is necessary in response to this representation. It is noted that development is largely built out with 27 units built and only three remaining vacant plots. The site has a valid planning permission (**CDX**).

H-BR 3 (Woodmuir Road (East)

A planning application (ref 0203/FUL/15) for 58 self-build plots is currently under consideration by the council (CDX).

WL/LDP/PP/0040 (James Mina) and **WL/LDP/PP/0006** (Jim Warnock) - comments noted, however no modification is necessary in response to this representation.

WL/LDP/PP/0265 (James Clarkson)
The council has carefully considered the reasons put forward in support of the removing H-BR 3 as a housing allocation but remains of the view that there is insufficient justification to remove this land for development.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. This is a suitable site for development that can be brought forward to support development requirements and there is therefore the allocation should remain in terms of meeting housing requirements. The site would contribute to sustainable travel due to proximity to the rail network. With respect to the land to east and west of Breich, there is insufficient justification to promote further residential land elsewhere in Breich, either separately or in conjunction with this allocation. Proposed sites to the east and west of the village are situated on a highly prominent location and are not in keeping with the character of the village. The sites proposed by the council are secluded and more suitably located for development containing the village within a central core. The scale of development proposed in the village is considered to be in keeping with the character of the village.

H-BR 5 (Former Woodmuir Primary School)

WL/LDP/PP/0040 (James Mina) – site H-BR 5 is the subject of an approved planning brief (**CDX**). The site has been declared surplus to council requirements and presents a brownfield opportunity for a range of uses. The council does not propose to alter the LDP in relation to this site.

H-BR 6 (Blackhill Farm)
WL/LDP/PP/0265 (James Clarkson)
The Council has carefully considered the reasons put forward in support of the removing H-BR 6 as a housing allocation but remains of the view that there is insufficient justification to remove this land for development. The sites proposed by the council are secluded and more suitably located for development containing the village within a central core. The scale of development proposed in the village is considered to be in keeping with the character of the village. For these reasons, the Council does not agree to modify the plan in response to this representation.

21668796-8983a30 (Hazel Tod on behalf of Woodmuir Estates)
There are brownfield opportunities more centrally located within the village which could be used to provide for commercial uses in sites H-BR 4 and H-BR 5 (**CDX**) which are the subject of approved planning briefs which would allow for mixed use development, including commercial uses. No modification to the LDP is proposed in relation to this submission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 8A	Bridgend Settlement	
Development plan reference:	H-BD 1 Willowdean Site A H-BD 2 Willowdean Site B H-BD 3 Willowdean, Bridgend Golf Club H-BD 5 Bridgend Farm	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0056 (M Callaghan) **WL/LDP/PP/0241+21860430-7d2cbc7** (Lochay Homes c/o Philip Neaves Felsham Planning) **WL/LDP/PP/0243** (SEPA) **WL/LDP/PP/0085** (T&B Wilson c/o John Handley Associates) **21861519-cd9240c** (Rosebery Estates c/o Mr John Wright, Strutt and Parker) **21029703-772d24a** (Mrs Muriel Stuart)		
Provision of the development Plan to which the issue relates:	Land for housing in Bridgend. Pages 83 and 162, Proposals map 2	
Planning authority's summary of representation(s):		

Representations to allocated sites

H-BD 1

WL/LDP/PP/0056 (M Callaghan) Objects to housing in Willowdean due to the road being unable to take more traffic; school capacity concerns; capacity issues in the waste water works; concern over ground conditions related to old shale workings preventing the building of houses.

21029703-772d24a (Mrs Muriel Stuart) Objects to new housing due to loss of privacy and light; volume of traffic both construction and residential; school capacity concerns; capacity issues in the sewage works; concern about subsidence due to old mine workings.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) seek amendments to be made to the table on page 162 to accurately reflect the characteristics of site H-BD 1:-

- The table on page 162 indicates a requirement for a Flood Risk Assessment (FRA). A robust Surface Water Drainage Strategy taking into account over land flows and incorporating SUDs would be sufficient without needing an FRA;
- Surprised to see reference to the fact that this site falls within the Edinburgh Airport Safeguarding area (which is shown on the Edinburgh LDP Proposals Map as stopping at Newbridge). This is not mapped on the Proposed LDP maps and the reference should be deleted or if it is appropriate qualified;
- Challenge the requirement for archaeological Investigations. The Historic Scotland mapping (PastMap) database identifies nothing of any importance/interest on site. Council needs to produce evidence to justify this requirement;
- The same amendments should be made to H-BD2 (with the exception of FRA).

21861519-cd9240c (Rosebery Estates c/o Mr John Wright, Strutt and Parker) Support the identification of sites H-BD 1 & H-BD 2 for housing development, subject to the changes sought by

Lochay Homes Ltd.

H-BD 2

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) seek amendments to be made to the table on page 163 to accurately reflect the characteristics of site H-BD 2:-

- Surprised to see reference to the fact that this site falls within the Edinburgh Airport Safeguarding area (which is shown on the Edinburgh LDP Proposals Map as stopping at Newbridge). This is not mapped on the Proposed LDP maps and the reference should be deleted or if it is appropriate qualified;
- Challenge the requirement for archaeological Investigations. The Historic Scotland mapping (PastMap) database identifies nothing of any importance/interest on site. Council needs to produce evidence to justify this requirement;
- Capacity testing has been undertaken on H-BD2 and confirms that additional numbers can be comfortably accommodated on the site. It is in closer proximity to the school, shop and bus services, on an effective and deliverable site, which has commitment from a housebuilder. The site, including the extended allocation (an increase to 130 units from 90) can be developed in the first five years of the plan.

21861519-cd9240c (Rosebery Estates c/o Mr John Wright, Strutt and Parker) Support the identification of H-BD 1 & H-BD 2 for housing development, subject to the changes sought by Lochay Homes Ltd.

H-BD 3

WL/LDP/PP/0056 (M Callaghan) - Objects to housing in Willowdean due to the road being unable to take more traffic; school capacity concerns; concerns over capacity in the waste water works; concern over ground conditions related to old shale working houses preventing the building of houses.

H-BD 5

WL/LDP/PP/0085 (T&B Wilson c/o John Handley Associates) - Fully supports the council's allocation of site H-BD5, as shown on the proposals map and in housing proposals page83. Suggests that the drafting errors be corrected in the plan. There is a small typing error on page 83 of the Proposed Plan where the site is referenced as “E-BD 5”. This should be changed to “H-BD 5”.

The site has also been omitted from the list of housing sites set out in Appendix Two: Schedule of Housing Sites/Site Delivery Requirements.

WL/LDP/PP/0243 (SEPA) SEPA require a flood risk assessment (FRA) which assesses the risk from the small watercourse which flows on the boundary of the site. Consideration should also be given to the pond on-site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The site does not appear in Appendix Two: Schedule of Housing Sites/Site Delivery Requirements if it is updated to include the site then SEPA’s requirement for an FRA should be reflected.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) There is no entry for H-BD 5 in the tables for Bridgend (page 162-164). Objection is raised to the site. The previous West Lothian Local Plan Examination considered it to be detrimental to the setting of the settlement and nothing has changed which would result in a different conclusion now. There was no developer at the previous Local Plan Examination and there is no developer now, therefore the site is unlikely to be effective.

Modifications sought by those submitting representations:

Representations to allocated sites

H-BD 1

WL/LDP/PP/0056 (M Callaghan), **21029703-772d24a (Mrs Muriel Stuart)** No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning)

- Amendments to be made to the table on page 162 to accurately reflect the characteristics of site H-BD 1;
- Delete reference to Flood Risk Assessment;
- Reference to Edinburgh Airport Safeguarding area should either be deleted or if it is appropriate qualified;
- Evidence is sought to justify the requirement for archaeological investigations.

WL/LDP/PP/0243 (SEPA) Appendix Two: Schedule of Housing Sites/Site Delivery Requirements mentions "Flood Risk Assessment Required". SEPA is not aware of any flood risk issues at this site and as such does not require a FRA. Deletion of reference is sought.

H-BD 2

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning)

- Amendments to be made to the table on page 162 to accurately reflect the characteristics of site H-BD 2;
- Reference to Edinburgh Airport Safeguarding area should either be deleted or if it is appropriate qualified;
- Evidence is sought to justify the requirement for archaeological investigations;
- Suggest an increase in site capacity (not land) for allocation H-BD 2. Seek a revision to the table on page 83 to increase the capacity to 130 units (this would be linked to the deletion of H-BD 5 allowing those numbers to be redirected to this site).

H-BD 3

WL/LDP/PP/0056 (M Callaghan) No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

H-BD 5

WL/LDP/PP/0085 (T&B Wilson c/o John Handley Associates) Request that the site reference typing error on page 83 of the Proposed Plan is rectified and the site is included within Appendix Two: Schedule of Housing Sites/Site Delivery Requirements, page 164 .

WL/LDP/PP/0243 (SEPA) If the site is included in Appendix Two: Schedule of Housing Sites/Site Delivery Requirements comments should include SEPA's requirement for an FRA.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) Consider the site to be non-effective therefore it should be removed from the LDP and the housing numbers redirected to site H-BD 2.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-BD 1, H-BD 2 and H-BD 3

Waste Water

WL/LDP/PP/0056 (M Callaghan) and 21029703-772d24a (Mrs Muriel Stuart)

Concern has been raised over waste water works being unable to cope with any additional housing development in the area. Scottish Water has provided a response in relation to the proposal (CDX) confirming that in terms of waste water treatment the site is served by the BRIDGEND waste water treatment works (WWTW) where there is sufficient capacity.

Scottish Water's response also indicates that in terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

Former Mining Area

WL/LDP/PP/0056 (M Callaghan) and 21029703-772d24a (Mrs Muriel Stuart)

Representations have identified that the area was formerly mined and that this may raise issues of subsidence. The Coal Authority has stated that the site is within a 'Coal Resource Area' and may have been subject to past coal working. Any proposal for developing the site would require an assessment and or investigation in consultation with the Coal Authority.

School Capacity

WL/LDP/PP/0056 (M Callaghan) and 21029703-772d24a (Mrs Muriel Stuart)

See education position statement (CDX).

Increased traffic on Willowdean

WL/LDP/PP/0056 (M Callaghan) and 21029703-772d24a (Mrs Muriel Stuart)

The LDP has been subject to transport appraisal for all sites in the proposed plan (CDX) and no concerns have been raised by the council's Transportation Service. It should be noted however, that detailed construction and residential traffic arrangements will be addressed through any eventual planning application.

Privacy and Light

21029703-772d24a (Mrs Muriel Stuart) The LDP is not the place for the matters raised and these will be addressed through any eventual planning application.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning) Response to issues raised in relation to sites H-BD1 and H-BD2**: -**

- Developer requirements identified in Appendix Two: Schedule of Housing sites/site delivery requirements for H-BD1 wrongly include the need for a Flood Risk Assessment (FRA) on this site as confirmed by SEPA. For this reason, the council agrees to modify the Plan to remove reference to the need for a FRA and considers this to be a non-notifiable modification.

- West of Scotland Archaeology Service (WOSAS) has provided a response (CDX) to both sites stating that comparison with available historical maps indicates that much of the plot was formerly part of the Bridgend Shale-Oil Works and has concluded that the site is considered to have potential and an assessment and or investigation may be required.

- British Airports Authority (BAA) has confirmed that the sites fall within the safeguarding consultation zone (CDX) (which is 13km from an aerodrome, in this case Edinburgh Airport)

under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding who may impose restrictions which require to be observed.

- Increase site capacity on H-BD 2 Willowdean (Site B) - It is noted that the proposed increase in capacity being put forward would be a replacement for H-BD 5 rather than an addition to the overall housing allocations in the village however H-BD 5 is considered to be an effective infill site at the entrance to village which assists in identifying a variety of options for the expansion of Bridgend (i.e. as set out in the 2013 Site Assessments (CDX)).

The Council does not therefore agree to any modifications to the LDP resulting from these submissions.

H-BD 5

Housing site H-BD 5 Bridgend Farm is shown on proposal map 2 of the LDP and in section 6 (page 83) proposals by settlement but has been omitted in error from Appendix Two: Schedule of Housing Sites/Site Delivery Requirements. The council suggests the LDP is amended to include the site in appendix 2 and agrees to the suggestions made in representation **WL/LDP/PP/0243** from SEPA in relation to flood risk as it reflects their most current advice. For this reason, the council agrees to modify the Plan and considers this to be a non-notifiable modification.

WL/LDP/PP/0241+21860430-7d2cbc7 (Lochay Homes c/o Philip Neaves Felsham Planning)

Site allocations in Bridgend were reassessed as part of the proposed plan with 5 sites being proposed for housing development. The council do not want to see a reduction in the overall number of units which can be supported in Bridgend as it is recognised that the housing allocations will assist in regeneration of the village and addressing the tenure balance within the settlement.

It is noted that the proposed increase in capacity being put forward would be a replacement for H-BD 5 rather than an addition to the overall housing allocations in the village however H-BD 5 is considered to be an effective infill site at the entrance to village which assists in identifying a variety of options for the expansion of Bridgend. The council does not therefore agree to any modifications resulting from this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 9A	Allocation of land for housing at 9A Church Street Depot, Broxburn	
Development plan reference:	H-BU 11 - Church Street Depot, Broxburn	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0007(Mr & Mrs Sword)
WL/LDP/PP/0043 (Mr & Mrs B J Moore)
WL/LDP/PP/0044 (Mr Duffy)
WL/LDP/PP/0051 (Mr and Mrs B J Moore)
WL/LDP/PP/0061 (Alan Cunningham on behalf of Broxburn United Sports Club Trust)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0412 (Mr & Mrs B J Moore)
21496118 / 29dda79 (Miss Michelle Bintcliffe)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Bathgate (page 174) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 11 - Church Street Depot, Broxburn

WL/LDP/PP/0007(Mr & Mrs Sword)
WL/LDP/PP/0043 (Mr & Mrs B J Moore)
WL/LDP/PP/0051 (Mr and Mrs B J Moore)
WL/LDP/PP/0412 (Mr & Mrs B J Moore)
WL/LDP/PP/0044 (Mr Duffy)
WL/LDP/PP/0076 (Mr & Mrs Waters)
Objection is raised to allocation of the site for housing for one or more of the following reasons:-

- car parking problems on Church Street,
- the density of development,
- impact on the mature boundary trees.

A suggestion was also raised to turn the site into a car park as it is claimed parking in Church Street / Stewartfield Road is congested at times and causes concern for the Emergency Services. This car park would serve both the sports centre and the playing field.

21496118 / 29dda79 (Miss Michelle Bintcliffe)
Objects to allocation of the site for the following reasons and states it should be removed from the plan for a number of reasons:

- The area borders the main playing fields and contributes to the valued green space;
- building homes on the site degrades the open space and this houses will look directly onto the playing field and increase the chance of anti-social behaviour;

- such a development would be out of keeping with the existing surrounding housing;
- access to the site will increase traffic on Church street to the detriment of children; and
- any removal of the trees between the site and Stewartfield Road would affect privacy of existing Stewartfield Road residents.

WL/LDP/PP/0061 (Alan Cunningham on behalf of Broxburn United Sports Club Trust)
Broxburn United Sports Club Trust (BUSC) lodge an objection to the LDP proposal regarding H-BU 11 (and H-BU 12). They object to the reduction in essential car parking for their members and visitors at both these locations, but in particular H-BU 11.

Albyn Park facility has over 700 members consisting of 32 teams and equivalent visiting teams. BUSC have a weekly through flow of around 3,000 people to Albyn Park over a 7 day operation.

Residents in Church St have complained for many years to WLC about parking issues caused by Xcite and BUSC. BUSC only have 25 parking spaces at Albyn Park with another additional 18 provided at Buchan Park.

BUSC wish to retain these H-BU 11 Stewartfield parking spaces where they manage 5 playing fields in addition to their artificial pitch at Albyn Park. Parents also use the road parking at H-BU 12 to access Stewartfield parks from the east end.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 11 - Church Street Depot, Broxburn

21496118 / 29dda79 (Miss Michelle Bintcliffe)
Objects to the site and states it should be removed from the Plan.

WL/LDP/PP/0061 Alan Cunningham for Broxburn United Sports Club Trust
Seeks to retain these Stewartfield parking spaces within the H-BU 11 allocation.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 11 - Church Street Depot, Broxburn

WL/LDP/PP/0007(Mr & Mrs Sword)
WL/LDP/PP/0043 (Mr & Mrs B J Moore)
WL/LDP/PP/0044 (Mr Duffy)
WL/LDP/PP/0051 (Mr and Mrs B J Moore)
WL/LDP/PP/0061 (Alan Cunningham on behalf of Broxburn United Sports Club Trust)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0412 (Mr & Mrs B J Moore)
21496118 / 29dda79 (Miss Michelle Bintcliffe)

The site was occupied by a former Housing Services Depot until the early 2000's. It then fell out of use and was subsequently vandalised and declared surplus by the council. Consequently, in the earlier Broxburn Area Local Plan (1989), there were no proposals or polices specific to the site.

Similarly, the adopted West Lothian Local Plan (2009) (CDX) shows the site as "white land", within the settlement boundary and while there are no proposals or polices specific to the site, there is a presumption in favour of development within these urban boundaries, although it abuts the southern boundary of Stewartfield Park which is protected as open space.

The West Lothian Local Development Plan Main Issues Report (2014) (CDX) identified the site as a "Preferred New site" for housing use, ref. BRO 6. There were no representations on this site at this stage.

A planning brief has not been prepared, but would address such planning issues as survey and retention of the mature boundary trees and density of development. The site is currently fenced off and forms disused buildings and hardstanding. It does not contribute in any way to the District Park, nor its setting. The existing pitches are formed in an east – west orientation and sit some considerable distance from the site boundary that should reduce any perceived conflict between park users and new houses re-developed on the brownfield site.

Only a relatively low number of 10 dwellings are proposed for the site and this should not significantly exacerbate traffic or pedestrian conditions on Church Street.

The council has however been persuaded that the loss of the car parking spaces on the west side of the site, adjacent to the new entrance to Stewartfield District Park, would be an unfortunate consequence of development and would for that reason be prepared to re-define the extent of the allocation to exclude the parking spaces it in order that they can continue to be used by park users and BUSC. The council would therefore not take issue to the Reporter recommending that the boundary of site H-BU 11 is appropriately amended on Proposals Map 3 to accommodate this.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 9B	Allocation of land for housing at Hillview Avenue, Broxburn	
Development plan reference:	H-BU 12 – Hillview Avenue, Broxburn	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0008 (Mr & Mrs Dunbar)
WL/LDP/PP/0009 (Mr W Cowan)
WL/LDP/PP/0010 (Mrs H Paterson)
WL/LDP/PP/0011 (Mr Tom Brechney)
WL/LDP/PP/0012 (Mr & Mrs Coutts)
WL/LDP/PP/0013 (Mr J and Mrs A Gardner)
WL/LDP/PP/0014 (M L Donaldson)
WL/LDP/PP/0018 (Margaret Howard)
WL/LDP/PP/0019 (Mr & Mrs Sword)
WL/LDP/PP/0020 (David and Frances Cowe)
WL/LDP/PP/0026 (Nyree)
WL/LDP/PP/0027 and 21115861-ecccb34 (Yvonne Shaw)
WL/LDP/PP/0035(Kathleen Halliday)
WL/LDP/PP/0036 (Jim Leslie)
WL/LDP/PP/0037 (Gerry Doherty)
WL/LDP/PP/0038 (Bridie Doherty)
WL/LDP/PP/0042 and 21591345-83a9281 (Councillor Janet Campbell)
WL/LDP/PP/0049 (Janette Little)
WL/LDP/PP/0061 (Alan Cunningham)
WL/LDP/PP/0069 (Alan McIntyre)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0081 (M Kelly)
WL/LDP/PP/0082 (Lee Grieve)
WL/LDP/PP/0089 (Lorraine Peters)
WL/LDP/PP/0092 (James Chapman)
WL/LDP/PP/0093 (Margaret Caroline Dawson)
WL/LDP/PP/0146 (Jim Little)
WL/LDP/PP/0224 (Victoria Wilson)
WL/LDP/PP/0302 (John Gavin)
WL/LDP/PP/0303 (Isabel Gavin)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Bathgate (page 174) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 12 – Hillview Avenue, Broxburn

WL/LDP/PP/0008 (Mr & Mrs Dunbar)
WL/LDP/PP/0009 (Mr W Cowan)
WL/LDP/PP/0010 (Mrs H Paterson)
WL/LDP/PP/0011 (Mr Tom Brechney)
WL/LDP/PP/0012 (Mr & Mrs Coutts)
WL/LDP/PP/0013 (Mr J and Mrs A Gardner)
WL/LDP/PP/0014 (M L Donaldson)
WL/LDP/PP/0018 (Margaret Howard)
WL/LDP/PP/0019 (Mr & Mrs Sword)
WL/LDP/PP/0020 (David and Frances Cowe)
WL/LDP/PP/0026 (Nyree)
WL/LDP/PP/0027 and 21115861-ecccb34 (Yvonne Shaw)
WL/LDP/PP/0035(Kathleen Halliday)
WL/LDP/PP/0036 (Jim Leslie)
WL/LDP/PP/0037 (Gerry Doherty)
WL/LDP/PP/0038 (Bridie Doherty)
WL/LDP/PP/0042 and 21591345-83a9281 (Councillor Janet Campbell)
WL/LDP/PP/0049 (Janette Little)
WL/LDP/PP/0061 (Alan Cunningham)
WL/LDP/PP/0069 (Alan McIntyre)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0081 (M Kelly)
WL/LDP/PP/0082 (Lee Grieve)
WL/LDP/PP/0089 (Lorraine Peters)
WL/LDP/PP/0092 (James Chapman)
WL/LDP/PP/0093 (Margaret Caroline Dawson)
WL/LDP/PP/0146 (Jim Little)
WL/LDP/PP/0224 (Victoria Wilson)
WL/LDP/PP/0302 (John Gavin)
WL/LDP/PP/0303 (Isabel Gavin)

It is explained that a public meeting was hosted by a local resident and approximately 70 people attended. The 30 respondents, listed above, all objected to the allocation of the site H-BU 12 and make the same general points:

- When they moved in 45 years ago, residents were told no houses would be built on site due to under mining issues;
- There is only one road into Hillview Avenue / Place and no room for parking and it is on a bus route;
- There are drainage problems on the site and while drainage was installed several years ago the gala shows had to be relocated;
- Trees (c 30-35) have been planted;
- The footpath across the site is used by people to access the adjacent industrial estate;
- Children use the area to play and it is popular with dog walkers and other recreational uses;
- This is an open space site and there is a presumption against building on these types of site;
- There are a number of brownfield site in and around Broxburn that should be developed before this site;
- There is wildlife on the site;
- Construction noise and loss of privacy would affect many residents who are elderly;
- Loss of views to Arthurs Seat; and
- While understand there is need for social housing in Broxburn, there are more appropriate sites than to lose this open space with trees and wildlife.

Additional issues raised are as follows:

WL/LDP/PP/0061 (Alan Cunningham on behalf of Broxburn United Sports Club Trust)
Broxburn United Sports Club Trust (BUSC) lodge an objection to the LDP proposal regarding H-BU 11 (and H-BU 12). They object to the reduction in essential car parking for their members and visitors at both these locations, but in particular H-BU 11.

Albyn Park facility has over 700 members consisting of 32 teams and equivalent visiting teams. BUSC have a weekly through flow of around 3,000 people to Albyn Park over a 7 day operation.

Residents in Church St have complained for many years to WLC about parking issues caused by Xcite and BUSC. BUSC only have 25 parking spaces at Albyn Park with another additional 18 provided at Buchan Park.

BUSC wish to retain these H-BU 11 Stewartfield parking spaces where they manage 5 playing fields in addition to their artificial pitch at Albyn Park. Parents also use the road parking at H-BU 12 to access Stewartfield parks from the east end.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 12 – Hillview Avenue, Broxburn

WL/LDP/PP/0008 (Mr & Mrs Dunbar)
WL/LDP/PP/0009 (Mr W Cowan)
WL/LDP/PP/0010 (Mrs H Paterson)
WL/LDP/PP/0011 (Mr Tom Brechney)
WL/LDP/PP/0012 (Mr & Mrs Coutts)
WL/LDP/PP/0013 (Mr J and Mrs A Gardner)
WL/LDP/PP/0014 (M L Donaldson)
WL/LDP/PP/0018 (Margaret Howard)
WL/LDP/PP/0019 (Mr & Mrs Sword)
WL/LDP/PP/0020 (David and Frances Cowe)
WL/LDP/PP/0026 (Nyree)
WL/LDP/PP/0027 and 21115861-ecccb34 (Yvonne Shaw)
WL/LDP/PP/0035(Kathleen Halliday)
WL/LDP/PP/0036 (Jim Leslie)
WL/LDP/PP/0037 (Gerry Doherty)
WL/LDP/PP/0038 (Bridie Doherty)
WL/LDP/PP/0042 and 21591345-83a9281 (Councillor Janet Campbell)
WL/LDP/PP/0049 (Janette Little)
WL/LDP/PP/0061 (Alan Cunningham)
WL/LDP/PP/0069 (Alan McIntyre)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0081 (M Kelly)
WL/LDP/PP/0082 (Lee Grieve)
WL/LDP/PP/0089 (Lorraine Peters)
WL/LDP/PP/0092 (James Chapman)
WL/LDP/PP/0093 (Margaret Caroline Dawson)
WL/LDP/PP/0146 (Jim Little)

WL/LDP/PP/0224 (Victoria Wilson)
WL/LDP/PP/0302 (John Gavin)
WL/LDP/PP/0303 (Isabel Gavin)

While no specific modification has been sought, those parties above raising objection to the proposed development of the site H-BU 12, are of a joint view that the site should not be allocated for housing and should be removed from the Plan

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 12 – Hillview Avenue, Broxburn

WL/LDP/PP/0008 (Mr & Mrs Dunbar)
WL/LDP/PP/0009 (Mr W Cowan)
WL/LDP/PP/0010 (Mrs H Paterson)
WL/LDP/PP/0011 (Mr Tom Brechney)
WL/LDP/PP/0012 (Mr & Mrs Coutts)
WL/LDP/PP/0013 (Mr J and Mrs A Gardner)
WL/LDP/PP/0014 (M L Donaldson)
WL/LDP/PP/0018 (Margaret Howard)
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WL/LDP/PP/0036 (Jim Leslie)
WL/LDP/PP/0037 (Gerry Doherty)
WL/LDP/PP/0038 (Bridie Doherty)
WL/LDP/PP/0042 and 21591345-83a9281 (Councillor Janet Campbell)
WL/LDP/PP/0049 (Janette Little)
WL/LDP/PP/0061 (Alan Cunningham)
WL/LDP/PP/0069 (Alan McIntyre)
WL/LDP/PP/0076 (Mr & Mrs Waters)
WL/LDP/PP/0081 (M Kelly)
WL/LDP/PP/0082 (Lee Grieve)
WL/LDP/PP/0089 (Lorraine Peters)
WL/LDP/PP/0092 (James Chapman)
WL/LDP/PP/0093 (Margaret Caroline Dawson)
WL/LDP/PP/0146 (Jim Little)
WL/LDP/PP/0224 (Victoria Wilson)
WL/LDP/PP/0302 (John Gavin)
WL/LDP/PP/0303 (Isabel Gavin)

The Broxburn Area Local Plan (1989) (CDX) had no proposals or allocations for this north eastern part of Broxburn. The adjacent East Mains Industrial Estate, to the north of the site, was not extended till the 1990's when 2 large open storage compounds where created.

During preparation of the initial West Lothian Open Space Strategy in 2005 (CDX) the site was identified as being detached from the main Stewartfield Park area and was not fully utilised or required as part of the wider neighbourhood park. However, since then, improvements to the park

in 2012/13 (including drainage of the pitches) have included provision of a new BMX cycle track in the north area of the park which has reduced to some degree the overall amount of open space available.

The mature trees at the west and east ends of the site are more substantial and in better condition than thought when the site was originally identified at the start of the original open space strategy preparation over 10 years ago. It would therefore perhaps be appropriate to remove from the H-BU 12 housing allocation, the west side strip (i.e.; at the west side westwards from the connecting north / south footpath towards 13 Hillview Avenue terrace) and the east side area (i.e.; south east from either side of the diagonal connecting footpath towards East Mains Estate), that contains mature trees (and culvert on the east side). This would have the effect of reducing the size of the site to c0.63ha and consequently the capacity to nearer to 20 units than the 45 proposed.

The West Lothian Local Plan (2009) (CDX) identified Stewartfield Park as area of protected open space (via Policy COM 2), and it excluded the strip along Hillview Avenue that was shown as "white land" with no specific proposal or policy protection within the settlement boundary. The East Mains Employment Area boundary runs along the north of the proposed Hillview Avenue site.

The 2010 Interim Review of the Open Space strategy (Appendix 1; section: 1.5.4) states:
"The proposed housing developments at Winchburgh and East Broxburn are relatively extensive in size and will more than double the settlement envelopes in part. Therefore, the quantity of open space provided for within these sites should be self-sustainable, providing facilities for future residents.

The current supply of open space in the existing settlements is not of a sufficient size and types to cater for the potential demand from new housing. Furthermore, a loss of open space to the new development would be detrimental to existing residents."

At page 18, it considers; *"Broxburn is a small town with a deficiency in the number of quality public parks…….. Stewartfield Park on the northeast corner of Broxburn is a large area of reclaimed bing, with some mature and semi-natural woodland and playing fields and bounded to the north by the Union Canal. This has been designated as a district park, but does not meet several of the district park criteria……. Stewartfield Park needs more investment in lit core access paths and seating / bins, additional structure planting and diversity of habitat to meet the District Park access standard.*

The Council's NETs Land & Countryside Services view is that the site provides a recreational/amenity area at the south-eastern entrance to Stewartfield Park. Currently Broxburn does meet the target for open space per 1,000 population, but if houses are built on existing open space this may result in a deficiency of open space within Broxburn.

However, the East Broxburn CDA draft concept masterplan submitted as part of the Planning Permission in principle (0897/P/14) (CDX) for the "formation of a local distributor road, erection of a primary school with associated landscaping and open space", for land nearby north of the canal, indicates that due to large areas of contaminated land being present at Albyn these areas will be landscaped and open space and parkland created to form both local and neighbourhood parks. With the new road bridge with pedestrian access over the canal to link the CDA areas of Albyn and Westwood his would be accessible to residents from the Stewartfield area.

In terms of the local green network, the mature trees in this area do help to provide habitat cover between the woodland to the east of the houses on Hillview Avenue (within Liggat Syke Local Park to the south west strip alongside east mains estate and containing the burn) – and the woodland areas to the east and north of Stewartfield Park – although planting here could be enhanced.

The area also acts as a key link for active travel/physical activity – marked as a key off road pedestrian/cycle path in Broxburn, with the potential to join up with central Broxburn through Liggat Syke Park.

The Main Issues Report (2014) raised the prospect of development on the site as EOI-0085, but there were no objections to this potential allocation. This may have been due to no neighbour notification having had to be issued at this stage of the process.

The redevelopment of the nearby Vion major brownfield site (H-BU 14) south of East Main Street has not required major open space facilities as it relied on Station Road Park, to the south west across the A89, to provide a wider neighbourhood park facility.

Transportation have further reviewed the overall Stewartfield Estate and while the number of properties access from the junction of Aitken Orr Drive with Hillview Avenue, just exceeds 200 dwellings, the addition of another potential 45 houses would not create an issue and in their view the site could be accommodated within the existing road network. Additional options exist in relation to the existing link footpath to the industrial estate and potentially placing bollards and widening the footpath to create an emergency access.

Further research has been carried out on the ground conditions and potential undermining of the area. Stewartfield Park was formed from the rehabilitation of Stewartfield Bing that formed a large part of north east Broxburn between the Union Canal and East Mains Farm. The latter was bought be the former County Council and cleared to become the industrial estate in the 1950's while the former Regional Council undertook the rehabilitation of the bing in the late 1970's.

However, the north east side of East Mains was never laid out for development due to concerns about shallow underground working. Hence, the 2 large compounds that were created at the west end of Drovers Road and Young Road in the 1990's were for open storage uses only. They have subsequently been used as long term storage car park for Edinburgh Airport and general car storage.

The British Geological Survey publicly available database of boreholes indicates that there may be some shallow workings in the vicinity: http://mapapps.bgs.ac.uk/geologyofbritain/home.html

The council's contaminated land records shows part of the site was associated with the historic Stewartfield Shale Mines. The area, now bounded by H-BU 12 to the south, appears to have been utilised to store spoil from the mine.

Due to the issues raised in relation to ground conditions and the Liggat Syke culvert the Council's Housing Services, who own the H-BU 12 site, will now commission a desk top study on ground conditions. This can be made available to the reporter.

Following further analysis of Site H-BU 12, Hillview Avenue, and having regard to the representations, the council has been persuaded that there is merit in perhaps reducing the site area, specifically to remove the west side strip (i.e.; at the west side westwards from the connecting north / south footpath towards 13 Hillview Avenue terrace) and the east side area (i.e.; south east from either side of the diagonal connecting footpath towards East Mains Estate), that contains mature trees (and culvert on the east side). The council would therefore not take issue to the Reporter recommending that the boundary of site H-BU 12 is appropriately amended on Proposals Map 3 to reflect this.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 9C	Allocation of land for mixed use development (including housing) at Greendykes Road, Broxburn	
Development plan reference:	H-BU 1 – Greendykes Road, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0429 (Mr & Mrs J Russell) **21870361-9eb24ed** (Scottish Canals - Christopher Breslin)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 165) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-BU 1 – Greendykes Road

Background

Site H-BU 1, Greendykes Road, is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the adopted West Lothian Local Plan (CDX). The overall residential allocation for the East Broxburn element of the CDA is 2,050 units.

The site is derelict industrial land and fronts onto Greendykes Road. It is immediately west of a larger site which is the subject of an application (ref: 0897/P/14) (CDX) for Planning Permission in Principle for the formation of a local distributor road and erection of a primary school with associated landscaping and open space. The Concept Master Plan submitted with that application shows the H-BU 1 site as primarily open space and landscaping associated with the school and a small area of housing on the north part of the site. This application is undetermined awaiting the outcome of site investigation work.

Mixed Use Allocation

WL/LDP/PP/0429 (Mr & Mrs J Russell)
The respondents request that the development of this site is handled with sensitivity as it is an important part of the heritage of the area.

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
SC query why Appendix 2 - Schedule of Housing Sites, Broxburn (page 165) identifies a requirement for a 12m buffer zone between the canal and the site. Suggests that this would effectively limit any prospect of integrating new development with the canal. Such a blanket

approach is considered unhelpful and should instead be reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would be willing to participate in.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 1 – Greendykes Road

WL/LDP/PP/0429 (Mr & Mrs J Russell)
No specific modification of allocation H-BU 1 has been sought.

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
Request that the requirement for a 12m buffer zone is withdrawn and reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would participate in.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 1 – Greendykes Road

WL/LDP/PP/0429 (Mr & Mrs J Russell)
The council notes these comments and acknowledges the industrial heritage of the area will be taken into account at the detailed planning application stage. Retention of some of the fused oil shale which is on the site and its use as public art is being considered through the planning application process.

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
It is confirmed that the requirement for a 12m buffer strip was introduced at the suggestion of SEPA, who in a consultation response identified the need for some mechanism to address potential flood risk. In that context, the council is not agreeable to withdrawing the requirement, regarding it as sensible and precautionary, and it therefore does not propose to modify the plan in response to these representations.

The council is not, however, unsympathetic to the aspirations expressed by SC regarding the integration of new development with the Canal and it is prepared to make it a matter of record that if it can be satisfactorily demonstrated through the submission of detailed proposals and/or a fuller site investigation that a lesser stand-off would suffice, there may be scope for negotiating a reduction in the width of the buffer. Scottish Canals is consulted as a matter of course on proposals which lie in proximity to the canal through the Development Management process and this should enable the final detailing and relationship between the site and the canal to be better considered and determined at that time and when more details are available.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9D	Allocation of land for mixed use development (including employment) at Greendykes House, Broxburn	
Development plan reference:	E-BU 6 – Greendykes House, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0429 (Mr & Mrs J Russell)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 1 – Employment Land Allocations, Broxburn (page 105) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

E-BU 6 – Greendykes House, Broxburn

Background

Site E-BU 6 Greendykes House is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the West Lothian Local Plan (CDX). Given the recent industrial use of the site and the nature of the surrounding industrial uses, the site is now proposed as a specific employment allocation.

The site is low grade industrial land and fronts onto Greendykes Road. It is across Greendykes Road and to the west of a larger site which is the subject of an application (ref: 0897/P/14) (CDX) for Planning Permission in Principle for the formation of a local distributor road and erection of a primary school with associated landscaping and open space. The Concept Master Plan submitted with that application shows the E-BU 6 site as part of a mixed use area. This application is undetermined awaiting the outcome of site investigation work. There are currently no applications which specifically cover the E-BU 6 site.

Employment Allocation

WL/LDP/PP/0429 (Mr & Mrs J Russell)
The respondents request that the development of this site is handled with sensitivity as it is an important part of the heritage of the area.

Modifications sought by those submitting representations:

Representations to Allocated Sites

E-BU 6 – Greendykes House, Broxburn

WL/LDP/PP/0429 (Mr & Mrs J Russell)
No specific modification of allocation E-BU 6 has been sought.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

E-BU 6 – Greendykes House, Broxburn

WL/LDP/PP/0429 (Mr & Mrs J Russell)
The council notes these comments and acknowledges the industrial heritage of the area which will be taken into account at the detailed planning application stage. There are currently no applications which specifically cover this site.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9E	Non-allocation of land for housing in Broxburn	
Development plan reference:	MIRQ-0049 (EOI-0138)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0415 (Andrew Bennie on behalf of Ashdale Land and Property Company Limited)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 165-175) Proposals Map 2, Broxburn	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

MIRQ-0049 (EOI-0138)

WL/LDP/PP/0415 (Andrew Bennie on behalf of Ashdale Land and Property Company Limited)

The respondent queries the ability of sections of the allocated West Wood site (H-BU 10) and that section of the Ashdale land holding which sits to the south of the canal to accommodate residential development.

Concerns are raised about the impact of potential noise nuisance from a scrap metal processing plant operating at the north east corner of the East Mains Industrial Estate and the occurrence of "black mould" affecting properties in close proximity to the adjacent distillery. It is explained that these issues will result in a significant reduction in the residential capacity of the West Wood site and doubts are raised about the commercial viability of the overall West Wood site for residential development. At the very least, the respondent anticipates significant revisions having to be made to the currently tabled composite master plan in order to reflect the implications of these two constraints and suggests this will require a redistribution of the housing numbers as set out in the Proposed Plan (page 84).

It is also intimated that the Plan should be revised to reflect the significant nature of the contamination/geotechnical constraints which affect the allocated Albyn site (H-BU 4) as it is not considered commercially viable to bring forward residential development on this part of the wider site. A different solution requires to be found to deal with this part of the site (likely to be based on a landscape led remediation strategy). It is suggested that the residential units that are "lost" from this site should be reallocated elsewhere, to the west and within the wider East Broxburn site.

The respondent is of the view that if it subsequently proves impossible to bring forward these allocations in full, it would be in order for the LDP to anticipate this and build into the Plan sufficient flexibility within the East Broxburn allocation to allow it to accommodate the intended scale of development on land, within the Ashdale ownership, but which is not presently identified/allocated for development.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0049 (EOI-0138)

WL/LDP/PP/0415 (Andrew Bennie on behalf of Ashdale Land and Property Company Limited)

It is suggested that the Plan is amended to make provision for the identification of a longer term reserve of land to the west side of the current boundary of site H-BU 8 and north of site H-BU 9, to be brought forward for development if further land were to be required to accommodate the housing numbers which are set out in the Proposed Plan.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0049 (EOI-0138)

WL/LDP/PP/0415 (Andrew Bennie on behalf of Ashdale Land and Property Company Limited)

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to make provision for the longer term reserve land to the west side of the current boundary of site H-BU 8 and north of site H-BU 9 as a response to any reduction in the number of houses that may occur on allocated sites H-BU 4 and H-BU 10.

Firstly, the respondent has not identified the precise areas of the two allocates sites which are said to be undevelopable due to the impact of the neighboring uses. Secondly, there are inadequate details of the proposed alternative site suggested by the respondent in place of the undevelopable areas within H-BU 4 and H-BU 10.

It is the council's position that there is in any event sufficient flexibility within East Broxburn/Winchburgh CDA to offset any reduction in the capacity of sites H-BU 4 and H-BU 10 without the need to relocate or extend the CDA.

With regard to the proposed reserve allocation west of H-BU 8 and north of site H-BU 9, these areas are currently part of the countryside belt, intentionally designed to prevent settlement coalescence. Development at this location would constitute a significantly physical and intrusive expansion of the existing Broxburn settlement, the visual impact of which would be all the more prominent given that the land slopes from south to north.

The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why this designation has been rolled forward to the LDP. The council's approach to countryside belt is set out in the Countryside Belt Position Statement (CDX).

For these reasons, the council does not propose to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 9F	Allocation of land for mixed use (including housing) within the Broxburn Core Development Area (CDA)	
Development plan reference:	H-BU 8 - Greendykes Road (West) H-BU 9 - Greendykes Road (East) H-BU 10 - Westwood	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0243 (SEPA)
WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
21716490-c057327 (John Orr)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 – Schedule of housing sites, Broxburn (pages 165 to 175) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocation of land for mixed use within the CDA (including housing)

Background
These sites lie within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the West Lothian Local Plan. The overall residential allocation for the East Broxburn element of the CDA is 2050 units.

The three sites comprise agricultural fields and woodland. Part of H-BU 8 and the majority of H-BU 10 are the subject of current planning applications (refs. 0558/P/09, 0485/P/10 and 0897/P/14) (CDX) The former two are for Planning Permission in Principle for mixed use developments comprising housing, community facilities and recreational uses with associated landscaping and open space. The latter is for Planning Permission in Principle for the formation of a local distributor road and erection of a primary school. An overall Concept Master Plan for the wider CDA has been submitted with each application. These applications remain undetermined.

Mixed Use Allocation within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
Requires Flood Risk Assessments to be undertaken for development sites within the CDA

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
Challenges the effectiveness of a number of the CDA allocations in East Broxburn and specifically supports the deletion of the north part of site allocation H-BU 10 in the East Broxburn CDA in order to allow for further land allocations to be made at/within the Winchburgh CDA.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)

Questions the effectiveness of the housing allocations in East Broxburn and their ability to contribute to the 5 year housing land supply. Requests that the boundaries of the CDA are re-examined and notes in particular that the Concept Masterplan submitted with the CDA planning applications has substantial areas of open space due to the undermining and contaminated land issues in the area. Also seeks certainty over the funding mechanism for a new non-denominational secondary school at Winchburgh which is required to be funded jointly with the East Broxburn developers.

21716490-c057327 (John Orr)
Objects to the LDP continuing to support the principle of further housing in the Core Development Areas (CDAs) and regards it as a pointless and misguided strategy. Observes that only some of the CDAs have seen development activity and that there has been none in Broxburn after nearly 7 years. It is suggested that a combination of factors including contamination, fragmented landholdings, lack of servicing and environmental factors such as black mould render this CDA virtually undevelopable. Allocated sites H-BU 8, H-BU 9 and H-BU 10 are identified as being non effective and it is suggested that they be abandoned and replaced with more easily developed sites.

Modifications sought by those submitting representations:

Representations to Allocation of land for mixed use within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
Requires the LDP to include the need for Flood Risk Assessments to be undertaken for development sites within the CDA.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
Requests the deletion of constrained sites referred to in Broxburn and in particular deletion of the northern portion of site H-BU 10 as proposed.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Requires the East Broxburn CDA boundaries to be reduced, particularly in the north. Requests that a co-ordinated approach to infrastructure delivery, with a parallel financial framework plan or plans, is drawn up to accompany the LDP; in particular certainty is required over the funding mechanism for a new non-denominational secondary school at Winchburgh, which is to be jointly funded by the Winchburgh and East Broxburn CDA developers.

21716490-c057327 (John Orr)
Requests that allocated sites H-BU 8, H-BU 9 and H-BU 10 be deleted and replaced with more easily developed sites.

Summary of responses (including reasons) by planning authority:

The general issues relating to land supply and the effectiveness of the site are addressed in a separate Schedule 4 ((1A) (Housing Land Supply and Policies HOU1 and HOU2).

Representations to Allocation of land for mixed use within the CDA(including housing)

WL/LDP/PP/0243 (SEPA)
The LDP Appendix Two: *Schedule of Housing Sites* already identifies the need for an FRA as part of the delivery requirements for development of sites within the CDA (CDX) (pages 165 to 173). No modifications are therefore required in terms of this representation.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
As set out in the response to the Winchburgh CDA representations (**24F**) the capacity in that CDA is increased to 3,950 residential units in the LDP. It is acknowledged that the individual numbers of units may alter between the sites and the council has carefully considered the reasons put forward in support of the modifications to the East Broxburn CDA, particularly in respect of the effectiveness of sites. There are, however, three current planning applications in the CDA and whilst there have been a number of technical issues, including those relative to potential contamination, the developers are currently undertaking further site investigations to address such issues.

The council remains of the view that there is insufficient justification to modify these allocations as there is enough flexibility in the boundaries of both CDAs to accommodate any changes in capacity of individual sites. For these reasons, the council does not propose to modify the plan in response to this representation.

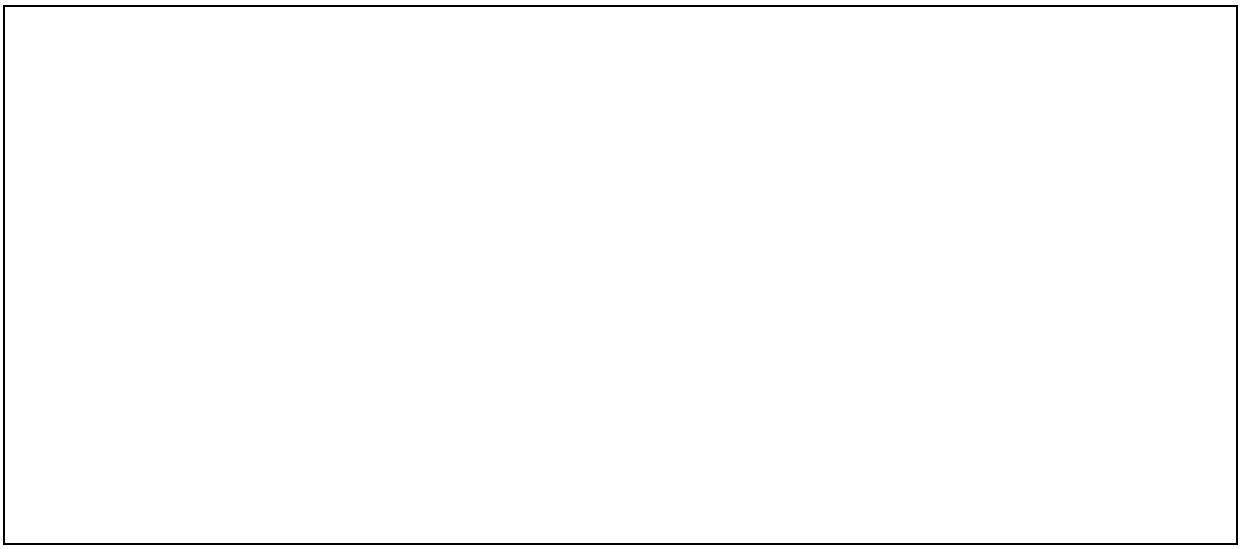
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
As above, the council is satisfied that there is an adequate overall housing total for the full Winchburgh CDA of 3,950 and there is no need to reduce the boundaries of the allocations in East Broxburn to accommodate this.

In terms of the delivery of the infrastructure associated with the CDA, the council has set out in the WLLP and in the LDP (CDX)(Appendix 2 – pages 119 to 124) that the requirements are to be fully developer funded. This is also established in the planning obligation that covers the Winchburgh CDA permission in principle and would also be contained within any obligation relating to permissions in the East Broxburn CDA. The council is able to work with the developers to introduce phasing for the delivery of key infrastructure and introduce flexibility, where possible, in terms of the triggers for the delivery of that infrastructure. Nevertheless, the overall funding proposal requirements need to rest with the developers and the council does not propose to modify the plan in response to this representation.

21716490- c057327 (John Orr)
The CDA allocations are not housing allocations but rather mixed use allocations which incorporate both derelict brownfield sites and greenfield sites. The CDA allocation strategy is aimed specifically at addressing the contamination and servicing issues that Mr Orr refers to whilst permitting the development of greenfield sites which, in combination, should ensure the overall development is viable. The council remains of the view that there is insufficient justification to modify these allocations particularly as there are current undetermined planning applications. The council does not therefore propose to modify the plan in response to this representation.

Reporter's Conclusions:

Reporter's Recommendations:



West Lothian Council

Issue: 9G	Allocation of land for housing at Kirkhill North, Broxburn	
Development plan reference:	H-BU 13 – Kirkhill North, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
20937853-5e127a5 (Elizabeth Love) **21716490- c057327** (John Orr)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 175) Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 13 – Kirkhill North, Broxburn

Background

SiteH-BU 13 Kirkhill North has the benefit of Planning Permissions ref: 0758/P/14 (CDX) and 0259/MSC/15 (CDX) for 185 houses and Planning Permission ref: 0757/FUL/14 (CDX) for 45 houses. Development commenced on the site in mid-2015.

20937853-5e127a5 (Elizabeth Love)

Objection is raised to the allocation of the site for housing for the following reasons:-

- concern that development will likely be detrimental to the value of the respondents property;
- concern that development will diminish current views and outlook and reduce light to the respondents property; and
- an understanding that ground conditions rendered the site unsuitable for development and that this had influenced the respondents purchase of property, as did its unbuilt and open aspect (referred to as 'green belt').

The respondent has also complained that development has commenced on site and alleges that the works do not accord with the plans which had been observed.

21716490-c057327 (John Orr)

Objection is raised to allocation of the site for housing specifically citing a belief that the site is non effective and cannot be relied upon to contribute to meeting the LDP Housing Land Target.

The respondent also expresses surprise that this greenfield site on the edge of an existing settlement, and which had never previously been identified for development in the adopted WLLP, or featured in the 'call for sites' exercise or the Main Issues Report, has been allocated.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 13 – Kirkhill North, Broxburn

20937853-5e127a5 (Elizabeth Love)
21716490-c057327 (John Orr)
No specific modifications have been sought. However, objections are raised to allocation of the site suggesting that the site is removed from the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 13 – Kirkhill North, Broxburn

20937853-5e127a5 (Elizabeth Love)
It is unclear whether the respondent was aware that the site had secured planning permission. The application had been given the necessary publicity and notification had been carried out. As related above, housing is legitimately in the process of being constructed.

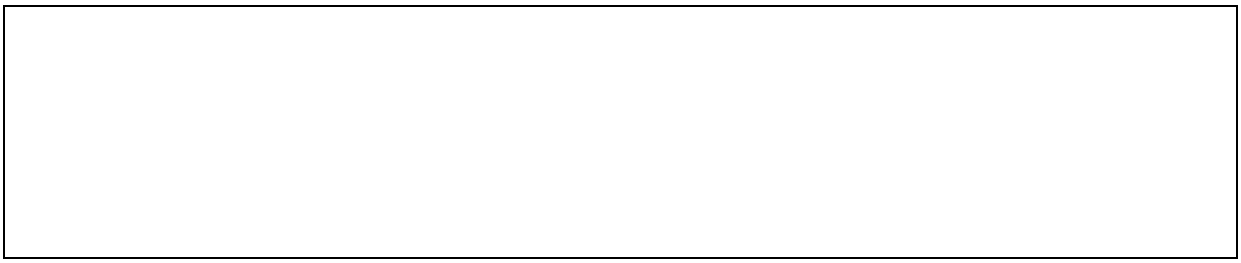
Notwithstanding this, the issues of property values and interruption to outlooks and views are not material planning considerations. The issues of loss of light and outlook for neighbouring properties and the suitability of the ground conditions have already been considered as part of the formal process of assessing the planning applications. The impacts on existing residential amenity have been shown to be acceptable through that process. Appropriate remediation measures are in place to address the ground conditions. While there have been instances of non-compliance with the approved plans these have been addressed through the appropriate development management channels.

21716490- c057327 (John Orr)
The general issues relating to land supply and the effectiveness of sites are addressed more extensively in a separate Schedule 4 (**1A**) (Housing Land Supply and Policies HOU1 and HOU2) and also in the Housing Land Position Statement (**CDX**). As development has commenced on this site, concerns about non effectiveness have been superseded.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's Conclusions:

Reporter's Recommendations:



West Lothian Council

Issue: 9H	Allocation of land for housing at West Wood, Broxburn	
Development plan reference:	H-BU 10 – West Wood, Broxburn	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21870361-9eb24ed (Scottish Canals - Christopher Breslin)
21716490-c057327 (John Orr)
21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 173) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 10 – West Wood, Broxburn

Background

Site H-BU 10 West Wood is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the adopted West Lothian Local Plan (CDX). The overall residential allocation for the East Broxburn element of the CDA is 2,050 units.

The site comprises agricultural fields and woodland and is the subject of an application (ref: 0485/P/10) (CDX) for Planning Permission in Principle for a 38.5 Ha mixed use development comprising housing, community facilities with associated landscaping and open space. An overall Concept Master Plan for the wider CDA and an Illustrative Master Plan (as amended) for the site have been submitted with that application. This application is undetermined.

Mixed Use Allocation

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
SC query why Appendix 2 - Schedule of Housing Sites, Broxburn (page 173) identifies a requirement for a 12m buffer zone between the canal and the site. Suggests that this would effectively limit any prospect of integrating new development with the canal. Such a blanket approach is considered unhelpful and should instead be reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would be willing to participate in.

SC would welcome further discussions about the site being well integrated into the Union Canal in terms of access, connectivity, and drainage and infrastructure. Moorings, towpath improvements and lighting (where appropriate) should be considered as part of any brief preparation.

21716490-c057327 (John Orr)

Mr Orr considers that the H-BU 10 site is not an effective housing allocation because of the combination of contamination, fragmented landholdings, lack of servicing and environmental factors such as 'black mould' and should no longer be pursued as a housing allocation.

21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust
The Trust has made an objection relating to the overall East Broxburn CDA which relates to the calculation of the land supply and the effectiveness of a number of the sites in the East Broxburn CDA. With specific regard to site H-BU 10, it seeks the deletion of the northern portion of this site and the transfer of the resultant reduction in capacity to land south of Winchburgh.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 10 – West Wood, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
Request that the requirement for a 12m buffer zone is withdrawn and reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would participate in and that the requirement for the site to be well integrated into the Union Canal in terms of access, connectivity, drainage and infrastructure is included.

21716490- c057327 (John Orr)
Requests that the site be removed as a housing allocation in the LDP.

21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust
Seeks the deletion of the northern portion of site H-BU 10 and the transfer of the resultant reduction in capacity to land south of Winchburgh.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 10 – West Wood, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
It is confirmed that the requirement for a 12m buffer strip was introduced at the suggestion of SEPA, who in a consultation response identified the need for some mechanism to address potential flood risk. In that context, the council is not agreeable to withdrawing the requirement, regarding it as sensible and precautionary, and it therefore does not propose to modify the plan in response to these representations.

The council is not, however, unsympathetic to the aspirations expressed by SC regarding the integration of new development with the Canal and it is prepared to make it a matter of record that if it can be satisfactorily demonstrated through the submission of detailed proposals and/or a fuller site investigation that a lesser stand-off would suffice, there may be scope for negotiating a reduction in the width of the buffer. Scottish Canals is consulted as a matter of course on proposals which lie in proximity to the canal through the Development Management process and this should enable the final detailing and relationship between the site and the canal to be better considered and determined at that time and when more details are available.

The SC comments that the canal is considered as an option for mitigating flooding or taking surface

water and that the site is fully accessible / integrated with the canal are already covered by the text relative to this site, under the headings Flood Risk and Other respectively.

21716490- c057327 (John Orr)
The general issues relating to land supply and the effectiveness of the site are addressed in a separate Schedule 4 (**1A**) (Housing Land Supply and Policies HOU1 and HOU2).

The H-BU 10 allocation is not a purely housing allocation but rather a mixed use allocation. It is also part of the wider CDA allocation which incorporates both derelict brownfield sites and greenfield sites such as the H-BU 10 site itself. The CDA allocation is aimed specifically at addressing the contamination and servicing issues that Mr Orr refers to whilst permitting the development of greenfield sites which, in combination, should ensure the overall development is viable.

21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust
The CDAs are very much a key element of the spatial strategy of the LDP and the council continues to pledge its support and encourage their development. It seeks to sustain the integrity of all of the CDAs including Broxburn and aspires to see them developed as originally intended.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9I	Allocation of land for mixed use development (including housing at Albyn, Broxburn	
Development plan reference:	H-BU 4 – Albyn, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870361-9eb24ed (Scottish Canals - Christopher Breslin)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 168) Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-BU 4 – Albyn, Broxburn

Background

Site H-BU 4 Albyn is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the adopted West Lothian Local Plan (CDX). The overall residential allocation for the East Broxburn element of the CDA is 2,050 units.

There is a current application (ref: 0897/P/14) (CDX) for Planning Permission in Principle for the formation of a local distributor road and erection of a primary school with associated landscaping and open space. This site includes some of the land which is within H-BU 4.

Mixed Use Allocation

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
SC query why Appendix 2 - Schedule of Housing Sites, Broxburn (page 168) identifies a requirement for a 12m buffer zone between the canal and the site. Suggests that this would effectively limit any prospect of integrating new development with the canal. Such a blanket approach is considered unhelpful and should instead be reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would be willing to participate in.

SC would also welcome discussions about flooding and suggest the canal is considered as an option for mitigating flooding or taking surface water discharge from the site.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 4 – Albyn, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
Request that the requirement for a 12m buffer zone is withdrawn and reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would participate in.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 4 – Albyn, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
It is confirmed that the requirement for a 12m buffer strip was introduced at the suggestion of SEPA, who in a consultation response identified the need for some mechanism to address potential flood risk. In that context, the council is not agreeable to withdrawing the requirement, regarding it as sensible and precautionary, and it therefore does not propose to modify the plan in response to these representations.

The council is not, however, unsympathetic to the aspirations expressed by SC regarding the integration of new development with the Canal and it is prepared to make it a matter of record that if it can be satisfactorily demonstrated through the submission of detailed proposals and/or a fuller site investigation that a lesser stand-off would suffice, there may be scope for negotiating a reduction in the width of the buffer. Scottish Canals is consulted as a matter of course on proposals which lie in proximity to the canal through the Development Management process and this should enable the final detailing and relationship between the site and the canal to be better considered and determined at that time and when more details are available.

The SC comment that the canal is considered as an option for mitigating flooding or taking surface water is already covered by the text relative to this site, under the heading Flood Risk and the council therefore does not propose to modify the plan in response to these representations.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9J	Allocation of land for mixed used development (including housing) at Candleworks, Broxburn	
Development plan reference:	H-BU 5 – Candleworks, Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870361-9eb24ed (Scottish Canals - Christopher Breslin)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 169) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-BU 5 – Candleworks, Broxburn

Background

Site H-BU 5 Candleworks is within the East Broxburn part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) which is a mixed use allocation in the adopted West Lothian Local Plan (CDX). The overall residential allocation for the East Broxburn element of the CDA is 2,050 units.

The site was the subject of an application (ref : 0115/P/11) (CDX) for Planning Permission in Principle for a 4.4 Ha residential development for which there was a Minded to Grant decision in April 2012. The application was, however, subsequently withdrawn in 2015.

Mixed Use Allocation

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
SC query why Appendix 2 - Schedule of Housing Sites, Broxburn (page 169) identifies a requirement for a 12m buffer zone between the canal and the site. Suggests that this would effectively limit any prospect of integrating new development with the canal. Such a blanket approach is considered unhelpful and should instead be reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would be willing to participate in.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-BU 5 – Candleworks, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
Request that the requirement for a 12m buffer zone is withdrawn and reconsidered as part of a brief/masterplan preparation for the site which Scottish Canals would participate in.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-BU 5 – Candleworks, Broxburn

21870361-9eb24ed (Scottish Canals (SC) - Christopher Breslin)
It is confirmed that the requirement for a 12m buffer strip was introduced at the suggestion of SEPA, who in a consultation response identified the need for some mechanism to address potential flood risk. In that context, the council is not agreeable to withdrawing the requirement, regarding it as sensible and precautionary, and it therefore does not propose to modify the plan in response to these representations.

The council is not, however, unsympathetic to the aspirations expressed by SC regarding the integration of new development with the Canal and it is prepared to make it a matter of record that if it can be satisfactorily demonstrated through the submission of detailed proposals and/or a fuller site investigation that a lesser stand-off would suffice, there may be scope for negotiating a reduction in the width of the buffer. Scottish Canals is consulted as a matter of course on proposals which lie in proximity to the canal through the Development Management process and this should enable the final detailing and relationship between the site and the canal to be better considered and determined at that time and when more details are available.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 9K	Allocation of Land for mixed use development at Kilpunt, By Broxburn	
Development plan reference:	EOI-0115 – Kilpunt, By Broxburn	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Broxburn (page 84) Appendix 2 - Schedule of Housing Sites, Broxburn (page 165-175) Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

Representations to Non Allocated Sites

EOI-0115 – Kilpunt, By Broxburn

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)
The respondent maintains that development of the land at Kilpunt has an important role to play in the future delivery of policy objectives of the council and the delivery of mixed use development and that this should be reflected in the designation of the land on the Proposals Map. Cadzow Estate also suggests that the Proposals Map should be clearer about the extent of the proposed Kilpunt Park and Ride facility (P-33 on page 276).

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0115 – Kilpunt, By Broxburn

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)
Seeks the allocation of land at Kilpunt for mixed use development (including housing) and that the extent of the proposed Kilpunt Park and Ride facility should be more clearly defined on the Proposals Map.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0115 – Kilpunt, By Broxburn

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)
The council's key aims in respect of housing and mixed use allocations are to provide a generous supply of housing land in sustainable locations and to continue to promote and support major development within the previously identified CDA's.

The site is separated from the settlement of Broxburn by the busy A89 road corridor and is remote from the allocated East Broxburn CDA. It is therefore in an unsustainable location which does not accord with the housing objectives of the emerging LDP strategy. It is not needed in terms of housing

land supply requirements for the plan and instead is an important site within the proposed extension to the Livingston Countryside Belt. It is necessary that it is retained in the Countryside Belt to maintain the separate identity and visual separation of settlements and in particular to protect the landscaped setting of Broxburn. Allocation of this site for development would lead to significant visual intrusion. It is therefore not proposed to modify the plan.

As there are no specific proposals for the Park and Ride facility at this time the identification P-33 on the Proposals Map is indicative only.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 10A	Allocation of land for housing in Dechmont	
Development plan reference:	H-DE 1 - Bangour Village Hospital H-DE 2 - Main Street, Dechmont H-DE 3 - Bangour Village Hospital Reserve Site (Burnhouse Road)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0141 (Alastair Lyon)
WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
21797504-db5cda2 (Rhona Watt)
21704333-cb6ac13 (Elaine Pringle)
21125984-fec1d9f (John Johnston)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0423 (Walker Group Scotland Ltd)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Dechmont (pages 85 & 88) Appendix 2 - Schedule of Housing Sites, Dechmont (page 176-178) Proposals Map 5, Villages (Dechmont)

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-DE 1 - Bangour Village Hospital

WL/LDP/PP/0141 (Alastair Lyon)
Advises that the allocated site embraces land which is owned by the respondent and his neighbours who reside at No's 9, 11, 13 and 15 Goodall Place, Dechmont.

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Objects in general to the allocation of site H-DE 1 for reasons allied to the impact of development on infrastructure; traffic issues and the loss of green land.

Requests that the 'Transportation' entry in Appendix 2 and relating to site H-DE 1 is amended to remove the reference about opportunities to link into Goodall Place and Burnside. The respondents are concerned that if this entrance to the site is opened up to vehicular access it would result in a rat-run through the village hospital site and Dechmont generally. During a recent public consultation organised by NHS Lothian to explain their proposals for the development of this site, it had been stated that this entrance would not be used for vehicles. The respondents are seeking assurance of this.

Expresses concerns that the total number of 550 units would result in significant traffic issues for the

surrounding area. This is supported by a recent traffic survey produced by NHS Lothian. Proposes that a statement should therefore be added to Appendix 2 requiring that additional road infrastructure improvements are required to facilitate the development of this site. In particular, it is proposed that traffic lights should be installed on the Dechmont Roundabout.

Advises that Bangour Village is situated within half a mile of two existing flight paths to Edinburgh Airport (GOSAM and GRICE), In 2015 Edinburgh Airport trialled a new flight path (TUTUR) which saw planes take off towards the Forth and passing over West Lothian and raised a substantial number of noise complaints. There are concerns that if permanently approved this will see an additional flight path directly over Bangour Village, with aircraft at 3,000 - 4,000 feet above the development. Coupled with planned increased flight departures this will negatively impact on future residents and hence the reason why new homes on the Bangour Village site should be re-considered. At the very least, all new homes should be specifically insulated against aircraft noise, the cost for which should be met by Edinburgh Airport.

Refers to Appendix 2 and proposes that the submission of a noise survey should be made mandatory rather than just advisory. Also indicates that the list of catchment area schools has omitted Kirkhill Primary School and that this should be remedied.

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
The respondent has made a number of comments and observations relative to the Proposed Plan which are addressed in separate Schedule 4s, but principally (1A) which deals with generic housing land issues. The representations summarised below are however specific to site H-DE 1, Bangour Village Hospital.

While supportive of the allocation in principle, the respondent indicates that the appropriate boundary for the Bangour Village allocation in the LDP should be the same as that shown in the current planning application ref. 0607/P/15 (CDX) and extends over the full extent of the NHS Lothian land ownership. It includes land which is not currently shown as part of the allocated H-DE 1 site but which is instead shown as falling within a 'Special Landscape Area'. In the current adopted West Lothian Local Plan (WLLP), (CDX) the equivalent area is identified as an area of Great Landscape Value (AGLV). The respondent argues that their planning application submission has demonstrated that development within this northern sector is possible without compromising the integrity of the AGLV. It is noted that Policy ENV 1 makes provision for development to be considered within such areas and that it should be a matter for the development management process to determine whether the detailed proposals that will be brought forward are sufficiently sensitive to this area. The respondents contend that that it is appropriate and logical that the housing allocation for Bangour is extended across the entirety of the (planning application site) and not restricted to the boundary shown in the Proposed Plan.

On the basis that there is a shortfall of housing land in West Lothian, an increase in the allocation of housing capacity at Bangour Village is considered to be appropriate. The number of houses being sought by NHS Lothian is in the region of 800, substantially more than the 550 identified in the Proposed Plan, but includes the area identified as a Special Landscape Area described above. From the whole site of approximately 220 acres, there are approximately 70 net acres of developable land which could accommodate residential development. It is considered that a density of between 12-15 homes per acre is appropriate as this would meet with the requirements of the development industry. It is requested that the LDP allocation for housing is increased from 550 units to 800 units; plus a further potential increment for converted buildings i.e. approximately 150-200, subject to final viability testing. It is argued that this would be consistent with a presumption in Scottish Planning Policy 2014 in favour of sustainable development and particularly on an allocated, effective site which is capable of delivering more units than currently provided for in the LDP. Furthermore,

given the potential build out rate of c 100 units annum, it is the case that development would not be fully developed until well into the proposed plan period and this will have the benefit of helping to maintain the housing land supply position throughout the plan period.

The respondents advise that the masterplan and current planning application for the development of site H-DE 1 have been informed by a number of studies looking at landscape, biodiversity, and environmental elements and satisfactorily demonstrate the suitability of the site to support an increased housing allocation i.e. in excess of the 550 the Proposed Plan allocates. They are also not aware of any technical objections from statutory/non-statutory consultees for circa 800+ new build houses.

Advises that a number of uses other than housing have also been proposed within what is a residential led application. An illustrative masterplan shows an ancillary mixed use development which could potentially include:

- Class 1 (Retail)
- Class 2 (Financial, professional and other services)
- Class 3 (Food and Drink)
- Class 4 (Business)
- Class 5 (General Industrial)
- Class 6 (Storage or Distribution)
- Class 7 (Hotel)
- Class 8 (Residential Institutions)
- Class 10 (Non-residential institutions) to include a new primary school
- Class 11 (Assembly and Leisure)

WL/LDP/PP/0423 (Walker Group Scotland Ltd)
Notes the linkage between site H-DE 1 and H-DE 3 (with H-DE 3 being necessary to support the delivery of a new Primary School to serve H-DE 1). Also notes support for Proposal P-23 (which is specifically for the development of this new Primary School at the former Bangour Village Hospital).

21125984-fec1d9f (John Johnston)
Seeks a change to the proposals map and specifically the boundary of the Bangour Village Hospital allocation (H-DE 1). Advises that the plan shows Goodall Place being part of the allocation but that this is privately owned land/property. It is also noted that there is no through access for vehicles to Goodall Place which is not clear from the map.

Finally, the respondent expresses concern at the random nature of communications with residents regarding proposals in the Proposed Plan.

Representations to Allocated Sites

H-DE 2 - Main Street, Dechmont

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
The respondent has made a number of comments and observations relative to the Proposed Plan which are addressed in separate Schedule 4s, but principally (**1A**) which deals with generic housing land issues. The representations summarised below are however specific to site H-DE 2, Main Street, Dechmont.

The respondents' principal objection is that the notional capacity allocated to the site in the Proposed Plan is 60 units. It is requested that this should be increased to 120 and it is argued that a

higher density would be compatible with both policy and prevailing densities in the locality, Furthermore, a more dense development is considered to be justified in the context of there being a shortfall in housing land supply.

It is also stated that the allocation has been graphically misrepresented on Proposals Map 5. While the site area is stated as 6.2ha in Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and in Appendix 2 - Schedule of Housing Sites, Dechmont (page 177), and reflects the size of the current planning application site (ref. 0586/P/14) (CDX), the area of the outline of the allocated site is approximately half of this size and clearly do not match. Requests that the Proposals Map is amended to show an enlarged site with the eastern boundary being the A899.

Other matters raised by the respondent are summarised as follows:-

- argues that a development comprising 120 units can still achieve a satisfactory provision of open space and a strong eastern woodland edge between the development site and the neighbouring countryside belt;
- argues that a development comprising 120 units can still be accommodated in terms of impact on transport and drainage infrastructure;
- queries the justification for a 70m wide landscape/no build zone and argues that the proposed density would leave excessive undeveloped land. Suggests that the proposed buffer should instead be in the order of 30m;
- notes that the area required for woodland lies outwith the planning application site boundary;
- references a number of supplementary assessments and reports as part of this representation;
- includes a site effectiveness exercise and concludes that development could be implemented before 2019;
- suggests that Supplementary Guidance on Developer Contributions and Education Strategy are required and that the LDP strategy is at risk without the availability of this detail.

21797504-db5cda2 (Rhona Watt)
Objects to site as being detrimental to the appearance of the village and believes that it obstructs views of Binny Craig and the Bathgate Hills. Concludes that there would be too many houses allocated in Dechmont given the proposed Bangour development. Concerned at the loss of trees and habitat for bird population and pipistrelle bats. Considers development to be unnecessary but if it goes ahead would like to see a larger buffer zone to incorporate the existing trees.

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Seeks change to site capacity, suggesting that it should be 30 units (as in the previous Local Plan) and not increased to the 60. Increasing the numbers of units will adversely change the character of the site to a high density development which would be totally out of keeping with the surrounding housing in the village.

Refers to Appendix 2 and proposes that the submission of a noise survey should be made mandatory rather than just advisory. Also indicates that the list of catchment area schools has omitted Kirkhill Primary School and that this should be remedied.

21704333-cb6ac13 (Elaine Pringle)
Concerned that the development of site H-DE 2 may have adverse impacts for privacy and overlooking of respondents property and that the proposed building heights would be an important consideration in this regard. Suggests that proposals should be assessed against policy HOU 9. Notes that the OS map base does not show the respondents property which was built in 2013 and anxious to ensure that it is taken account of when proposals are being considered.

Representations to Allocated Sites

H-DE 3 - Bangour Village Hospital Reserve Site (Burnhouse)

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Objects to the allocation of this site for the following reasons:-

- the site lies within the Bathgate Hills which has been designated as a Special Landscape Area;
- the Brox Burn should define the natural physical boundary between the village and the Bathgate Hills to stop 'development creep'.
- Burnhouse Road and the single track bridge over the Brox Burn is totally unsuitable for a residential development of the scale proposed;
- a traffic survey for the Bangour Village Hospital site highlighted an issue with the development of 500 houses causing issues on the main roads around the site. The additional traffic from 120 additional units in this location would give rise to even greater traffic issues;
- it is disputed that additional housing is required to facilitate the development on Bangour Village Hospital (H-DE 1) and that this would only add to the problem of oversubscribed de-nominational schools in the area; and
- Queries how a greenfield site in the Bathgate Hills could be considered as a suitable candidate for development when proposals for the development on a brownfield site at Bangour (General) Hospital was rejected as being unsuitable for the area and this decision supported on appeal. (Planning Application 0026/P/00 (CDX) / Appeal ref P/PPA/400/67) (CDX)

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
Confirm support for the allocation of site H-DE 3 for residential development in order to assist the delivery of a new primary school at site H-DE 1.

WL/LDP/PP/0423) (Walker Group Scotland Ltd)
Supports the allocation of site H-DE 3. However, advises that the site area is 9.95ha and not 7.7ha as stated in Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and in Appendix 2 - Schedule of Housing Sites, Dechmont (page 178). Also suggests that the capacity of the site at reasonable densities and having regard to the need for open space and SUDS requirements is significantly greater than the 120 units allocated in the Proposed Plan. Whilst yet to prepare a detailed layout, and without the benefit of discussions with the council, the respondents consider that the capacity of the site has been under stated and is closer to 180 units based upon development densities achieved elsewhere in West Lothian.

Disagrees with the site being held back and described as a 'reserve' site and argues that its requirement to support site H-DE 1 has now been recognised by NHS Lothian. Seeks corresponding revisions to Appendix 2 (page 178).

References Appendix 2, page 178, and disputes the suggestion that a significant part of the site is at serious risk of flooding. SEPA flood map is produced to evidence this. Proposes that Appendix 2 should also be augmented to include an additional entry under the column headed 'planning' to the effect that the proposed development will contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1).

21125984-fec1d9f (John Johnston)
Observes that there is no evidence that the proposed Burnhouse development (H-DE 3) naturally links into the Bangour site and it is not clear why this site is being considered in tandem. In addition, the respondent challenges the development of prime agricultural land to accommodate new development, arguing that this is contrary to the council's own guidelines (Policies ENV 2, 3, 4).

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-DE 1 - Bangour Village Hospital

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Seeks revision of the 'Transportation' entry in Appendix 2 relating to site H-DE 1 to remove the reference about opportunities to link into Goodall Place and Burnside.

Proposes that additional road infrastructure improvements should be added to Appendix 2.

Proposes that Kirkhill Primary School is added to Appendix 2 as one of the catchment area schools.

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
Seeks to increase the allocation from 550 units to 800 units (for new build properties) and a recognition that there is potential for an additional allowance of up to 200 units to take account of listed building conversions.

Proposes that controls over the physical distribution of new housing across the site are removed to allow for development to extend into the northern part of the site and at the same time redraw the SLA boundary to exclude this part of the site.

21125984-fec1d9f (John Johnston)
Seeks a change to the proposals map and specifically the boundary of the Bangour Village Hospital allocation (H-DE 1) to exclude land at Goodall Place which is not owned by the NHS.

Representations to Allocated Sites

H-DE 2 - Main Street, Dechmont

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
Seeks to increase the allocation from 60 units to 120 units.

Seeks to change Proposals Map 5 to redefine the boundary of the allocation to match that of planning application 0586/P/14 (bringing it into line with the site area of 6.2ha referenced in Appendix 2).

21797504-db5cda2 (Rhona Watt)
Seeks to ensure that if the allocation is maintained a large buffer zone (to incorporate the trees already in situ) is made a specific requirement of Appendix 2.

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Seeks to reduce the site capacity to 30 units.

Proposes that Appendix 2 is amended to make the submission of a noise survey mandatory rather than just advisory. Also proposes adding Kirkhill Primary School to the list of catchment area schools.

21704333-cb6ac13 (Elaine Pringle)
Seeks restriction in relation to the height of buildings and a specific requirement for new tree planting to be provided between existing and new housing.

Representations to Allocated Sites

H-DE 3 - Bangour Village Hospital Reserve Site (Burnhouse)

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Seek to have the allocation removed from the LDP and for the land to once again be shown as part of the Bathgate Hills Special Landscape Area.

WL/LDP/PP/0423) (Walker Group Scotland Ltd)
Seeks removal of "reserve site" from the site description given that it is acknowledged by the owner of H-DE 1 that Burnhouse is required to support the delivery of H-DE 1. Seeks change to Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and Appendix 2 (page 178) to recognise that the area of site H-DE 3 is 9.95ha and not 7.7ha as stated.
Seeks change to Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and Appendix 2 (page 178) to recognise that the area of site H-DE 3 is 9.95ha and not 7.7ha as stated.

Seeks change to Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and Appendix 2 (page 178) to recognise that the area of site H-DE 3 is 9.95ha and not 7.7ha as stated.

Seeks change to Appendix 2 (page 178) to remove the text which advises that the site is at serious risk of flooding.

Proposes that Appendix 2 should also be augmented to include an additional entry under the column headed 'planning' to the effect that the proposed development will contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1).

21125984-fec1d9f (John Johnston)
Seeks to have the allocation removed from the LDP as there are no natural links with the Bangour Village Hospital site and because it constitutes the development of prime agricultural land.

Summary of responses (including reasons) by planning authority:

The issues raised in relation to housing land are addressed in a separate Schedule 4, "Housing Land & Policies HOU 1 & HOU 2" (1A). There is also a related Position Statement on housing land supply. This is mirrored by a Schedule 4 statement on education infrastructure (J) and a Position Statement on education capacity in West Lothian.

Representations to Allocated Sites

H-DE 1 - Bangour Village Hospital

Background
This large site was originally the subject of Policy E15 of the Broxburn Area Local Plan (1989) - Alternative uses of Buildings at Bangour Village Hospital. It was also shown as being located in an Area of Great Landscape Value (AGLV) and Policy E15 noted that alternative uses would be acceptable provided they were compatible with the AGLV designation and retained the woodland and reservoir. (CDX)

The adopted West Lothian Local Plan (2009) went further and allocated it as housing site (HBn1) with a total allocation of 500 homes. The site was also embraced by a Conservation Area designation (Policies HER 17 - 20) and was subject to a Tree Preservation Order (Policy ENV 14), with a safeguard

for an education facility (Policy COM 8). (CDX)

The Main Issues Report (MIR) of the West Lothian Local Development Plan (2014) identified the site as a "committed" site" for housing, reflecting its earlier status in the adopted local plan. (CDX) At this time, representations were received from the site owners seeking an increase in the number of houses. The council was not unsympathetic to the fact that the site was not without its challenges: the cost of refurbishing listed buildings would undoubtedly be expensive; and infrastructure costs, especially for education, high. The need to protect and enhance the conservation area, protect the character and appearance of listed buildings and their settings and protect areas of woodland and open space within the site all imposed limitations on the development potential of the site and posed challenges to its viability. Having reviewed the circumstances the council agreed the capacity could be increased to accommodate at least 550 houses without compromising environmental quality. The figure of 550 units was subsequently confirmed in the Proposed Plan as the allocation for site H-DE 1.

The site is the subject of a current planning application for Planning Permission in Principle (0607/P/15). (CDX) Concurrent applications for Conservation Area Consent (CAC) and Listed Building Consent (LBC) have also been submitted. The council did not determine this application within the required period and this prompted the lodging of an appeal with the DPEA in March 2016. Scottish Ministers have since decided that they will determine this case and have prepared a direction to that effect. This means that the appointed reporter will produce a report and make recommendations in order for the final decision to be taken by Scottish Ministers.

WL/LDP/PP/0141 (Alastair Lyon)
21125984-fec1d9f (John Johnston)
Concerns about the definition of allocated site H-DE -1 are noted. It is not uncommon for allocated sites in development plans to embrace land in different ownerships and for the various owners of the land to not always be in agreement with that allocation. At the end of the day implementation of a proposal can only take place on land that is in the control of the developer and the land owner therefore has the ultimate say. Notwithstanding this, the council recognises that the matter raised is in this instance a cartographic error caused by the council's digital geographic information system. The council would therefore not take issue if the Reporter was minded to direct that an adjustment should be made to the southern boundary of the allocated site to exclude the strip of land owned by the respondent and his neighbours residing at Nos 9, 11, 13 and 15 Goodall Place, Dechmont. This would adopt the same southern boundary as shown on the most recent planning application (0607/P/15).

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
Regarding the Community Council's concerns about vehicular access, the council would not take issue if the Reporter was minded to direct that an adjustment should be made to Appendix 2 (page 176) under the 'Transportation' column stating that "*appropriate road infrastructure improvements arising from the transportation assessment process that will include Dechmont Roundabout will be required to be provided by the developer to allow Bangour Village Hospital site to be developed."*

The respondents other comments relating to Appendix 2 and suggesting that the reference about opportunities to link into Goodall Place and Burnside should be removed have also been considered. It is concluded that the intention of the statement may have been misinterpreted and the council does not propose to remove it. The statement reads "access is from the A89 but with opportunities (for paths) to link into Goodall Place and Burnside". This is intended to relate to linking the re-development of the hospital site with the village and for existing links to be used to create new paths to integrate with the existing village path network. No vehicular access is proposed via Burnside or Goodall Place. However, it is recognised that the wording could be made clearer,

perhaps by adopting this form of words, and the council would therefore not take issue if the Reporter was minded to direct that an adjustment should be made to Appendix 2 (page 176) under the 'Transportation' column to this effect.

In relation to aircraft noise in the vicinity of Bangour, it is understood that while Edinburgh airport are seeking to accommodate more flights, not all will be on the same flight path. Various flight paths will be used with the split dependant on wind directions and wind speed and that approximately 25% of all flight over the course of the year will actually be from the opposite direction. The trial flight path TUTUR was undertaken from June to October 2015 and has been reported as successful. If Edinburgh Airport wish to pursue it there will need to be further statutory consultation. There would also not "*be flights every minute through the day and night*", as the airport generally operates from 5.30am to 11.30pm, and while there are cargo flights through the night, they are at a much reduced scale. The council does not propose to make any modification to the plan in response to this representation.

The councils' Environmental Health service has advised that until more details of the dwellings that are proposed on sites in the Dechmont area, reference to a noise survey should remain as "may be required", rather than needless insisting on a full noise survey at this time. The council does not propose to make any modification to the plan in response to this representation.

The council accepts that reference should be included in Appendix 2 to Kirkhill Primary School as it does form part of the catchment area. This is a typographical omission which the council will be pleased to remedy when the Plan is finalised. (Such a revision would be applied to all three allocated sites in Dechmont).

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)

The council maintain that the large former village hospital site with an extensive woodland component, especially in its north half as well as a former quarry, is not appropriate for development. It is not prepared to undertake an amendment to allocate the <u>whole</u> boundary of the NHS ownership to match the planning application boundary i.e. that includes a Special Landscape Area.

Similarly, with regard to an increase in numbers from 550 to 800, it has been the council's position for some time that the site cannot accommodate such a high number of units without a major detrimental impact on the landscape framework and conservation area around the former buildings.

It has already increased the number of units from 500 to 550 after review. To add a further 250 units or more units as the consultant suggests as the feasibility work on the existing buildings progresses, is to overdevelop the site and negate the woodland framework which the original hospital was developed around. It would also not respect the conservation area nor the conversion of a large number of the listed buildings.

WL/LDP/PP/0423 (Walker Group Scotland Ltd)
The council notes the support of the respondents for the allocation of site H-DE 1 and how their site, H-DE 3 links with it. A new primary school is required to support the development of the former Bangour Village Hospital (H-DE 1) and in order to help reduce the per unit cost of the new school, and improve the viability of the development, it is proposed to bring forward an additional housing site at Dechmont on land that is not part of the Bangour Village Hospital site (H-DE 3). This site will however only be supported if it opens up the Bangour Village Hospital site for development.

The respondents support for Proposal P-23 is also noted.

21125984-fec1d9f (John Johnston)
The council issued over 7,000 letters in respect of properties that abutted allocated sites in the Proposed Plan and it recognises that there was always the potential for mishaps of one kind or another to occur. Where these were known about and brought to its attention the council has sought to address such matters and of course apologises unreservedly. In this particular instance it is thought the reason why neighbours at different ends of a street received letters relating to just one of two allocations relates to the fact that each property abuts different, albeit adjacent sites. The notification rules appear to have been applied correctly, but it is a case of different properties only requiring to be notified of the site that is closest to it.

Representations to Allocated Sites

H-DE 2 - Main Street, Dechmont

Background
The Broxburn Area Local Plan (1989) showed this site lying outwith the settlement boundary of Dechmont and forming part of the Livingston Countryside Belt (Policies E5, E6, E9, & E10 being relevant). (CDX) The adopted West Lothian Local Plan (2009) (CDX) replicated this with the majority of the site still being outwith the settlement boundary and part of the Livingston Countryside Belt (Policy ENV 22), albeit that a narrow strip on the west side formed part of a small holding which was within the village boundary, but with no zoning as there was an allocated housing site adjacent to the west (HDm1). The Main Issues Report of the West Lothian Local Development Plan (2014) identified the site, in part, as a "Preferred New Site" (EOI – 0166) and assigned it a notional capacity of 30 units.
(CDX)

In January 2014, a Proposal of application notice was submitted for residential development on this site, ref. 0042/PAC/14 (CDX). This was followed in July 2014 with the submission of an application for planning permission in principle, ref. 0586/P/14, which proposed a development of 120 units, double the capacity of what the Proposed Plan provides for. (CDX) The council did not determine this application within the required period and this prompted the lodging of an appeal with the DPEA in October 2015. It was initially the subject of a hearing in April 2016 (PPA-400-2059). Scottish Ministers have since decided that they will determine this case and have prepared a direction to that effect. This means that the appointed reporter will produce a report and make recommendations in order for the final decision to be taken by Scottish Ministers.

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
Raised a number of detailed matters. However, these are all addressed in the council's statement (CDX) on their appeal which has now been called in by Scottish Ministers.

21797504-db5cda2 (Rhona Watt)
The council is satisfied with the principle of allocating this site for residential development and does not believe that it will have any significantly detrimental impact on views towards Binny Craig or the Bathgate Hills in general. The site was allocated in an attempt to bring forward new housing sites in and around smaller communities, as a counter balance to the larger and more strategic site, and to spread the benefits of growth and complement the wider West Lothian spatial strategy. The Proposed Plan identifies a capacity of 60 units, which the council believes can be satisfactorily accommodated while still retaining substantial areas of green space and established planting to the southern and eastern boundaries. The council does not propose to make any modification to the plan in response to this representation.

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
The council has sought to strike a balance between pressures for development and local needs, tailoring allocations to local circumstances and the characteristics of the site, and seeking to take account of the overarching objectives and other elements of the plan. It is therefore satisfied that a site of this nature is capable of accommodating a development of 60 houses and does not propose to make any modification to the plan in response to this representation.

The council notes that reference should be included in Appendix 2 to Kirkhill Primary School as it does form part of the catchment area. This is a typographical omission which the council will be pleased to remedy when the Plan is finalised.

21704333-cb6ac13 (Elaine Pringle)
Concerns about the physical nature of any future development and amenity issues are noted. However these are matters which the Development Management process takes precedence in addressing and the respondent is therefore encouraged to take the opportunity to engage in the consultation exercise allied to the planning application/appeal. The council does not propose to make any modification to the plan in response to this representation.

Representations to Allocated Sites

H-DE 3 - Bangour Village Hospital Reserve Site (Burnhouse)

Background
The Broxburn Area Local Plan (1989) showed this site lying outwith the settlement boundary of Dechmont and forming part of the Bathgate Hills Area of Great Landscape Value (AGLV) (CDX). The adopted West Lothian Local Plan (2009) continued to show the site as part of the AGLV. The site was identified as a "preferred new site" (PJ066: "Burnhouse") in the Main Issues Report of the West Lothian Local Development Plan (2014) with a notional capacity of 120 units, but with a caveat stating that it is a "Reserve site (only required if needed to support the delivery of Bangour Village Hospital site (H-DE1)."

WL/LDP/PP/0162 and 21714614-d7db3cd (Ian Ferrel on behalf of Dechmont Community Council)
While the adopted West Lothian Local Plan 2009 shows this site being within the Bathgate Hills Area of Great Landscape, the Proposed Plan has been informed by a review of landscape designations and site H-DE 3 is no longer embraced by such a designation. A separate Schedule 4 has been prepared which addresses the subject of Countryside Belts & Other Landscape Designations (1B) and is supported by the Local Landscape Designation Position Statement. (CDX)

The Community Council stress that the Brox Burn should define the natural physical boundary between the village and the Bathgate Hills to stop "development creep". The north boundary of H-DE 3 site is along a definable track that follows a major contour in the landscape east - west. There are many instances where burns flow through development areas rather than act as the boundary. The release of this greenfield site to support the delivery of a new primary school has necessitated a review of the previous AGLV boundary in this location as outline above

The Community Council point out that Burnhouse Road and the single track bridge over the Brox Burn is totally unsuitable for a residential development of the scale proposed. Within the Proposed Plan Appendix 2 from the Schedule of Housing Sites / Delivery Requirements; page 178 under "Transportation" it is pointed out that there will be a "new access from Burnhouse Road". It is more than likely arising from the Transport Assessment that would accompany any future planning application that the capacity of this bridge, along with provision for footways to connect south into the existing village network at Burnhouse Road, would be assessed and bridge widening and / or

replacement would be considered and undertaken by the developer.

The Community Council raise a traffic survey for the Bangour Village Hospital site highlighted an issue with the development of 500 houses causing issues on the main roads around the site. The additional traffic from 120 additional units in this location (i.e. at Burnhouse Road) would give rise to even greater traffic issues.

However, the council's Transportation Unit consider that while appropriate road infrastructure improvements required from the Transportation Assessment process will be required and this can address increased traffic issues, the site remains on a bus route, has the strategic A89 cycle route between Newbridge – Bathgate along the south verge (that also intersects with the Livingston Greenway network just to the south west with the M8 overbridge at Wester Dechmont and also M8 underpass at Deer Park / Loan Path) and is within walkable distance for Up[hall Station rail station.

The West Lothian Local Plan (2009) recognised that scale of development proposed at the Bangour Village Hospital site (500 houses at that time) would require extensive changes to educational arrangements, particularly given that the local school is an Infant School with 2 classes on a limited site. (CDX) This has meant that for some time that the education requirements allied to development at Bangour Hospital has always been known to be challenging and that it would require major investment and a bespoke solution.

WL/LDP/PP/0348 (GVA James Barr on behalf of NHS Lothian)
Support for the allocation of site H-DE 3 for residential development in order to support the delivery of a new primary school at site H-DE 1 is noted.

WL/LDP/PP/0423 (Walker Group Scotland Ltd)
The council notes conditional support for the allocation of site H-DE 3 for housing but does not agree that the development capacity of the site has been understated and the proposition that it is increased from 120 to 180 units. Housing numbers have been predicated on, amongst other things, environmental capacity and available education infrastructure, and the currently specified capacity is deemed appropriate in these regards. Furthermore, the council does not propose to remove the 'reserve' status which attaches to this site. Its allocation and justification remains very much allied to supporting the delivery of a redeveloped former Bangour Village Hospital (H-DE 1) and the role it might play in this project has still to be concluded. For these reasons, the council does not agree to modify the plan in response to these representations.

The council notes the respondents comments regarding the recording of the site area and accepts that it extends to 9.95ha and not 7.7ha as stated in Chapter 6 - Development Proposals by Settlement, Dechmont (page 85) and in Appendix 2 - Schedule of Housing Sites, Dechmont (page 178). The council would therefore not take issue if the Reporter was minded to direct that a correction should be made to this figure in the Plan.

The respondents suggestion that the entry relating to this site in Appendix 2 (page 178) should be amended to reflect site investigation works relative to flood risk are noted. However, the council considers it would be prudent to retain this advisory and it does not therefore propose to modify the plan in response to these representations.

The respondents have also suggested revising Appendix 2 to the effect that it should acknowledge the requirement to contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1) by inserting under the "Planning" column "The proposal will contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1)". The council recognises

that it would be helpful to make it clear that there are expectations on developers to contribute proportionately to funding education provision and would therefore not object to the Reporter requiring this amendment should it be considered helpful in improving the legibility and understanding of the Plan.

1125984-fec1d9f (John Johnston)
The council recognises that site H-DE 3 site is a greenfield site and embraces prime agricultural land. Greenfield land, much of which is prime agricultural land, is an important resource and the council is alert to the needs to use it sparingly, hence the reason why the strategy for identifying additional housing land necessary to meet the identified build rate has been to give priority to the reuse of brownfield land within the existing urban area and to focus the limited greenfield land releases. The council has only allocated this site to support the delivery of a new primary school in Dechmont, circumstances which are held to be exceptional.

The adopted West Lothian Local Plan (2009) educational position for Dechmont was that the scale of development proposed at the Bangour Village Hospital site of 500 houses would require extensive changes to educational arrangements, particularly given that the local school is an Infant School with 2 classes on a limited site. (CDX) This has meant for some time that the education solution would require major investment and school consultation to put in place revised arrangements.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 11B	Allocation of housing land at Almondell (remainder), East Calder	
Development plan reference:	H-EC 9	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, East Calder (page 85) Appendix 2 - Schedule of Housing Sites, East Calder (page 182) Proposals Map 5, Villages (East Calder)	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (SEPA) Identifies a requirement for a flood risk assessment to be included in the LDP.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (SEPA) It is suggested that additional text is incorporated into the entry referencing the site in Appendix 2 of the plan requiring a Flood Risk Assessment (FRA).		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (SEPA) The site has a valid planning approval (ref. 0524/P/09) (CDX). SEPA was consulted on the planning application and on the inclusion of the sites in the LDP (CDX) (letter from SEPA on planning application). SEPA's response to the LDP consultation is recorded in (CDX) (page X). Both responses indicated that SEPA were content with the approach proposed by the developer and this is reflected in the LDP. It is not proposed to change the content of the LDP in relation to this site. However, it is acknowledged that SEPA's position has been updated since the granting of planning approval and allocation of the site in the LDP for development. If the Reporter sees merit in altering the LDP the council would not object to this.		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

Issue: 11C	Calderwood and Raw Holdings Core Development Areas (CDAs), East Calder	
Development plan reference:	H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9 P-26 P-28	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA) **WL/LDP/PP/0361** (Michelle Heron on behalf of East Calder Community Council) **21504628-f325bbb** (Ray Kirk on behalf of Stirling Developments) **21800734-34593fb** (Persimmon Homes)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, East Calder (page 85) Appendix 2 - Schedule of Housing Sites, East Calder (page 181-182) Appendix 6 – List of Proposals (other developments) – East Calder (page 276) Proposals Map 5, Villages (East Calder)Development Proposals by P-26 Mansefield Park P-28 St Paul's Primary School	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the CDA allocations but suggests that the references to flood risk in Appendix 2 are insufficient for some sites.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
Identifies a discrepancy between the housing numbers stated for Raw Holdings West. Suggests that the capacity figures on page 85 are correct, albeit, out of date and therefore somewhat misleading, but these are different from the figures shown on page 181.

Comments that the absence of a masterplan for the Raw Holdings area of East Calder makes it very difficult to respond to potential changes at East Calder Park and the immediate surrounding area. However, it is suggested that the area known locally as 'The Muddies' together with the areas within Raw Holdings West which are used recreationally, should be subject to the provisions of Policy ENV 21.

21800734-34593fb (Persimmon Homes)

Objects to the site capacity assigned in the Proposed Plan to Raw Holdings. Suggests that the

capacity of H-EC 5 should be 560 units to reflect the current planning applications being considered by West Lothian Council (ref. 0609/FUL/15 (CDX) and 0198/FUL/15) (CDX).

In addition, suggests that a further text entry should be added under H-EC 5 (Appendix 2, page 85) entitled 'H-EC 5a Raw Holdings (Remainder II)' with a site area of 12 ha and a capacity of 300 units. This is to reflect additional land located within the CDA but outwith the application sites which could come forward in the longer term.

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Supports the LDP and the CDA allocations and seeks continued support from the council for CDAs.

Representations to Non Allocated Sites

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Proposes allocation of additional housing site at Coxydene to support the Calderwood CDA, contribute to affordable housing and reduce current infrastructure requirements at the Calderwood CDA.

Policy HOU 3

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
With respect to the current demand for development sites from the housebuilding sector, to ensure development progress is made the respondent seeks an amendment to the current windfall site criteria. The windfall site criteria require that sites lie within the settlement boundary. The respondent suggests that areas within CDA planning approved boundaries be included.

P-26: Mansefield Park (pages 86/276)

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
Identifies a spelling error in the table titled 'Other Developments' (page 86). Refers to 'the Muddles' whereas the correct term for this area of ground is 'the Muddies'.

21800734-34593fb (Persimmon Homes)
Seeks clarification as to what is meant by "Park improvements at 'The Muddies' in association with Calderwood CDA". Proposes the text is amended to read "Park improvements at 'The Muddies' in association with Calderwood CDA. The developer providing the land for the Park extension to be reimbursed for the gifting of land by way of developer contributions from others".

P-28 St Paul's Primary School (page 276)

21800734-34593fb (Persimmon Homes)
Seeks clarification as to what is meant by "School extension and new access (including land)". Proposes the text is amended to read "School extension and new access (including land). Developer to be reimbursed for the gifting of land and works in kind by way of developer contributions from others".

Proposals Map 5: Villages

21800734-34593fb (Persimmon Homes)
Objects to Proposals Map with regards to the extent of Site Ref H-EC 5 and seeks amendment to take account of the extent of the current planning application Ref: 0609/FUL/15. (CDX) A plan corresponding with the planning application boundary has been submitted which it is proposed

should be substituted directly for the East Calder, Kirknewton and Wilkieston inset.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9

WL/LDP/PP/0243 (SEPA)

It is suggested that additional text is incorporated into the entries referencing the CDA (page 85) and allocated sites H-EC 5 and H-EC 9 in Appendix 2 of the plan to take account of SEPAs requirements in relation to flood risk.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
No specific modification proposed but it is assumed that a reconciliation of the capacity figures is sought.

21800734-34593fb (Persimmon Homes)
Seeks a revision of the capacity shown in Chapter 6 – Development Proposals by Settlement (page 85) for site H-EC 5 from 410 units to 560 units.

Seeks a corresponding revision of the capacity shown in Appendix 2: Schedule of Housing Sites/Site Delivery Requirements (page 181) for site H-EC 5 from 383 units to 560 units.

Seeks insertion of an additional entry in both Chapter 6 and Appendix 2 entitled "H-EC 5a Raw Holdings (Remainder II)" with a site area of 12 ha and a capacity of 300 units.

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
No specific modification proposed with respect to the CDA.

Representations to Non Allocated Sites

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Seeks allocation of additional housing site at Coxydene.

Policy HOU 3

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Seeks amendment to policy HOU 3.

The following amendment to the text is requested where highlighted text reflects additions to the policy.

In addition to sites already identified in Policy HOU 1 of the LDP, new housing development will also be supported on sites within settlement boundaries and within approved planning boundaries *provided:*

P-26: Mansefield Park (pages 86/276)

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
Seeks the correction of the spelling of a place name 'The Muddies' (page 86).

21800734-34593fb (Persimmon Homes)

Seeks to amend the entry for P-26 on page 276. The following amendment to the text is requested where highlighted text reflects additions.

Park improvements at 'The Muddies' in association with Calderwood CDA. The developer providing the land for the Park extension to be reimbursed for the gifting of land by way of developer contributions from others.

P-28 St Paul's Primary School (page 276)

21800734-34593fb (Persimmon Homes)
Seeks to amend the entry for P-28 on page 276. The following amendment to the text is requested where highlighted text reflects additions to the policy.

School extension and new access (including land). Developer to be reimbursed for the gifting of land and works in kind by way of developer contributions from others.

Proposals Map 5: Villages

21800734-34593fb (Persimmon Homes)
Seeks to amend the boundary of housing allocation H-EC 5.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9

WL/LDP/PP/0243 (SEPA)
SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the sites in Appendix 2 with the addition of text that requires a Flood Risk Assessment to be submitted.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
21800734-34593fb (Persimmon Homes)
The Raw Holdings (West) forms part of the wider Livingston and Almond Valley Core Development Area (CDA) with land at Almondell and Raw Holdings West forming the Calderwood section of this CDA. The approach to the Calderwood area is set out in the West Lothian Local Plan (CDX) paragraphs 7.88 – 7.97, with specific reference to Raw Holdings addressed in paragraph 7.89). The Local Plan sets a combined site capacity across the Calderwood area of approximately 2,800 houses.

Following adoption of the WLLP, landowners in the Raw Holdings area prepared a draft development framework to guide future development in the area as required by paragraph 7.89 of the WLLP. The Framework, and the background to Raw Holdings, is set out in a report to the Council Executive of 14 June 2011 (CDX) (committee report and supporting documents and Minute). The Development Framework was not approved by the council. The decision of the Council Executive on 14 June 2011 was to invite the landowners to submit proposals for Raw Holdings at a maximum of 12 dwellings per hectare, therefore limiting site capacity. No submissions have been received by the council to meet with this request. In addition, there is no agreed master plan in place for the whole of the Raw Holdings area. The lack of an agreed master plan has resulted in the piecemeal development of the area.

Planning consent has been granted on the Almondell allocation for 2,300 houses (CDX) (ref. 0524/P/09). This has been followed up with a number of detailed planning consents which are now being implemented. This would leave a balance of 500 units to be built on the Raw Holdings allocation. Of this 500, planning consent has been granted for 90 private sector units at Seven Wells, East Calder which also forms part of the Raw Holdings allocation CDA allocation (CDX) (ref. 0081/FUL/12), with a further proposal for 27 new council houses. This leaves a balance of 383 units remaining for the Raw Holdings.

The council has received planning applications for further development at Raw Holdings.

The Cala Homes planning application for 300 units was reported to the Development Management Committee on 16 December 2015 (ref. 0198/FUL/15). Officer recommendation was to refuse the application, however, the committee determined to continue the application to facilitate discussion between all the developers expressing an interest in the area with a view to the formation of a master plan. (CDX)

The application by Persimmon Homes for 258 homes has yet to be determined. The applicant has submitted a development framework (in conjunction with Cala Homes) as part of this proposal which identifies a site capacity across the Raw Holdings area of 830 units (CDX) (ref.0609/FUL/15 and draft development framework). The council has yet to determine the planning application.

The council's response to policy ENV 21 is specifically addressed in a separate Schedule 4 (**26F**).

21800734-34593fb (Persimmon Homes)
The Council notes the proposed entry "H-EC 5a Raw Holdings (Remainder II)" with a site area of 12 ha and a capacity of 300 units".

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to modify the current allocation.

The current allocation is adequate to accommodate the substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply.

The site lies within the catchment of East Calder Primary School, St Paul' RC Primary School, West Calder High School and St Margaret's RC Academy and there are known education capacity constraints which would prevent expansion of the CDA in the short and medium term.

For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the Education Position Statement. (CDX)

For these reasons, the Council does not agree to modify the plan in response to this representation.

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
The council welcomes the respondents support for the LDP generally and the CDA allocations in particular. The CDAs are very much a key element of the spatial strategy of the LDP and the council continues to support and encourage their development.

Representations to Non Allocated Sites

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
Development at Coxydene would constitute a physical and intrusive expansion of the existing settlement.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

Significantly, the site is an integral part of the countryside belt to the east of East Calder, intended to prevent settlement coalescence, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP.

The site lies within the catchment of East Calder Primary School, St Paul' RC Primary School, West Calder High School and St Margaret's RC Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term.

For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the Education Position Statement (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate further land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

POLICY HOU 3

21504629-f325bbb (Ray Kirk on behalf of Stirling Developments)
The council's response to policy HOU 3 is specifically addressed in a separate Schedule 4 (**26G**).

P-26: Mansefield Park (pages 86/276)

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
The council recognises that there is a spelling error and is happy to correct this.

21800734-34593fb (Persimmon Homes)
The Council has noted the suggested changes however it does not propose to modify the proposed plan. The suggested change to Appendix 6 – List of Proposals expands on the delivery mechanism which is to be agreed amongst the developers and as such it is not necessary to modify the plan as suggested.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that any detail of the delivery or land equalisation should not be included in Appendix 6.

P-28 St Paul's Primary School (page 276)

21800734-34593fb (Persimmon Homes)
The Council has noted the suggested changes however it does not propose to modify the proposed plan. The suggested change to Appendix 6 – List of Proposals expands on the delivery mechanism which is to be agreed amongst the developers and as such it is not necessary to modify the plan as suggested.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that any detail of the delivery or land equalisation should not be included in Appendix 6.

Proposals Map 5: Villages

The Council notes that suggested boundary change of H-EC 5, however does not propose any modification with respect to this representation.

The extent of housing and land for East Calder park should be delivered through a Masterplan for this part of the CDA. No change to the boundary or extension of the allocation on Map 5 is necessary to inform development on the site.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 11D	Allocation of land for housing at Langton Road, East Calder	
Development plan reference:	EOI-0113	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson and Robertson Rural)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, East Calder (page 85) Proposals Map 5, Villages (East Calder) Allocation of land for housing at Langton Road, East Calder	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI-0113

21870299-6e33c55 (RFA on behalf of Davidson and Robertson Rural)

Housing Land

In justifying the release of this site for housing, the respondent states that despite an increasing rate of house building in recent years infrastructure and educational capacity continues to pose a serious constraint to house building, particularly within marketable CDAs such as Calderwood. In summary, all of the CDAs are underperforming in terms of output and this is having serious repercussions in attaining SDP targets.

The site benefits from a sustainable location for housing development, is effective and is able to take advantage of available infrastructure. An opportunity exists for new housing to be integrated into the settlement pattern and allows additional flexibility in housing land supply to meet sustainable development objectives. New housing will raise the socio-economic profile support existing services, sustain facilities and contribute to the growth and increased vibrancy of the town. Allocation of the site would widen the choice range and mix of housing available as well as enhancing local community facilities.

Countryside Belt

The LDP has not undertaken a serious review of the countryside belt boundary at this location. The site would not adversely impact on the landscape but would integrate development on the urban fringe. Any adverse environmental impact is capable of being mitigated.

Transport and Accessibility

The site is ideally placed in transportation terms for housing development and is on a strategic transport node within the A71 corridor.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0113

21870299-6e33c55 (RFA on behalf of Davidson and Robertson Rural)
Requests amendment to the countryside belt boundary and allocation of the site for housing.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0113

21870299-6e33c55 (RFA on behalf of Davidson and Robertson Rural)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

Significantly, the site is an integral part of the countryside belt around East Calder, intended to prevent settlement coalescence, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP.

Development at this location would constitute a physical and intrusive expansion of the existing settlement with the danger of leading to coalescence and the site is also considered to be visually intrusive when viewed from the A71.

The site lies within the catchment of East Calder Primary School, St Paul' RC Primary School, West Calder High School and St Margaret's RC Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term. (CDX).
For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in Position Statement: *Education* (CDX)

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 11E	Non-allocation of sites for development at Oakbank, by East Calder	
Development plan reference:	MIRQ0078/EOI-0104 Various	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) Appendix 2 - Schedule of Housing Sites, Landward (pages 191-192) Proposals Map 3, Livingston Area	
Planning authority's summary of the representation(s):		

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

Background (page 6)
The council should be more mindful of West Lothian's shale industry past when making decisions as it has shaped so much the culture and environment today. The Oakbank Regeneration Project, which the respondent is promoting, makes a number of connections with this past and can at the same time make a positive contribution to the existing environment. In particular:

- Rebuilding the Oakbank Village, with homes, businesses, a village hall and wider community schemes yet to be realized.
- Making use of brownfield land (previously used by the Oakbank Oil Company)
- Rebuilding the community of Oakbank and facilitating access to surrounding parkland.
- Addressing antisocial behaviour and repairing environmental damage.

Context (page 7)
Notes that the emerging LDP will promote development and growth in the right areas. However, the respondent states that West Lothian should not become too reliant on short term economic growth which so often fails. Past experiences suggest that where high-tech manufacturing has been encouraged to settle in West Lothian it has, as a result of global pressures, often failed. West Lothian should not be wholly reliant on the need to grow the local economy simply to generate tax income. The council should not expect to attract so much short term economic development which in the longer term are often at a cost. It should be mindful of the need to develop communities that are not reliant on new investment, and should concentrate on developing West Lothian in a sustainable manner for the long term.

Role and Purpose of Plan (page 7)
Social considerations should be taken more into account when determining planning applications. Considerations should extend to anti-social behaviour, poor heath, environmental concerns, brown field sites, contamination risks etc.

Vision Statement and Aims (page 8)
Reference should be made to safeguarding income generating farmland

Community Regeneration - aims are agreed; Oakbank Regeneration Project would be at the heart of this vision.

Sustainable Housing Locations)
Sustainable housing is required all over West Lothian not just in the CDA, we should be mindful sustainable homes are required in the countryside.

Infrastructure Requirements and Delivery
There is a need for the Council to publish a systematic approach to the evaluation of infrastructure, e.g. the requirements of development in the countryside is very much different from the CDA. One model does not fit all.

Town Centres and Retailing
Agrees with aims.

The Natural and Historic Environment
Need to protect natural spaces not just open spaces so which are so often manmade and awaiting the next developer to arrive.

Climate Change and Renewable Energy
Statement makes no sense, what does this mean in practical terms, our vision towards the Climate and Renewable Energy are fundamental in encouraging future investment, this LDP is missing an opportunity if this is low on the vision agenda. West Lothian should be making a statement here and targeting the best Scottish region in developing performing low carbon developments or risk being left behind.

Waste and Minerals (page 9)
Regards mineral extraction as a lucrative business and suggests that the council should seek to ensure that approved schemes are required to not only minimise impact but to also contribute towards improving the area affected, and not just remediation at the end of the extraction period. Suggests that more should be done to compensate for social, economic and physical damage caused.

Spatial Strategy

Economic Development and Growth (page 12)
The LDP also should make reference to safeguarding income generating farmland.

Local business opportunities, small business start-ups and working from home (page 17)
Suggests that paragraph 5.26 is supportive of the type of businesses which the respondent is seeking to develop within the Oakbank Regeneration Project.

Community Regeneration (page 19)
The respondents cannot understand why the Council is not supportive of proposals for the re-development of this particular area.

Sustainable Housing Locations (page 20)
Sustainable housing is required in all parts of West Lothian including rural areas and not just in the CDAs.

Housing land requirements for the LDP (page 20)
Suggests that paragraph 5.36 is supportive of the proposed housing element the respondent is

seeking to develop within the Oakbank Regeneration Project.

Effective Housing Land and Generous Supply (page 23)
Suggests that the sites at Oakbank are immediately deliverable save for education constraints. Also references support for the project from at least 40 parties.

New Housing Sites and Design (page 24)
Suggests that the Oakbank Regeneration Project will embrace a higher standard of design than typically seen within West Lothian.

Affordable Housing (page 27)
It is proposed to provide different models of home purchase including shared equity.

The council's response to Affordable Housing is set out in a separate Schedule 4 number (1H)

Infrastructure Requirements and Delivery (page 30)
Calls for the Council to publish a systematic approach to the evaluation of infrastructure which differentiates between the countryside and urban areas including CDAs. Makes the point that one model does not fit all.

Providing for Community Needs (page 32)
Proposes that developer contributions are levied to finance not just education but other social needs.

Green Infrastructure and Green Networks (page 34)
Indicates that the Oakbank Regeneration Project will aim to improve access to the adjacent Almondvale Country Park and identifies potential to link into and rebuild a disability accessible path/cycle network on the North and South on the Linhouse Water

Walking and Cycling (page 37)
Proposes that the Oakbank Regeneration Project linkd the core paths and cycle ways to encourage the people to take healthier travel options.

Town Centres and Retailing (page 39) - Agrees with the council's strategy.

The Natural and Historic Environment (page 41)
Identifies a need to protect natural spaces and not just open spaces.

Development in the Countryside (page 42)
Observes that the policies relating to development in the country side appear to be aligned with single homes and not with small scale developments where community benefit could result. Suggests that there should be an opportunity to allow for small scale development in the countryside which are not necessarily associated with lowland crofting or agriculture. Considers the current policy too restrictive,

Country Parks (page 50)
Proposes improvements to the west end of Almondale Country Park on the back of the proposed development.

Allotments/Community Growing (page 51)
Indicates that provision would be made for allotments within the proposed scheme to encourage community produce being sold in a community shop.

Climate Change and Renewable Energy (page 62)
Finds it difficult to understand what this means in practical terms and concludes that the LDP is missing an opportunity. Suggests that the council should be making a statement here and aiming higher to be the best Scottish region in developing performing low carbon developments or run the risk of being left behind.

Low Carbon Development and Renewable Energy (Page 63)
Aligns the proposed allocation with the councils support for low and zero carbon homes.

Energy and Heat Networks (page 66)
Proposes to deliver a low / zero or potentially carbon plus development, through district heating and networked solar technologies.

Vacant and Derelict Land (page 72)
Notes that Oakbank is currently an area of vacant and derelict land but was in the past the location of a small mining community including 70 to 80 homes, a school, playing fields and industrial works. Suggests that Oakbank has no realistic chance other than the proposed allocation to correct the environmental decay.

Appendices (page 99)

Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements (page 119)

Proposes that Oakbank should be allocated within the schedule as a deliverable site for up to 50 homes.

Identifies an error in the Proposed Plan which mistakenly identifies H-PU 2 as H-PU 3 and vice versa.

Glossary (page 280)

Suggests the format of this LDP is too similar to earlier documents and that it would be useful to highlight the main differences from earlier documents.

The supplementary guidance documents do not appear to give any more details despite there appear to be some positive moves with e.g. renewables

Notes a distinct lack of policies for agriculture and diversification with the result that rural living is side lined.

Proposals Maps
Encourages the council to avoid development on greenfield land and prioritise development to derelict/brownfield sites.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0104/MIRQ0078

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

Correct errors/site referencing in relation to H-PU2 and H-PU3 allocations.

The Oakbank site should be allocated within the schedule as a deliverable site for up to 50 homes in Appendix 2.

Summary of responses (including reasons) by planning authority:

The site was the subject of a submission to the council's "call for sites" to inform the preparation of the West Lothian LDP and was identified as "not preferred" in the Main Issues Report (EOI-0104 refers (CDX). A subsequent submission was made to the LDP Proposed Plan seeking inclusion of the site in the LDP for development (MIRQ0078, CDX).

Spatial Strategy, Vision and Aims

The LDP sets out a development strategy which to seeks to deliver a balance between development requirements and the need to protect the area's valuable natural environment; the LDP reflects that planning permission has been granted for development on land which is currently undeveloped and also includes brownfield sites. All sites suggested for inclusion in the LDP have been the subject of site clearance and regard to infrastructure availability. The council notes the comments made, but does intend to make any further changes to the LDP.

The council's response to the Spatial Strategy, Vision and Aims are set out in a separate Schedule 4 number 1C.

Appendices (page 99)

The council acknowledges that the error which has been identified is in fact with the labelling of sites H-PU 2 and H-PU 3 on Map 3 in so far as they do not correspond with the sites listed in the Settlement Statement (page 93) and Appendix 2 (page 224). The Reporter may wish to recommend that Map 3 is amended to correct this error, in which case the Council would be happy to comply.

The council's response to the changes to HPU 2 and H-PU 3 are set out in a separate Schedule 4 number 18B.

Glossary (page 280)

The council notes the comments made, but does intend to make any further changes to the plan.

The council's responses to supplementary guidance are set out in a separate Schedule 4 number 1E.

Proposals Maps

The council supports the re-use of brownfield land in appropriate locations and circumstances but it is considered that in order to meet housing needs and demands in the right locations that it is inevitable that greenfield land be released for development.

The council's response to the Proposals Maps is set out in a separate Schedule 4 number 1Q.

Representations to Non Allocated Sites

EOI-0104

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

The site lies within the catchment of East Calder Primary School, St Paul' RC Primary School, West Calder High School and St Margaret's RC Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term
For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX, para. Xx).

The focus of development in East Calder lies in the Calderwood Core Development Area (CDA) to the east of the town. This site benefits from planning consent (CDX) for the construction of 2300 houses and construction has commenced. The site at Oakbank is regenerating to nature and is removed from the CDA.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations other than to correct typing errors/site referencing in Appendix 2 in relation to H-PU2 and H-PU3 allocations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 12A	**Allocation of land for housing in Fauldhouse**	
Development plan reference:	H-FA 1 - Eastwood Park (East) H-FA 2 - Meadow Crescent H-FA 3 - Park West H-FA 4 - Shotts Road H-FA 5 - Breich Water Place H-FA 6 - Sheephousehill North H-FA 7 - Lanrigg Road (3) H-FA 8 - Eldrick Avenue H-FA 9 - Main Street (former cinema and garage) H-FA 10 - Eastfield Recreation Ground H-FA 11 - Former Victoria Park Colliery	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0333 (Helen Close) **21903583-08d20d6** (James Ford) **WL/LDP/PP/0143** (John Donald) **WL/LDP/PP/0144** (John Donald) **WL/LDP/PP/0228** (Walter Crawford Property)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Fauldhouse (page 86) Appendix 2 - Schedule of Housing Sites, Longridge (pages 183-188) Proposals Map 5, Villages (Fauldhouse)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-FA 9 - Main Street

WL/LDP/PP/0333 (Helen Close)
Concerned about proposed residential development on grounds that it would:

- increase volume of traffic and parking where there is already limited vision and safety;
- increase public transport passengers with the effect of generating more litter in the burn which is adjacent to the bus stop; and
- increase flood risk

General complaints regarding planning in Fauldhouse

21903583-08d20d6 (James Ford)
The respondent objects to all of the proposed housing allocations in Fauldhouse. There is particular criticism of development being mainly located on the eastern side of the village and contributing to traffic congestion.

The respondent suggests that many of the council owned sites in Fauldhouse were obtained through Compulsory Purchase Order and casts doubt on the legitimacy of proposals to develop housing on

them.

Finally, the respondent claims to have received unfair treatment in his dealings with the council regarding planning related matters in the past and suggest that he has been 'black listed'.

Representations to Non Allocated Sites

EOI-0027 - Crofthead Farm

21903583-08d20d6 (James Ford)
This representation proposes the allocation of land at Crofthead Farm, Fauldhouse for housing and reference is made to a previous submission made in response to a "call for sites" exercise in 2011, EOI-0027, which was considered but dismissed at the Main Issues stage of the process. (CD094)

The respondent seeks to justify the allocation of site EOI-0027 by noting that it lies is within the 30 mph speed limit sign on Longridge Road, whereas an allocated site, previously EOI-0124 and now referenced H-FA 11, is only partially located within the speed limit market sign. It is also suggested that the allocation of site EOI-0027 could help to boost the supply of affordable housing in the village.

PJ-0007: Land by Croftfoot Farm

WL/LDP/PP/0143 (John Donald)
The respondent unsuccessfully applied for planning permission in 2010, ref. 0330/FUL/10 for a rural crofting scheme covering four fields to the east of Willow Avenue. (CDX) Proposals for a smaller but similar development were submitted at the MIR stage of the local development plan but were rejected on the grounds that the development was below the minimum threshold of five houses for allocating in the LDP.

WL/LDP/PP/0144 (John Donald)
The respondent seeks to have allocated a 0.92 hectare site on fields between Willow Avenue, the local sewage treatment works and the main house and buildings associated with Croftfoot Farm. The proposed site is immediately south of that in representation WL/LDP/PP/0143 above.

Extension to site H-FA 11 - Lanrigg 2

WL/LDP/PP/0228 (Walter Crawford Property)
It is proposed that site H-FA 11 - Lanrigg 2, should be extended to north-east / east / south-east for a total area of 7.5ha and that the settlement boundary should be re-drawn to embrace it. The respondent has subsequently intimated a willingness to reduce the size of extended area, effectively removing the area of land closest to Lanrigg Road.

Reasons given in support of this extension include:

- use of brownfield land instead of greenfield in accordance with national policy;
- no visual impact on settlement or character of town;
- would be accessible to town centre and by public transport;
- would add additional social housing and seek partner approach to achieve; and
- desire to extend their part-accepted site H-FA 11: Lanrigg 2 on basis of a comprehensive masterplan approach for company's entire land-holding.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-FA 9 - Main Street

WL/LDP/PP/0333 (Helen Close)
Intimates that the site should not be allocated for housing.

General complaints regarding planning in Fauldhouse

21903583-08d20d6 (James Ford)
Intimates that none of the proposed sites should be allocated for housing.

Representations to Non-Allocated Sites

21903583-08d20d6 (James Ford)
Promotes the allocation of site EOI-0027 (Crofthead Farm) for housing.

WL/LDP/PP/0143 (John Donald)
Promotes the allocation of site PJ-0007 (Land at Croftfoot Farm) for housing.

WL/LDP/PP/0144 (John Donald)
Promotes the allocation of a 0.92 hectare site between Willow Avenue, local sewage works and Croftfoot Farm main house and buildings for housing.

WL/LDP/PP/0228 (Walter Crawford Property)
Seeks the extension of allocated site H-FA 11 (Croftfoot Farm) to north-east / east / south-east to join with other land owned by the respondent and to relocate the settlement boundary to accommodate this.

Summary of responses (including reasons) by planning authority:

Background
The Proposed Plan identifies eleven housing sites in Fauldhouse. The sites are listed in the settlement statement (page 86) and in Appendix Two: Schedule of Housing Sites / Site Delivery Requirements (pp. 183-188). They are also illustrated on the proposals Map 5: Villages. The sites are either carried forward from the adopted West Lothian Local Plan (2009) (CDX), with many having the benefit of planning permission, or are new allocations.

Sites carried forward from the West Lothian Local Plan 2009:

H-FA 1 Eastwood Park (East) – planning permission granted
H-FA 2 Meadow Crescent
H-FA 3 Park View (West)
H-FA 4 Shotts Road
H-FA 5 Breich Water Place – planning permission granted
H-FA 6 Sheephousehill (North)
H-FA 7 Lanrigg Road

New allocations:

H-FA 8 - Eldrick Avenue

H-FA 9 Main Street (former cinema and garage)
H-FA 10 Eastfield Recreation Ground
H-FA 11 Lanrigg Road 2

Representations to Allocated Sites

H-FA 9 - Main Street

WL/LDP/PP/0333 (Helen Close)
Site H-FA 9 - Main Street is a new allocation. It does however have the benefit of having a planning brief approved by the Council Executive on 12/01/10 (and updated for the Proposed LDP at September 2015) which addresses a standard set of development issues relevant to this former cinema site. (CDX)

The site is eminently suitable for redevelopment and the suggestion that it is not allocated in the LDP for housing is rejected. The council offers the following responses to the concerns which have been raised:

- traffic and parking issues are addressed in the planning brief but will be assessed in detail at the planning application stage;
- litter created by transit passengers, while undesirable is not a sufficient reason to reject the redevelopment of a long-standing gap site on this section of Main Street; and
- site delivery requirements (page 187 of the Proposed Plan) already stress the need for a Flood Risk Assessment related to the adjacent burn and for the adoption of a sustainable urban drainage (SUDS) approach to site development, matters which the Development Management process is well capable of dealing with.

General complaints regarding planning in Fauldhouse

21903583-08d20d6 (James Ford)
The council does not agree with the respondents' proposition to not allocate the eleven housing sites that have been identified.

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan, paragraphs 85-92, 106-113 and policy 5 and page 6, Table 3.1 (CDX). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP 2014 – paragraph 110) (CDX) the council has allocated a number of housing sites across West Lothian for housing development.

While it is the case that many of the allocated sites are in eastern part of Fauldhouse, the council's Transportation Manager has confirmed that suitable access can be provided to these sites. A Transport Assessment which was prepared in support of the Proposed LDP, the Transport Appraisal and Modelling MIR (CDX) advises of no significant impact on the road network or need for improvement arising from these developments.

With regard to the acquisition of sites through Compulsory Purchase Orders (CPOs), it is advised that this is not a process routinely used by the council and is only resorted to rarely and always in very particular circumstances. The council is not aware of any of the sites in Longridge having been subject to such Orders but would be happy to investigate and respond if presented with any firm evidence.

In conclusion, the council considers that the plan should not be modified in respect of this representation.

Complaint
West Lothian Council is committed to providing high-quality customer services. If something goes wrong or individuals are dissatisfied with any aspect of our services, there is an established complaints procedure in place to deal with this. Complaints can be made in person at any of our offices, by phone, in writing or email via a complaints form. To date, and to the best of the knowledge of the Development Planning service, no formal complaint has been registered by this respondent.

Representations to Non-Allocated Sites

21903583-08d20d6 (James Ford)
This representation seeks the allocation of site EOI-0027 (Crofthead) Farm for mixed use purposes (25.6 hectares) to the north-east of Eastfield Recreation Ground. The site was identified as 'not preferred' at MIR stage. The council has considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development for the reasons below:

- the location of speed limit signage is not a material factor in allocating development sites;
- affordable housing requirements are already provided for through Policy HOU 5 *Affordable Housing* in the Proposed Plan for all Council Wards in West Lothian including Fauldhouse and the Breich Valley;
- education capacity has already been factored into the allocation of sites and there is insufficient remaining capacity to service the development of another large site;
- while the site is recognised as being accessible to the village centre on foot, and accessible to bus local buses, it is some distance from the rail station;
- there are considerable ground stability issues in this area, including several disused tipping sites; and
- allocation of this site would further hasten the coalescence with Longridge, bringing the suggested eastern edge of Fauldhouse within just 500 metres from the edge of Longridge to the north-east.

The council does not therefore agree to modify the Plan in response to this representation.

WL/LDP/PP/0143 (John Donald)
This representation seeks the allocation of site PJ-0007 (Land at Crofthead Farm) for residential use (2.0 hectares/ 4 units of very low density housing). Site PJ-0007 was identified in the Main Issues Report (MIR) (pp. 142-3, Map 10) as a 'not preferred site' due to access issues. (CDX)

The council has considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development because there remain access issues from either the Croftfoot Estate via a narrow overbridge or via the sewage works access. There are better housing sites available in Fauldhouse within the settlement boundary and these have been allocated. The council does not therefore agree to modify the Plan in response to this representation.

WL/LDP/PP/0144 (John Donald)
This representation seeks the allocation of a new housing site not identified at MIR stage. The council has considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development due to lack of viable

access and better sites are available as listed above.

WL/LDP/PP/0228 (Walter Crawford Property)
This representation seeks the extension of allocated site H-FA 11 (Lanrigg 2) with relation to site EOI-0124 (Land on the north eastern boundary of Fauldhouse) which was identified at MIR stage as a 'preferred new site (in part)'.

The part of MIR site EOI-0124 which is allocated is H-FA 11: Lanrigg 2 (1.7ha / 25 unit capacity). The extended capacity sought is for approximately twice the allocated site, minus the area adjacent to Lanrigg Road. Notwithstanding supporting information submitted with the representation, there remain significant concerns about a proposed extension of this site;-

- the Proposed Plan at paragraph 5.2, page 10, states that sustainability factors are integral to site selection including 'to maximise the use of brownfield land' in accordance with national policy which has been followed as a principle in site selection;
- while the removal of the section of the site nearest Lanrigg Road would reduce visibility from vehicular traffic, significant tree cover loss from the proposed site would exacerbate visual impacts and negatively impact on the landscape character setting of town and the adjacent long distance footpath north to Whitburn;
- while the site is accessible to the village centre on foot, and accessible to bus local buses, it is distant from the rail station;
- affordable housing requirements are already provided for through Policy HOU 5 *Affordable Housing* in the Proposed Plan (page 28) for all Council Wards in West Lothian including Fauldhouse and the Breich Valley; and
- allocation of sites is not based on allowing developers to complete their masterplan ambitions, and the council must remain even-handed and neutral regarding ownership of proposed sites and would thus not give any credence to allocation by ownership.

The council has considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development; specifically ownership and masterplans are not reasons to allocate housing land.

<u>Any further plan changes recommended by the planning authority</u>

It has become apparent since publication of the Proposed Plan that there are several typographical errors in both the settlement statement (page 86) and Appendix 2 (page 184 and 188) regarding two allocated sites in Fauldhouse.

Site H-FA 3 is identified in both parts of the document as the 'Former Victoria Park Colliery' and assigned a site area of 1.7ha and a capacity of 40 units. This is erroneous. Site H-FA 3 in in fact 'Park View (West). The site area is 1.27 ha and the notional capacity is 30 units.

The residual columns in this table and which detail 'Planning', 'Transportation', 'Education', 'Flood Risk' and 'Other' development requirements have also become transposed and are incorrect. The information set out in H-FA 3 under these headings instead applies to site H-FA 11.

Site H-FA 11 is identified in both parts of the document as 'Croftfoot Farm' and assigned an area of 3.57ha and a capacity of 90 units. This is also erroneous. Site H-FA 11 is in fact 'Former Victoria Park Colliery'. The site are is 1.7ha and the notional capacity is 25 units.

The residual columns in this table and which detail 'Planning', 'Transportation', 'Education', 'Flood Risk' and 'Other' development requirements are also incorrect. The correct information which

should apply to site H-FA 3 (Park View (West) is detailed below.

Status	Carried forward from WLLP
Planning	Identified as a site for housing
Transportation	Access via existing road at Park View to the south.
Education	**Catchment Area Schools** Falla Hill Primary/Whitburn Academy/St John the Baptist Primary/St Kentigern's High
Flood Risk	Flood Risk Assessment required which assesses the flood risk from the small watercourses which flow along the north and west boundaries. Drainage Impact Assessment required.
Other	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required. Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required. Requirement to accommodate a buffer strip of 6m between the development and the watercourse on the western boundary of the site. Developer contributions required to enhance local park provision

The council would be pleased to correct these errors if invited to do so by the Reporter and in the manner described above.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 13A	Kirknewton General - Allocation of land for housing in Kirknewton, Proposal P-31 and other general issues relative to Kirknewton	
Development plan reference:	H-KN 1- Braekirk Gardens H-KN 2 - Station Road (East) H-KN 4 - Station Road (South extension) LATE 0002 - Station Road P-31 - Milrig Holdings/Kirknewton Railway Station	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0017 (Margaret O'Donnell)
WL/LDP/PP/0305 (Vic Garrard on behalf of Kirknewton Community Council)
WL/LDP/PP/0278 (Vic Garrard on behalf of Kirknewton Community Council)
WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council)
WL/LDP/PP/0268 (K.R. Hogg)
WL/LDP/PP/0243 (SEPA)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
21438160-57e7ebe (John Thomas)
20989322-efde6f0 (Susan Campbell)
20952638-67f91ec (Gordon Hyslop)
21784245-e01bede (M Carr)
21765868-3598b37 (J Johnston)
21518048-9fd6647 (Dr Kim Kempster)
21254632-368a8c9 (Scott Frost)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Kirknewton (page 87) Appendix 2 - Schedule of Housing Sites, Kirknewton (page 189 & 190) Proposals Map 5, Villages (Kirknewton)

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-KN 1- Braekirk Gardens

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
The legitimacy of allocating this site for housing is disputed as it has already been largely built out with only a relatively few completions remaining.

21765868-3598b37 (J Johnston)
Suggests that the extent of the remaining housing land at H-KN 1 should be fully enumerated in order to clarify the contribution this site has still to make to the land supply.

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
Supports the sustainable development objectives set out in para 5.37 (page 20) of the LDP and specifically supports the allocation of H-KN 1 for housing, noting that it is in the process of being built out. Considers that the development of this site will assist in achieving a five year housing land

supply, securing the provision of affordable housing and supporting community regeneration.
20989322-efde6f0 (Susan Campbell)
Supports the development of site H-KN 1.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but observes that Appendix 2 - Schedule of Housing Sites, Kirknewton (page 189) has not identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed. It is however acknowledged that the site has a long standing planning permission and is largely complete. Nevertheless, it suggests a revision to the text of the entry in Appendix 2 which expressly requires the submission of a Flood Risk Assessment and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

H-KN 2 - Station Road (East)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
Objection is raised to allocation of the site for housing. Notes that the allocation has been carried forward from the WLLP (CDX) and cites this as an example of a housing site which has not been progressed over the course of that plan period, implying that it is non effective. Proposes that the site is deleted from the LDP in favour of an alternative site to the east and referenced LATE-0002 (CDX).

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **WL/LDP/PP/0017** (Margaret O'Donnell), **21438160-57e7ebe** (John Thomas), and **20952638-67f91ec** (Gordon Hyslop)
Objection is raised to allocation of the site for housing for one or more of the following reasons:-

- proximity to the Edinburgh-Glasgow railway line;
- proximity to overhead electricity transmission lines and pylons;
- susceptibility of the site to flooding;
- access constraints;
- generation of additional traffic;
- inadequacy of facilities in the village to accommodate further development (in particular the capacity of the local Primary School);
- loss of an open green space;
- physical relationship of new development to existing properties in terms of overlooking and loss of privacy;
- negative impact on private property values;
- ownership and tenure composition of the development

20989322-efde6f0 (Susan Campbell)
Supports the development of site H-KN 2.

WL/LDP/PP/0305 (Kirknewton Community Council – Vic Garrard)
Proposes that the site is not allocated for housing in the LDP and suggests that it should instead be landscaped and made available for a range of largely recreational uses. A document entitled the "Kirknewton Community Development Plan" is referenced and submitted in support (CDX).

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
Supports the sustainable development objectives set out in paragraph 5.37, (page 20) of the LDP and specifically supports the allocation of H-KN 2 as an effective site which is capable of being delivered during the plan period. Also supports Policy HOU 1 (which identifies sites H-KN 1 & H-KN 2) and their

subsequent referencing in the Proposals Map and Appendix 2.

Considers that the development of this site will assist in achieving a five year housing land supply, securing the provision of affordable housing and supporting community regeneration.

Identifies the rail station as being key to the sustainability of residential development and supports the provision of a new park and ride facility and electrification of the rail line in the plan.

Observations regarding constraints which have thus far hindered the development of the site are addressed. These are:

- site access - advises that a solution to what was a previously protracted issue has since been identified and agreed in principle with the council through a recent planning application relative to the site;
- noise and flooding - advises that these are matters which can be satisfactorily resolved by design;
- capacity restrictions at East Calder Waste Water Treatment Works – suggests that these can be overcome through negotiation and investment.

The subject of education capacity has been afforded particular attention. Specifically, it is recognised that new development will require to contribute to infrastructure, (in this instance the expansion of the local primary school) but there is anxiety that this should be proportionate and in accordance with Circular 3/2012 (CDX). The Proposed Plan is deemed not to be sufficiently clear on the role of the Council or other third party funding mechanisms to deliver new or expanded infrastructure required. Objection is therefore raised to paragraph 5.53, (page23) which states that "where there is an infrastructure constraint, such as education capacity, this will require to be addressed by housing providers in the first instance".

In the context of Kirknewton it is stated that it is untenable that the burden of a full school expansion should be placed on the first developer and the council is encouraged to act in partnership with developers to proactively enable such development using access to borrowing facilities such as Scottish Futures Trust or City Deal as well as the Local Infrastructure Fund. While acknowledging that paragraph 5.78 (page 30) and 5.84 (page 30) set out the principles that infrastructure must be paid for, there is concern that the actual mechanism is not clear from either the LDP or the Action Programme and therefore needs to be set out in greater detail.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation and observes that Appendix 2 - Schedule of Housing Sites, Kirknewton (page 189) has identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed. It is however intimated that SEPA does not itself have any record of flooding which would support this requirement.

H-KN 4 - Station Road (South extension)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
Objection is raised to allocation of the site for housing. Notes that the allocation has been carried forward from the WLLP (CDX) and identifies it as an example of a site which has not been progressed over the course of that plan period which suggests that it is non effective. References the recent refusal of planning permission for retirement homes (ref. 0691/P/14) (CDX) and highlights concerns about general environmental constraints to reinforce the view that the site is non-effective. It is however suggested that if site LATE-0002 is allocated then development of H-KN 4 may become a more viable proposition.

21438160-57e7ebe (John Thomas), **20989322-efde6f0** (Susan Campbell), **21518048-9fd6647** (Dr Kim Kempster) and **WL/LDP/PP/0268** (K.R. Hogg)
Objection is raised to allocation of the site for housing for one or more of the following reasons:-

- the definition of the site on the Proposals Map lacks detail;
- absence of demand for new housing in Kirknewton as evidenced by the slow pace of development on site H-KN 1 over a protracted period of time;
- development would have a negative impact on the character of Kirknewton, changing it from a rural village to a suburb of Livingston;
- impact on the visual and environmental amenity of the site has not been sufficiently taken account of;
- the resultant loss of natural habitat and wildlife (particularly protected species) and concerns that development would contravene wildlife legislation;
- the physical relationship of new development to existing properties in terms of overlooking and loss of privacy;
- an inadequacy of facilities in the village to support further development (in particular the capacity of the local Primary School);
- susceptibility of the site to flooding;
- unsatisfactory detail regarding access to the site;
- potentially conflicting with the existing access serving H-KN 1;
- collectively giving rise to road safety issues through the generation of additional traffic (particularly at peak times when the school is operational), placing additional pressure on already congested roads and on-street parking and impacting on the national cycle way which is partly on road;

20989322-efde6f0 (Susan Campbell)
Doubts the development of this site would secure the range of infrastructure requirements needed and also cites the inability of the council to secure provision of a new High School at East Calder in advance of housing in support of not permitting development in advance of development taking place. Asserts that building houses on H-KN 4 will not regenerate the community. Suggests that developed should instead be focused on sites H-KN1 and H-KN 2.

21518048-9fd6647 (Dr Kim Kempster)
Intimates that there is public opposition to proposals to develop H-KN 4 as demonstrated by the volume of objections to a recent planning application (ref. 0691/P/14 (CDX) and requests that the site is removed from the plan.

WL/LDP/PP/0268 (K.R. Hogg)
Suggests the site is removed from the plan.

21765868-3598b37 (J Johnston) and **21784245-e01bede** (M Carr)
Supports carrying over the allocation of the site for housing from the WLLP (CDX) to the LDP as a means of meeting housing targets and supporting local services in the village and highlights the accessibility and sustainable nature of the site with reference to the railway station.

Advises that the site owner is actively seeking development of the site and references a recent planning application (ref. 0691/P/14 (CDX) (and which has recently been the subject of an unsuccessful appeal (CDX).

Notes a commitment in the LDP to address local school capacity issues but suggests that the council has failed to do this. Urges the council to revisit this issue and use its development planning powers

to enable land owners to deliver the primary school extension.

Advises that the recent planning application facilitated discussion on education constraints and clarified a requirement for additional land to facilitate a primary school extension. A land exchange was tentatively agreed and will be progressed if or when a planning permission is granted.

Considers the indicative capacity figure of 30 houses is too low and suggests that there is scope to increase this depending on housing tenure/mix.

Notes requirement in Appendix 2 of the LDP for a flood risk and drainage impact assessment but advises that these have already been undertaken as part of the recent planning application with no adverse issues identified.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation and observes that Appendix 2 - Schedule of Housing Sites, Kirknewton (page 190) has identified the requirement for a Flood Risk Assessment to determine the full extent of land capable of being developed and a Drainage Impact Assessment to assess the impact of the development of the local network. Suggests a revision to the text of the entry in Appendix 2 which expressly requires developers to contact the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Proposal P-31 - Milrig Holdings/Kirknewton Railway Station

WL/LDP/PP/0268 (K.R. Hogg) and **21254632-368a8c9** (Scott Frost)
Objection is raised to Proposal P-31 for a Park & Ride Bus Interchange at Milrig Holdings/Kirknewton Station for one or more of the following reasons:-

- undermining policy regarding the development of land within the designated countryside belt;
- increasing traffic on an already congested and inadequate road (and further complicated by the location of the nearby level crossing);

WL/LDP/PP/0278 and **WL/LDP/PP/0390** (Vic Garrard on behalf of Kirknewton Community Council)
Supports the principle of a Park & Ride facility but would like to be engaged in discussions regarding the details.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the proposal. Suggests a revision to the text of the entry in Appendix 2 which expressly requires developers to contact the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

General Issues

WL/LDP/PP/0268 (K.R. Hogg)
Suggests that the cumulative development of sites in Kirknewton and elsewhere will destroy the character of small villages.

20989322-efde6f0 (Susan Campbell)
Identifies poor quality access roads, an inferior rail link, the level crossing and the high quality of surrounding farm as necessarily precluding the village from becoming an employment and

residential growth area. Values its relatively small and self-contained character and expresses a preference for the status quo to be maintained. Has confidence in the community council to represent the best interests of the village in planning and development matters.

21438160-57e7ebe (John Thomas)
Concerned about increased traffic generation from new development generally and sceptical that transport capacity issues can be addressed through developer contributions. Highlights practical restrictions of significantly improving road and rail links and doesn't have confidence that new technology and changes to working practices will have much impact.

21254632-368a8c9 (Scott Frost)
Suggests that the railway station would be better located on the eastern side of Kirknewton to be closer to the allocated housing sites.

WL/LDP/PP/0278 & WL/LDP/PP/0390 21254632-368a8c9 (Scott Frost)
Regards the existing level crossing as unfit for purpose and argues that an alternative solution should have been promoted. There is particular concern at the lack of a pedestrian bridge or underpass.

WL/LDP/PP/0278 & WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council)
Suggests that local roads cannot cope with traffic relative to sites which have already secured planning permission let alone new allocations and suggests that road improvements and speed restrictions are required on roads between the A71 and the village now.

Calls for the full Wilkieston By-Pass to be constructed and for the City of Edinburgh Council to be engaged to facilitate this.

Recognises that there are capacity issues with the local Primary School which are an impediment to further development but does not necessarily want to see the school or village extended.

Identifies a requirement for a new community hall.

Proposes that the conservation area boundary is enlarged and afforded better protection.

21765868-3598b37 (J Johnston)
Notes the general commitment to developing CDAs in West Lothian but calls for the council to ensure that existing settlements are also supported so that they can to contribute to meeting housing targets.

Representations to Non Allocated Sites

LATE- 0002 – Station Road

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
This representation proposes the allocation of land at Station Road Kirknewton for housing development and reference is made to a previous submission made in response to a "call for sites" exercise in 2011 (CDX) which argues the suitability of the site.

It is suggested that the inclusion of this site would assist in addressing a shortfall in the housing land supply and help to meet strategic housing land requirements in light of the alleged under performance of other sites allocated in the LDP, most notably CDAs. The council is criticised for overly relying on output from CDA sites which it is alleged are failing to deliver, especially in the early plan period, and largely due to education and infrastructure constraints.

The methodology used for determining housing land supply is criticised in so far as it used data from the 2014 Housing Land Audit and not the 2015 HLA and it is suggested that the output from constrained sites is in any event too optimistic.

The council's reasons for having not allocated the site post MIR stage are disputed (CDX). It is argued that the site represents a logical extension of the village and is an accessible and sustainable location for residential development which would have no significant environmental impact. It is proposed that the settlement boundary is amended to embrace the site. The site is considered to meet all the necessary tests of effectiveness and is capable of being delivered in the short term. In particular, it is disputed that there are any insurmountable education constraints to development and it is suggested that any required expansion of Kirknewton Primary School could be facilitated by development of this site and H-KN4.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-KN 1- Braekirk Gardens

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
Objection is raised to the inclusion of site H-KN 1 and proposes it is removed from the LDP.

21765868-3598b37 (J Johnston)
Suggests that the plan clarifies the number of houses that remain to be built on site H-KN 1.

WL/LDP/PP/0243 (SEPA)
Suggests revisions to the text referencing the site in Appendix 2 of the Proposed Plan.

H-KN 2 - Station Road (East)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **WL/LDP/PP/0017** (Margaret O'Donnell), **21438160-57e7ebe** (John Thomas), **20952638-67f91ec** (Gordon Hyslop), and**WL/LDP/PP/0305** (Kirknewton Community Council – Vic Garrard)
Objection is raised to the allocation of site H-KN 2 for housing and proposes it is removed from the LDP.

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
Supports the allocation of site H-KN 2, and while intimating no specific modifications, nevertheless seeks clarity on the role of the Council or other third party funding mechanisms to deliver new or expanded infrastructure and calls for the LDP to set these out in greater detail than has already been done.

H-KN 4 - Station Road (South extension)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **21438160-57e7ebe** (John Thomas), **20989322-efde6f0** (Susan Campbell), **21518048-9fd6647** (Dr Kim Kempster) and **WL/LDP/PP/0268** (K.R. Hogg)
Objection is raised to allocation of the site for housing and it is suggested that the allocation should be removed from the LDP.

21765868-3598b37 (J Johnston) and **21784245-e01bede** (M Carr)
While intimating no specific modifications the representations seek clarity on what the Council proposes to do about addressing local school capacity issues. It is also requested that a variation of the site capacity (30 houses) is allowed for.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan

Proposal P-31 - Milrig Holdings/Kirknewton Railway Station

WL/LDP/PP/0268 (K.R. Hogg) and **21254632-368a8c9** (Scott Frost)
Objection is raised to Proposal P-31 for a Park & Ride Bus Interchange at Milrig Holdings/Kirknewton and it is suggested that the allocation should be removed from the LDP.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan

General Issues

WL/LDP/PP/0268 (K.R. Hogg), **20989322-efde6f0** (Susan Campbell) and **21438160-57e7ebe** (John Thomas)
While intimating no specific modifications the representations intimate dissatisfaction with the allocation of sites for housing in Kirknewton and the implication is that they should be removed from the LDP.

21254632-368a8c9 (Scott Frost)
Proposes that the railway station should be relocated to the eastern side of Kirknewton.

WL/LDP/PP/0278 & WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council) and **21254632-368a8c9** (Scott Frost)
Suggests that the LDP should identify and encourage an alternative to the existing level crossing arrangements at Kirknewton.

WL/LDP/PP/0278 (Vic Garrard on behalf of Kirknewton Community Council)
While intimating no specific modifications the representations identify a number of road improvement works and the implication is that these should be identified as proposals in the plan.

Proposes that the plan promotes a full Wilkieston By-Pass (as opposed to the "half" by pass identified in the plan).

Proposes that the plan should identify proposals for a new community hall.

Proposes that the plan should provide for an enlargement of the Kirknewton Conservation Area and afford it greater policy protection.

Proposes that the plan does not support the extension of the local Primary School nor the village in general.

Representations to Non Allocated Sites

LATE- 0002

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
It is argued that the site at Station Road (LATE-0002) is effective and deliverable in the short term and should therefore be allocated for housing in the LDP to augment the effective housing land

supply.

Summary of responses (including reasons) by planning authority:

H-KN 1- Braekirk Gardens

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
As this site has planning permission and remains active the council maintains that it is in order to continue to show it as an allocated site for housing in the Proposed Plan. The Proposed Plan recognises that the site is part complete and it does not conceal the fact in Appendix 2 that it has a relatively small remaining capacity (15 at the time of HLA 2014).

21765868-3598b37 (J Johnston)
The Housing Land Audit 2014 provides a reliable record of completions, indicating that there have been 109 completions from a total of 124, leaving a balance of 15 remaining.

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
Support for the continued allocation of site H-KN 1 is noted as is the observation that it legitimately contributes to the five year housing land supply.

20989322-efde6f0 (Susan Campbell)
Notes support for the development of site H-KN 1.

WL/LDP/PP/0243 (SEPA)
It has been explained that the site has an extant planning consent. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that requires a Flood Risk Assessment be submitted and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

H-KN 2 - Station Road (East)

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)

Infrastructure & Developer Contributions

The council's approach to infrastructure and developer contributions is set out in a separate Schedule 4 number 1F.

Allocation as a housing site

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **WL/LDP/PP/0017** (Margaret O'Donnell), **21438160-57e7ebe** (John Thomas), **20952638-67f91ec** (Gordon Hyslop) and **WL/LDP/PP/0305** (Vic Garrard on behalf of Kirknewton Community Council)
The site was allocated for residential development in the adopted West Lothian Local Plan 2009 (CDX) and referenced as HKn7 and is being carried over into the LDP.

There are a number of factors which may explain why the site has yet to be developed, not least that

it has a significant capacity, at least in local terms, and that the demand for market housing in the village has previously not been as strong as it might have been. It is also the case that the site in in the same ownership as neighbouring site H-KN 1 which has had a particularly slow build rate and is only latterly nearing completion. There are clearly commercial considerations in opening up a new development site and which the council as planning authority have no control over.

It is also recognised that there are a number of constraints relative to this site which may have encumbered its development in the past, education capacity and developer contributions being but two. An overview of education issues is set out in the Education Position Statement (CDX). The effectiveness of the site was therefore one of a number of considerations which informed the selection of sites at the Main Issues stage of the process and which was subsequently deemed to be satisfactory (CDX). Specific concerns regarding access have also been referenced by the site owners in their submission to the Proposed Plan. Consultations undertaken with key agencies and others suggest that other matters, including flood risk, railway noise, overhead electricity lines and amenity considerations are not insurmountable and are capable of being satisfactorily addressed.

It therefore remains the case that the council continues to regard H-KN 2 as an appropriate and suitable housing allocation which can contribute to the overall supply of housing land and does not agree to modify the plan in response to these representations.

20989322-efde6f0 (Susan Campbell)
Notes support for the development of site H-KN 2.

WL/LDP/PP/0305 (Vic Garrard on behalf of Kirknewton Community Council)
The site is allocated for housing in the adopted local plan. The decision that housing development would be appropriate here recognised that it represented a logical physical extension to the village and that has not changed in the intervening period. The site is bounded on three sides by existing housing with a hard, physical and defensible boundary in the form of the Edinburgh to Glasgow Railway line to the north. It is also readily accessible by public transport and on foot and the council considers that the suggested alternative use of this site (recreational open space) would not make the most efficient use of this substantive land resource. There are other significantly large areas of open space nearby which are capable of being used for informal recreational use. Furthermore, when developed, it is anticipated that the site itself will yield an element of amenity open space due to the developable area being reduced by the need to accommodate a buffer to the railway.

While recognising that the "Kirknewton Community Development Plan" (CDX) has laudable aspirations to improve the provision for community and recreational activities in the village, the council does not believe that this particular site is appropriate for such projects. Consequently, the council does not agree to modify the plan in response to these representations.

21735170-49dcba4 (PPCA Ltd on behalf of Drummond Homes)
The council welcomes the support of Drummond Homes for the allocation of site H-KN 2 for housing and actively encourages the respondents (who own the site) to use its best endeavours to accelerate its development.

H-KN 4 - Station Road (South extension)

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural), **21438160-57e7ebe** (John Thomas), **20989322-efde6f0** (Susan Campbell), **21518048-9fd6647** (Dr Kim Kempster) and **WL/LDP/PP/0268** (K.R. Hogg)

The site was originally allocated for residential development in the adopted West Lothian Local Plan 2009 (CDX) and referenced as HKn10. It was one of only four non-strategic sites promoted by objectors which was supported and recommended for inclusion in the Plan by the PLI reporter. (CD224). The site is retained and is being carried over into the LDP.

A 'notice of intention' relative to an appeal against the refusal of planning application (ref. 0691/P/14) (CDX) was issued on 3 March 2016 and intimated that the reporter was minded to allow the appeal and grant planning permission for a residential development in principle, subject to conditions and the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997. As a consequence, it is the council's view that this serves to re-inforce the allocation of the site for housing in the LDP and for this reason, the Council does not propose to modify the plan in response to these representations.

21765868-3598b37 (J Johnston) and **21784245-e01bede** (M Carr)
An overview of education issues is set out in the Education Position Statement (CDX). In this particular instance, however, the nature of the proposals which Reporters are on record as having 'minded to grant' is such that education considerations are effectively nullified by an age restricted occupancy condition. It is also the case that a legal agreement is to be drawn up for the transfer of land to the council for incorporation within the Kirknewton Primary School boundary to facilitate a school extension and this should have beneficial consequences for education provision in Kirknewton generally.

The number of houses identified in Chapter 6 - Development Proposals by Settlement Statement, Kirknewton (page 87) and Appendix 2 - Schedule of Housing Sites, Kirknewton (page 190) is indicative. It is for prospective developers to show an acceptable development scheme, via the normal development management process that would accord with all of the planning authority's expectations and requirements. That scheme may enable the development of more homes or it may mean less. Either way, the position remains to be finalised once a precise form of development emerges. At this early stage, it is not for the LDP to predict or restrict the outcome of that design process but it is reasonable and necessary to provide some indication of what the quantum of development is likely to be. In this instance, and now with the benefit of a 'minded to grant' intimation, a development of 35 houses has been sanctioned and the council would therefore not take issue if the Reporter was minded to amend the entry referencing the site in Chapter 6, page 87 and Appendix 2, page 190 to reflect this changed figure.

WL/LDP/PP/0243 (SEPA)
SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact is made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Proposal P-31 - Milrig Holdings/Kirknewton Railway Station

WL/LDP/PP/0268 (K.R. Hogg) and **21254632-368a8c9** (Scott Frost)
The requirement for the provision of a Park & Ride facility at Kirknewton Station is a condition of planning permission 0524/P/09, the principal planning permission relating to the Calderwood Core Development Area (CDX). This is a 210 mixed use development comprising residential, commercial, industrial, recreational, retail use, community facilities, landscape, open space, primary and secondary schools and road and service infrastructure and as such the requirement has already been established and is non-negotiable. The car park requires to be phased over a period of time and is tied to house completions within the Calderwood development. Appendix 2, page 124, re-enforces

this requirement. A planning application for the approval of matters specified in conditions was received on 20 August 2015 (0634/MSC/15) and is being processed (CDX).

WL/LDP/PP/0278 & WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council)
The council welcomes the support of the Community Council for the principle of a Park & Ride facility and notes that it has been consulted on planning application 0634/MSC/15 and will have the opportunity to make detailed representations.

WL/LDP/PP/0243 (SEPA)
SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact is made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

General Issues

WL/LDP/PP/0268 (K.R. Hogg), **20989322-efde6f0** (Susan Campbell) and **21438160-57e7ebe** (John Thomas)
The Proposed Plan has sought to allocate a range of sites for housing and the council is satisfied that the sites which have been identified are in keeping with the Vision and Spatial Strategy set out in the Plan and are proportionate to the requirements of the village. Kirknewton is physically constrained to the north by the railway line and by a significant local bio-diversity site to the south and alternative suitable development sites are difficult to identify without further adding to its expansive form and impacting on the landscape setting of the settlement. For these reasons the council proposes to retain the allocated site and does not agree to modify the plan in response to these representations.

21254632-368a8c9 (Scott Frost)
The council recognises the benefits of having a mainline station in this part of West Lothian and is anxious to make the most of such an asset. The Proposed plan is therefore supportive of improvements to Kirknewton railway station and identifies instances where developer contributions will be sought to enhance its use and render it a more effective transportation resource. There has however been no consideration afforded to relocating the station. The council has experience of negotiating the establish new railway stations elsewhere in West Lothian (Armadale, Blackridge and latterly Winchburgh) and is aware that such provision is invariably allied to strategic housing developments in the hundreds if not thousands. In the case of Kirknewton, no such quantum of housing is proposed or envisaged and this renders it an unrealistic financial. It is also just as likely that relocating the station, even it were economic and practical to do so, would disadvantage as many users as it would potentially benefit. For these reasons the council does not agree to modify the plan in response to this representation.

WL/LDP/PP/0278 (Vic Garrard on behalf of Kirknewton Community Council) and **21254632-368a8c9** (Scott Frost)
The adopted West Lothian Local Plan addressed the issue of the level crossing at Kirknewton by expressing support for its closure (while maintaining two fully operational access points to the village). It did however acknowledge that if this was not possible it would be necessary for Network Rail to provide a full barrier option (paragraph 8.55, pages 141-142) and in the event that is what has transpired. Network Rail is of the view that level crossings are safe if used correctly but has since undertaken works to install a full width automated barrier and upgrade control measures to address the safety issues which had been raised. Notwithstanding this, the council recognises that the level crossing arrangement at Kirknewton remains contentious, and while it would not be opposed to its

removal and replacement with a less disruptive engineering solution, it is concluded that this is an operational decision for Network Rail to make.

WL/LDP/PP/0278 & WL/LDP/PP/0390 (Vic Garrard on behalf of Kirknewton Community Council)

Road Improvements

The council's response to roads and transportation issues is set out in a separate Schedule 4 number 26V.

Wilkieston By-Pass

While the construction of a 'full by-pass' to the north of Wilkieston and continuing eastwards to Edinburgh would represent the optimum solution to addressing east/west traffic congestion on the A71, there is currently no intent on the part of the City of Edinburgh Council to promote works within their area which would facilitate this, as evident from the CEC Second Proposed Local Development Plan (CDX). The West Lothian LDP can only give expression to proposals within its jurisdiction and it has done so by promoting the Wilkieston Northern Bypass, a relief road for Wilkieston linking the A71 with the B7030. This represents a practical and achievable intervention which addresses as best it can traffic related issues on this important road corridor.

Community Facilities

The community needs of Kirknewton are currently served by two venues on Main Street, the Kirknewton Village Hall and the recently built 'Green Room', a social space built by the community and operated by Kirknewton Community Development Trust. Consultation with council service providers informed preparation of the Proposed Plan and there was no intimation of other proposals or programme to develop additional community facilities within the village at this time. Overall, facilities are commensurate with the size of the village but should proposals for come forward for additional facilities in due course they would be considered on their planning merits.

Kirknewton Conservation Area Boundary

The Kirknewton conservation area was designated approximately 40 years ago and it is recognised that there may have been developments which have had an unintended deleterious impact on its character and appearance over that period, so much so that it is not unreasonable that conservation area boundaries are periodically reviewed. The council is already committed to upholding the status of its nine designated conservation areas and policy ENV 23 intimates that further designations will be promoted where it is considered desirable to preserve or enhance their character and appearance. In compliance with the act, paragraph 139 of SPP 2014 and PAN 71 : *Conservation Area Management*, (CDX), the council commenced a systematic review of its conservation areas under the terms of policy HER 18 of the adopted West Lothian Local Plan, starting in 2015 with the Broxburn Conservation Area Conservation Area Appraisal (CAA). This is a management tool which helps identify the special interest and changing needs of an area and provides the necessary information to create a development action plan in relation to protecting and managing the factors which led to the area being designated a conservation area in the first instance. It is intended that this should be a rolling programme and probable that the Kirknewton Conservation Area will be next to be reviewed.

Notwithstanding the above, the council would not take issue if the Reporter was minded to amend Policy ENV 23 to more explicitly reference this review process and commit the council to undertaking Character Appraisals of each conservation area, their boundaries and the effectiveness of special planning policies and proposals, all to be progressed on a priority basis and made subject to consultation with local communities and drawing upon the published guidance in Planning Advice Note 71 : *Conservation Area Management*.

Planning Controls in Conservation Areas

A number of polices refer including HOU 3, ENV 23, ENV 24 and the council is satisfied that these provide sufficient safeguards to satisfactorily manage change in historic environments and are at the same time compliant with Scottish Historic Environment Policy (SHEP) (CDX) and SPP 2014 (CDX). It does not therefore propose to modify the Plan in the manner requested.

Extension of the Kirknewton Primary School

An overview of education issues is set out in the Education Position Statement (CDX) It is however the case that an extension in the capacity of this school will be required to service housing allocations in the Proposed Plan and the council cannot agree to withdrawing support from this proposition.

Representations to Non Allocated Sites

LATE- 0002

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Background

The site is located south of Kirknewton and on the west side of the B7031. It is outwith the established settlement boundary, extends to approximately 5.5 hectares and comprises agricultural land.

Housing Land Supply

The council's justification for its approach to housing land requirements and housing land supply is set out in a separate Schedule 4 number 1A.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites. (LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in this eastern part of West Lothian there are significant committed sites in the Livingston & Almond Valley Core Development Area, particularly at Raw Holdings (H-EC 4/5) and Almondell (H-EC 6/9), which cumulatively provide a long term framework for settlement growth in the area over the Local Development Plan period. Generally, therefore, there are other more suitable sites available for development that can and are being brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in this particular location at this time.

The Council does not in any event consider this site to be an appropriate housing allocation for physical and practical reasons. The site comprises a prominent and attractive area of countryside and contributes to the setting and visual amenity of the area. Built development on an elevated sloping site, particularly of the scale proposed, would constitute a significant physical expansion of Kirknewton and urban intrusion into the surrounding countryside on the southern approach. It would adversely change the established character and appearance of the site and its surroundings and the

council is not convinced that it could be successfully integrated, even with the addition of new structural landscape features. In this instance there is no justification to amend the settlement boundary to include the proposed site, and changes to such boundaries at this location would result in weaker boundaries and a diminishment of the settlement setting.

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development on the southern periphery of Kirknewton would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and the local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The site was previously subject to site assessment (CDX) and was identified in the MIR as a non-preferred site with reasons being allied to :

Education capacity - The site lies within the catchment of Kirknewton Primary School, St Paul's RC Primary School, Balerno Community High School and St Margarets RC Academy where there are known education capacity constraints which would prevent development of this site in the short and medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the Education Position Statement (CDX).

Drainage - The site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity.

Hydrology – SEPA has identified a requirement for a Flood Risk Assessment for this site which assesses the flood risk from the small watercourse which flows along the southern boundary and to determine the extent of the land capable of being developed. Consideration also requires to be given to any culverted structures within or nearby the site which may exacerbate flood risk. SEPA advise that development of this site would increase flood risk to this site and out with this site if developed and advise of surface water issues recorded in 2001 at an inlet of a culvert downstream of this site.

Land Quality - The site comprise prime quality agricultural land of predominantly class 3.1 and its loss would be detrimental to agricultural production.

Previous attempts to promote residential development on this site have been rejected by Reporters appointed by the Scottish Government when considering the West Lothian Local Plan at the PLI. (CDX) WLLP PLI report Chapter 2.5 Livingston & Almond Valley CDA (Proposed Sites), paragraphs 5.3 – 5.12, pages 2.144 – 2.147. The site formed part of the proposals referred to as 'Site 1 –Overton'. Since the PLI there has been no substantive change in circumstance to support the identification of the site for residential development.

For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 14A	Former "Freeport" Retail Village by West Calder.	
Development plan reference:	MIRQ-0164/EOI-0161. Site H-LW 6.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0231 (Muir Smith Evans on behalf of A W Land Purchases Ltd).		
Provision of the development Plan to which the issue relates:	Appendix 2: Schedule of Housing / Site Delivery Requirements Page 192, site H-LW 6 Proposals Map 3 : Livingston Area	

Planning authority's summary of the representation(s):

WL/LDP/PP/0231 (Muir Smith Evans on behalf of A W Land Purchases Ltd)

The site should continue to be identified as a development opportunity, but should not be constrained in terms of the site area identified and the policy approach should be more flexible. The proposed plan is overly restrictive where a flexible, pro-active approach is required to ensure that a strategic masterplan can deliver regeneration and change to the existing site.

Modifications sought by those submitting representations:

WL/LDP/PP/0231 (Muir Smith Evans on behalf of A W Land Purchases Ltd)

Proposals Map 3

- The proposals plan should also be edited to reflect the opportunity that exists to develop the former Freeport site and the brown line defining the land 'to the west' of Livingston suitable for very low density housing, should be extended to include the wider Freeport site but exclude the area immediately around the bings.

- Clarification is also sought on the definition of the existing Freeport site as a local Nature Reserve (indicated by the black triangle) as this appears to be within the existing development footprint.

A map extract has been submitted that shows suggested modified boundaries for the 'land to the west' where very low density housing could be appropriate and also a site specific boundary for Freeport including a potential Five Sisters Bing Scheduled Monument masterplan area. The proposed map is considered to provide a positive framework for future development and inclusion of the bing as a part of the strategy.

Policy reference for Westwood/Freeport Village

A specific policy reference for Westwood/Freeport Village should be worded as follows:

"Re-development, or re-use, of Westwood/Freeport Village is supported for a range of potential retail, leisure, commercial and residential uses. Some element of new or extended building outwith

the existing development envelope including housing could be supported provided it is the minimum required necessary in terms of the financial viability of an appropriate scheme and delivers wider environmental and/or economic benefits.

Development proposals should be subject to an approved comprehensive development framework or strategic masterplan that successfully integrates with and respects the surrounding area particularly the setting of the adjacent Five Sisters Bing Scheduled Monument within a strong landscape setting and promote the principles of sustainable transportation, by supporting the use of public transport, walking and cycling."

Summary of responses (including reasons) by planning authority:

On the former "Freeport" Retail Village by West Calder, planning permission in principle was granted, subject to a Section 75 agreement, on 29 August 2013 for the reuse / redevelopment of existing vacant shopping / leisure centre for uses comprising of children's indoor play area, dance studio, cafe, heritage centre, office / conference centre, retail, cookery school, garden centre and 30 houses.

Additionally, a Certificate of Lawfulness was issued on 3 October 2014 for Class 1 retail and / or any other uses specified in planning permission 0488/P/09; including Class 3 food & drink and Class 10 non-residential institutions.

In relation to the objection **WL/LDP/PP/0231** by Muir Smith Evans on behalf of A W Land Purchases Ltd, the Council has carefully considered the arguments put forward in support of the re-development of Westwood / Freeport Village and while there is merit in a pro-active approach and any development would be subject to a comprehensive framework or masterplan, it does not accept that housing should freely be considered outwith the footprint of the existing brownfield footprint as this would result in sporadic, isolated, large scale housing development in the countryside.

<u>Proposals Map</u>

- It is noted that the Freeport site lies to the west of the "brown line" for the policy relating to "Land Suitable for low density housing (Policy ENV 2; sections 5.148 – 5.151) and therefore sits within land suitable for very low density housing that was specially targeted at restructuring whole agricultural farm holdings in the west of West Lothian. This line was initially established in the Calders Area Local Plan 1995 before the "Freeport" development was built and the land was part of Auchenhard Farm.

  Should the Reporter be minded to move the policy boundary to west of the Freeport site boundary, as it is no longer an agricultural unit nor meets the terms of the lowland crofting policy, then the council would not object to such an alteration.

- The location of the symbol defining the Local Biodiversity Site related to the Breich Water riparian corridor to the south is noted and as such the map could be updated and the symbol relocated to the south east to straddle the river.

<u>Policy reference for Westwood/Freeport Village</u>

A specific policy reference for Westwood/Freeport Village is not accepted as the site is covered within the landward section of Appendix 2. The council do not proposed to alter the Proposed Plan.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 14B	Landward Area Statement	
Development plan reference:	H-LW 1 Gavieside (by Polbeth) H-LW 4 West Mains Farm (Lowland Crofts)(by West Calder) H-LW 5 Longford Farm (Lowland Crofts)(by West Calder) E-LW 3 Five Sisters Business Park (east), by Westwood, West Calder	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0251 (SQ1 c/o Chris Gardner Miller Developments Ltd) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Landward Area Statement	
Planning authority's summary of the representation(s):		

Representations to allocated sites

H-LW 1
WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. It is likely the majority of the site is developable and that site layout and topographic information may be sufficient. It does however suggest a revision to the text of the entry in Appendix 2 which should expressly require a Flood Risk Assessment (FRA) to be submitted in connection with the small watercourse running through the site.

H-LW 4
WL/LDP/PP/0243 (SEPA)

SEPA does not object to the allocation. It is likely the majority of the site is developable and that site layout and topographic information may be sufficient. It does however suggest a revision to the text of the entry in Appendix 2 which should expressly require a Flood Risk Assessment to be submitted in connection with the small watercourses that run through and adjacent to the site, including the Longhill Burn/West Calder Burn and tributary of Harwood Water.

H-LW 5
WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation but observes that Appendix 2 - Schedule of Housing Sites, Kirknewton (page 192) has not identified the requirement for a Flood Risk Assessment. It is acknowledged that while the site has a long standing planning permission a revision to the text of the entry in Appendix 2 which expressly requires the submission of a Flood Risk Assessment should nevertheless be made in the event that the proposals change from what has been approved.

E-LW 3
WL/LDP/PP/0243 (SEPA)

SEPA does not object to the allocation. It does however suggests a revision to the text of the entry in Appendix 1 which should expressly require a Flood Risk Assessment to be submitted and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map which suggests that there may be flooding issues within/adjacent to the site.

Representations to non-allocated sites

MIRQ-0125 South Queensferry
WL/LDP/PP/0251 (SQ1 LLP c/o Chris Gardner Miller Developments Ltd)
SQ1 LLP representations were made to the WLC LDP Main Issues Report consultation process, which sought the allocation of the site referred to as MIRQ 0125 for residential development. The rationale for the representation was based on the site being brownfield in nature, well contained with mature tree belts that would screen any development on the site and is sustainably located in terms of local services and infrastructure, lying adjacent to an existing settlement. The site will also benefit further from added accessibility resulting from the Replacement Forth Crossing and potential Winchburgh train station.

Despite the fact that the Council recognised that the site is brownfield land, upon which there is "in-principle" support for redevelopment, the alternative proposal put forward by SQ1 LPP was not supported for a number of key reasons identified in the MIR Consolidated Summary of Representations (CDX pages 203-207). SQ1 LLP does not accept the Council's assessment of the site and asks that the proposal is re-considered. (CDX MIRQ 0125 proposal).

Modifications sought by those submitting representations:

Representations to allocated sites

H-LW 1
WL/LDP/PP/0243 (SEPA) Request that site requirements within appendix two of the LDP should be expanded to address flood risk (CDX page 190).

H-LW 4
WL/LDP/PP/0243 (SEPA) Request that site requirements within appendix two of the LDP should be expanded to address flood risk (CDX page 191).

H-LW 5
WL/LDP/PP/0243 (SEPA) Request that site requirements within appendix two of the LDP should be expanded to address flood risk (CDX page 192).

E-LW 3
WL/LDP/PP/0243 (SEPA) Request that site requirements within appendix one of the LDP should be expanded to address flood risk (CDX page 108).

Representations to non-allocated sites

MIRQ-0125 South Queensferry
WL/LDP/PP/0251 (SQ1 LLP c/o Chris Gardner Miller Developments Ltd) SQ1 LLP maintain their objection to the Proposed Plan on the basis that the site at Hopetoun House, South Queensferry MIRQ 0125 should be removed from the countryside and allocated as a residential opportunity site.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-LW 1

The site has an extant planning consent which was granted on 29th October 2012. As such, it has already been subject to assessment and deemed suitable for development subject to conditions (a FRA was undertaken before the planning permission was issued). It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 (CDX page 190) with the addition of text that requires that the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

H-LW 4

The site has an extant planning consent which was granted on 1st April 2008. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 (CDX page 191) with the addition of text that requires that the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

H-LW 5

The site has an extant planning consent which was granted on 10th October 2008. As such, it has already been subject to assessment and deemed suitable for development subject to conditions. It is not within the scope of the LDP to retrospectively revise planning applications which have previously been granted.

SEPAs comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 (CD093 page 192) with the addition of text that requires that the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

E-LW 3

The council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 (CDX page 109) with the addition of text that requires that the submission of a Flood Risk Assessment. While this will have no effect on the extant planning permission it would helpfully apply to any subsequent and alternative applications for planning permission to develop the site which may be submitted.

Representations to non-allocated sites

MIRQ-0125 South Queensferry

The Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development as set out below.

This site would be remote from services and schools in West Lothian and would represent an unsustainable location and would also be immediately adjacent to a class 5 industrial use and bringing residential development closer to the industrial use could prejudice its future operations.

There are potentially education capacity constraints within the area which may prevent development of this site.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this site for residential use.

The site was the subject of a similar objection at the Public Local Inquiry in 2007 into the subsequently adopted West Lothian Local Plan (2009) and was rejected by Reporters (CDX).

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15A	Linlithgow General and allocated development sites	
Development plan reference:	Page 26 paragraphs 5.63 – 5.67 – approach to development in Linlithgow Page 89 Linlithgow settlement statement Page 193 – 200 – Linlithgow housing sites Proposals map 2 Landscape Character and Local Landscape Designations (page 41, paragraphs 5.139 - 5.143) Paragraphs 5.240 to 5.242 and policy EMG4; Proposal 113 Paragraphs 5.164-5.165 P-118	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):	
WL/LDP/PP/0015 (Ian Ure for P.A.W.L) **WL/LDP/PP/0041** (Donald Greig) **WL/LDP/PP/0052 and WL/LDP/PP/0062** (Susan Allison) **WL/LDP/PP/0077 and WL/LDP/PP/0078** (Mr C A Rait) **WL/LDP/PP/0079** (Kevin Laahs) **WL/LDP/PP/0083** (Helen Gray) **WL/LDP/PP/0090** (Mark Darragh) **WL/LDP/PP/0091 and WL/LDP/PP/0344** (Simon Whitworth) **WL/LDP/PP/0094** (David & Stella Henderson) **WL/LDP/PP/0095** (Oliver Ferrario) **WL/LDP/PP/0096** (Dorothy Buck) **WL/LDP/PP/0097** (Gillian Forsyth) **WL/LDP/PP/0098** (Mrs W Taylor) **WL/LDP/PP/0101** (Mr Andrew Sutherland) **WL/LDP/PP/0102** (Mr & Mrs John & Anne McCormack & Family) **WL/LDP/PP/0103** (Thomas Ian Lawrie on behalf of the Lawries) **WL/LDP/PP/0104** (John Stewart) **WL/LDP/PP/0105** (Terry Greig) **WL/LDP/PP/0106 (**John Wigham) **WL/LDP/PP/0108** (Jason Wright) **WL/LDP/PP/0111** (Shirley Miller) **WL/LDP/PP/0112** (Mr B Greig) **WL/LDP/PP/0114** (Mr & Mrs John & Ann Ralph) **WL/LDP/PP/0115** (R Cameron) **WL/LDP/PP/0118** (John MacKenzie) **WL/LDP/PP/0119** (Michael McGuire) **WL/LDP/PP/0127** (Thelma Napier)	**WL/LDP/PP/0372** (Wendy Kennedy) **WL/LDP/PP/0375** (Roger Livermore) **WL/LDP/PP/0379** (Neil Faulds) WL/LDP/PP/0380 (Paul Mauchline) **WL/LDP/PP/0381** (Fay Napoli) **WL/LDP/PP/0382** (Aldyth Carrick) **WL/LDP/PP/0383** (Jackie Boyd) **WL/LDP/PP/0385** (Alan Brown) **WL/LDP/PP/0386** (Helen Livermore) **WL/LDP/PP/0388** (Shona Smith) **WL/LDP/PP/0389** (Ailsa Wilson QC) **WL/LDP/PP/0394** (J C Stewart) **WL/LDP/PP/0395** (Kenneth Wilson) **WL/LDP/PP/0414** (Rachel Grant) **WL/LDP/PP/0416** (Mr and Mrs S Bisht) **WL/LDP/PP/0411 and 21785472-bb8447b** (Sian Wann) **WL/LDP/PP/0418** (Cala Management Ltd) **WL/LDP/PP/0424** (Ron Smith) **WL/LDP/PP/0425** (Robert Stewart) **WL/LDP/PP/0426** (Donald Sutherland) **WL/LDP/PP/0428** (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly) **WL/LDP/PP/0433** (Scott Finlay) **WL/LDP/PP/0434** (Elaine Anderson) **WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451, WL/LDP/PP/0452 and WL/LDP/PP/0453** (Wallace Land Investment & Management) **WL/LDP/PP/0456** (Sheila and William Young) **WL/LDP/PP/0460** (Mr & Mrs Graham) **21910234-bbc3f45** (Fraser McCluskey)

WL/LDP/PP/0130 (Alan Meikle)	**21910130-44446b0** (Jennifer Hammond)
WL/LDP/PP/0131 (Frank and Sheila Brash)	**21909794-H-LL 4** (Matt Wallace)
WL/LDP/PP/0132 (Ian and Janette Kennedy)	**21909725-H-LL4; H-LL10; H-LL12** (Miss S Ryan)
WL/LDP/PP/0138 (Raja Gopalan Ramamurthy)	**21909335-dle203d** (Richard Rippon)
WL/LDP/PP/0140 (George Duncan Adam)	**21909147-6364c53** (Orla Bennett)
WL/LDP/PP/0148 (Jim and Jaqui Stupart)	**21909039-7f5032f and 21889226-7f5032f** (Jennifer Davies)
WL/LDP/PP/0149 (Thérèse Stewart)	
WL/LDP/PP/0152 (Margaret and Donald Spencer)	**21908947-Ea81783** (Sarah Gahagan)
WL/LDP/PP/0156 and WL/LDP/PP/0271 (Allan Robertson)	**21908859-13d16a4** (Dr Steven Neale)
	21908747-??? (James Boyd)
WL/LDP/PP/0157 (Graeme Grant)	**21892177-db605dd** (Dr Mairi Watts)
WL/LDP/PP/0158 (Gladman Developments)	**21890779-ab465d4** (Iain Macleod)
WL/LDP/PP/0161 (Cala Land Management)	**21890279-41a02dc** (Allan Melling)
WL/LDP/PP/0168 (Edward Crawley)	**21889730-ea37565** (Dr John Kelly)
WL/LDP/PP/0173 (Name illegible)	**21878213-619aba8** (Charles Webster)
WL/LDP/PP/0182 (Mrs C Donaldson)	**21877215-01ad2b5** (Keith Irving)
WL/LDP/PP/0186 (Mr G Woods)	**21870470-975ea2c** (Christopher Thomas)
WL/LDP/PP/0187 and WL/LDP/PP/0432 (Linlithgow Civic Trust c/o Chris Long)	**21869116-1bf7a19** (Fiona Campbell)
	21867093-c1389fa (Ally Campbell on behalf of Cala Land Management Ltd)
WL/LDP/PP/0190 (Ronnie Jack)	
WL/LDP/PP/0196 (Luke Smallwood)	**21866415-600c2a6** (Andrew MacGregor)
WL/LDP/PP/0197 Janet Wigham	**21866113-8746a97** (Christine Mahony)
WL/LDP/PP/0198 (Stewart Towers)	**21863500-512fcff** (John Aitken)
WL/LDP/PP/0201 (Tom Packe/Tom Myles) **and 21885205-b7d08d8** (Tom Packe)	**21848598-a0fd5a1** (Finlay Scott)
	21837154-a149fc8 (Fiona Stewart on behalf of Manor Forrest Ltd)
WL/LDP/PP/0202 (Allan Watson)	
WL/LDP/PP/0204 (Jo Jack)	**21832880-cf92730** (Douglas Hanley)
WL/LDP/PP/0207 (Kay Green)	**21829599-04bda7a** (Dr Tom Brown)
WL/LDP/PP/0208 (Jane Muir)	**21820028-fc73853** (Christine Anderson)
WL/LDP/PP/0211 (Marshall Green)	**21817641-28bbd5b** (Michael Vickers)
WL/LDP/PP/0215 (Katrina Ovendon)	**21817205-6762ff1** (David Bateman)
WL/LDP/PP/0217 (A D McNab)	**21811882-d301651** (Peter Corry)
WL/LDP/PP/0219 (Daniel Ovenden)	**21806840-3c4cd5d** (Linda Ovens)
WL/LDP/PP/0221 (Jillian Stewart)	**21805807-715a5cb** (Dr Sean Semple)
WL/LDP/PP/0225 (Arthur & Beryl Homan-Elsy)	**21803202-5e7a5f5** (Peter Buck)
WL/LDP/PP/0227 (Scott Oliver)	**21772368-19ac58a** (Heather Adam)
WL/LDP/PP/0234 (J McNab)	**21770063-66ceb8b** (Dr Irene Fortune)
WL/LDP/PP/0238 (SNH)	**21755712-ac97478** (Paul Buchanan-Smith)
21862933-ddl8650, WL/LDP/PP/0137 and WL/LDP/PP/0244 (Brian Lightbody on behalf of Clarendon Mews Residents)	**21749350-78d18dc** (Robert McMillan)
	21908084-a51c0d3 (Fiona Stewart on behalf of Manor Forrest)
WL/LDP/PP/0246 (Oracle UK)	**21907110-cdd5246** (Dorothy Jamieson)
WL/LDP/PP/0256 (John & Katie Kerr)	**21906586-e2594f3** (Sheena Miller)
WL/LDP/PP/0264 (Dorothy Parlett)	**21906511-???** (James Jamieson)
WL/LDP/PP/0266 (Dr Henry Payne)	**21906311-e06a2ce** (Moira Tweedie)
WL/LDP/PP/0270 (Jean Balmer)	**21905735-285b25f** (Edith McDowall)
WL/LDP/PP/0272 (Morven Grant)	**21905608-81f701a** (Andrew McIntosh)
WL/LDP/PP/0274 (F Balmer)	**21900051-a071412** (Bruce Jamieson)
WL/LDP/PP/0275 (David & Isobel Elliot)	**21899784-1fec22c** (Jennifer Leonard)
WL/LDP/PP/0277 (Gavin Hunter & Ann McVie	**21899011-3dc08d4** (Gordon Cameron)
WL/LDP/PP/0279 (Alan & Fiona Edwards)	**21898420-19ee71a** (John Watson)
WL/LDP/PP/0280 (M Cannon)	**21893837-f70748e** (Donald & Jennifer

WL/LDP/PP/0283 (Maureen C Ramage) **WL/LDP/PP/0284** (Norman Aitken) **WL/LDP/PP/0297** (Donald Lamb) **WL/LDP/PP/0299** (Alison McAulay) **WL/LDP/PP/0300** (Ian Lockhart) **WL/LDP/PP/0301** (Isobel Lockhart) **WL/LDP/PP/0309** (Claudine Parkinson) **WL/LDP/PP/0310** (Leslie Duff) **WL/LDP/PP/0311** (Helen Watts) **WL/LDP/PP/0312** (Dr Roy Gardner) **WL/LDP/PP/0313** (Stephen Pashley) **WL/LDP/PP/0314** (Adrienne Forsyth) **WL/LDP/PP/0315** (Dr Clare Gardner) **WL/LDP/PP/0316** (Morna Scott) **WL/LDP/PP/0317** (Christine Bilton) **WL/LDP/PP/0318** (Ailsing Vorster) **WL/LDP/PP/0319** (Terence Vorster) **WL/LDP/PP/0320** (Eleanor Renwick) **WL/LDP/PP/0321** (Gavin Miller) **WL/LDP/PP/0322** (Clare Rainey) **WL/LDP/PP/0323** (Jackie Boyd) **WL/LDP/PP/0324** (Nick Smith) **WL/LDP/PP/0325** (Alan Douglas) **WL/LDP/PP/0326** (Sally Douglas) **WL/LDP/PP/0328** (Neil & Pamela Barnes **WL/LDP/PP/0329** (Sarah & Gerry McCardle) **WL/LDP/PP/0330** (James Forsyth) **WL/LDP/PP/0332** (David & Isobel Elliot) **WL/LDP/PP/0335** (Barrie Kennedy) **WL/LDP/PP/0336** (Gerry & Marie Dougan) **WL/LDP/PP/0337** (Michael Stoker) **WL/LDP/PP/0338** (Doreen Gmitrzak) **WL/LDP/PP/0339** (Mairi Rudkin & Michael Watts) **WL/LDP/PP/0341** (Nick Goldfinch) WL/LDP/PP/0343 (Laura McGowan) **WL/LDP/PP/0345** (Marion Percival) **WL/LDP/PP/0349** (Residents of Deanburn, Preston House and Preston Gardens) **WL/LDP/PP/0351** (Historic Environment Scotland) **WL/LDP/PP/0351** (Historic Environment Scotland) **WL/LDP/PP/0362** (Peter Martin Smith) **WL/LDP/PP/0363** (Transition Linlithgow) **WL/LDP/PP/0366 (**Gavin Hunter) **WL/LDP/PP/0369** (Gardner Estate) **21903480-347ed14** (John Kemp) **21903174-43ae9a7** (Ian Brownell) **21901313-d249beb** (Lynda Thomas) **21900572-5553ba3** (Alastair Young) **21900284-05f4679** (Colin Watson)	Macdonald) **21689834-585a0d6** (Janet Wigham) **21670368-Ca9306c** (Steve Donaghue) **21660154-0fee94e** (Helen MacKenzie) **21648848-8eaccff** (Jonathan Moss) **21558610-d9620a5** (Leslie Neary) **21543061-cdb46ce** (Eileen McGhee) **21538330-Acf5384** (Mr & Mrs Watt) **21495743-09927al** (Emma Gordon) **21448840-0ba5188** (Anthony Daly) **21443519-WLLDPPP0039 and WL/LDP/PP/0039** (Yvette Gentleman) **21395490-829d8c0** (Robert Allan) **21372312-87d4304** (David & Adrienne Armstrong) **21349895-851aa9e** (Duncan Fortune) **21294413-a8e14ce** (Nancy Durrant) **21199868-a0814b5** (Stewart Forsyth) **21009678-804ca64** (Dr Rebecca Smallwood) **20972986-ed82b5b** (Iain Mclean) **20926139-2df35fa** (Paul Gavin) **21872575-b7677f8** (Elizabeth Halliday) **21870675-da390eb** (Dr Jim Hannan) **21858089-afb326d** (Colin Neil) **21832880-cf92730** (Douglas Hanley) **21755712-ac97478** (Paul Buchanan-Smith) **21591616-a6b8d7b** (Jennifer Martin) **21870361-9eb24ed** (Christopher Breslin on behalf of Scottish Canals) **21887763-ade49a2** (James Stewart) **21883018-bec39cf** (David Szkudlarek) **21849146-e0914lf** (William Lindsay) **21862925-c3f61d6** (Martin Crook) **21907238-35dc9a7** (Fiona Stewart on behalf of Manor Forrest) **21897700-D131008** (Kevin Treadwell) **21804649-7315bb7** (Rick Finc on behalf of John Kerr of John Kerr Ltd) **21798485-599ff04** (David Mitchell) **21140481-d0dd0ef** (Sarah Mattingly on behalf of Linlithgow and District Allotment Society) **21877215-01ad2b5** (Keith Irving) **21862570-67b827a** (Robin Matthew on behalf of Winchburgh Developments Ltd) **21889085-fbc6475** (Claire Wakefield **21887865-b35526d** (Jennifer Martin) **21885398-b494154** (Gillian Burgess) **21885168-94c1b7a** (Roger Livermore Linlithgow Cycle Action Group)
Provision of the	

development Plan to which the issue relates:	Linlithgow General and allocated development sites

Planning authority's summary of the representation(s):

OBJECTIONS TO DEVELOPMENT IN LINLITHGOW

WL/LDP/PP/0015 (Ian Ure for P.A.W.L) – seeks inclusion of reference to a footpath at Linlithgow in the LDP and on the ground.

WL/LDP/PP/0041 (Donald Greig) – objects to development of site H-LL 12 Preston Farm on grounds of loss of prime agricultural land; disregard of AGLV zoning; traffic impact on local roads; distant from the town centre, public transport links; no/limited education and health capacity; collusion with developers in determining the site boundary; development in Linlithgow should be looked at holistically and housing opportunities sought that will develop and enhance infrastructure in the town.

WL/LDP/PP/0052 and WL/LDP/PP/0062 (Susan Allison) – objects to development of site H-LL 12 Preston Farm on grounds of traffic; lack of education capacity; adverse impact on traffic along the High Street unless the motorway junction is upgraded to four-way; concern over levels of pollution.

WL/LDP/PP/0077 and WL/LDP/PP/0078 (Mr C A Rait) - objects to development of site H-LL 12 Preston Farm on grounds of loss of view and sunlight; additional traffic; adverse impact on Preston Road and Linlithgow High Street; lack of education capacity; child safety concerns; adverse impact on wildlife; adverse impact on grade A listed Preston House, surrounding area and the canal; supports "A Plan For The Future" via the Linlithgow Planning Forum which focuses on additional housing on the other side of town; new housing better suited on the hospital site; adverse impact of traffic, on schooling, child safety, the character of the area, the environment and detriment to a very close listed building; concern that proposals reflect those of Cala Homes.

WL/LDP/PP/0079 (Kevin Laahs) - objects to development of site H-LL 12 Preston Farm on grounds of loss of view; road safety and increase in traffic; safety over the canal bridge and through Deanburn; adverse impact on listed canal bridge.

WL/LDP/PP/0083 (Helen Gray) - objects to development of site H-LL 12 Preston Farm on grounds of road safety and increase in traffic.

WL/LDP/PP/0090 (Mark Darragh) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on local roads; insufficient infrastructure; lack of education capacity; loss of view/visual impact; loss of wildlife and habitat; flood risk.

WL/LDP/PP/0091 and WL/LDP/PP/0344 (Simon Whitworth) – objects to development of site H-LL 12 Preston Farm and cross references to submission **WL/LDP/PP/0349** on grounds that allocation is contrary to SPP and the SDP policy 7; the site is not effective; the allocation offends the council's policies for release of land in Linlithgow; allocation is contrary to the local landscape designation review; the allocation is contrary to policies in the LDP; the site is within an AGLV; loss of greenfield land; loss of prime agricultural land; impact on the grade A listed Preston House; impact on the scheduled monument of the canal; remoteness from the town centre and the rail station; Linlithgow is an area of restraint; traffic impacts and congestion; air quality; lack of car parking; education constraint; transport impacts; adverse impact on wildlife and protected species

WL/LDP/PP/0094 (David & Stella Henderson) - objects to development of site H-LL 12 Preston Farm on grounds of loss of protected green belt; suggest development should be located on land where

there is no green belt protection; adverse impact on Preston House; development is contrary to the council's report on Special Landscape Areas; traffic impact; lack of education capacity; lack of capacity in health facilities; detrimental impact on amenity of the canal and tourism associated with the canal; accept need for social and affordable housing but the proposal is for luxury housing on the green belt; noise and disturbance during construction work.

WL/LDP/PP/0095 (Oliver Ferrario) - objects to development of site H-LL 12 Preston Farm on grounds of increase in traffic; loss of green belt; loss of habitat; pressure on health and school places; availability of brownfield sites elsewhere; concerns for health and well-being of existing and future residents.

WL/LDP/PP/0096 (Dorothy Buck) - objects to development of site H-LL 12 Preston Farm on grounds of remoteness from public transport links and town centre amenities; increased traffic; road congestion; lack of education capacity; adverse impact on wildlife; adverse impact on grade A listed Preston House and the Union Canal; loss of prime quality agricultural land.

WL/LDP/PP/0097 (Gillian Forsyth) – objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0098 (Mrs W Taylor) – objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0101 (Mr Andrew Sutherland) - objects to development of site H-LL 11 Wilcoxholm Farm/Pilgrims Hill on grounds of lack of education capacity; access constraints; flood risk; lack of parking and public transport; infrastructure constraints in relation to gas, electricity and drainage; traffic impact; questions need for development in Linlithgow given the extent of new development in Winchburgh.

WL/LDP/PP/0102 (Mr & Mrs John & Anne McCormack & Family) - object to development of site H-LL 12 Preston Farm on grounds of destruction of view, serious negative impact on property values; adverse impact on wildlife; flood risk; traffic concerns; loss of rural setting along the canal; loss of greenbelt; availability of sites elsewhere.

WL/LDP/PP/0103 (Thomas Ian Lawrie on behalf of the Lawries) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on roads infrastructure; increase in traffic; education capacity constraints; availability of health facilities; loss of green belt; adverse impact on the canal; adverse impact on views; loss of wildlife; loss of prime agricultural land.

WL/LDP/PP/0104 (John Stewart) – objects to development in Linlithgow on grounds of adverse impact on infrastructure and capacity of infrastructure to accommodate development.

WL/LDP/PP/0105 (Terry Greig) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on roads infrastructure; increase in traffic; education capacity constraints; lack of health care capacity; loss of wildlife; proximity to a listed building; loss of AGLV.

WL/LDP/PP/0106 (John Wigham) – accepts need for housing but objects to housing sites accessing Manse Road (H-LL 10 in particular) on grounds of insufficient road capacity and education constraint.

WL/LDP/PP/0107 (Mrs S Aitken) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on roads infrastructure; increase in traffic; education capacity constraints; lack of health care capacity; loss of wildlife; proximity to a listed building; loss of special landscape area; adverse impact on the canal.

WL/LDP/PP/0108 (Jason Wright) - objects to development of site H-LL 12 Preston Farm on grounds of loss of part of the longstanding green belt and setting for the town; additional traffic on Preston Road leading to further congestion; additional pressure on doctors dentists and schools which are already overstretched.

WL/LDP/PP/0111 (Shirley Miller) - objects to development of site H-LL 12 Preston Farm on grounds of loss of view, light and noise pollution; loss of green space along the canal; traffic congestion; lack of school capacity; adverse impact on wildlife; loss of agricultural land; adverse impact on listed Preston House; loss of outlook; other sites should be considered for development.

WL/LDP/PP/0112 (Mr B Greig) - objects to development of site H-LL 12 Preston Farm on grounds of development within an AGLV; loss of wildlife habitat; development in the green belt; increase in traffic; pressure on schools and health clinics which are already at capacity; piecemeal development; flood risk; other sites should be considered for development.

WL/LDP/PP/0114 (Mr & Mrs John & Ann Ralph) - objects to development of site H-LL 12 Preston Farm on grounds of the area should continue to be a designated Special Landscape Area; adverse impact on the setting of the town; loss of green belt; increase in traffic; adverse impact on road network which has capacity issues; adverse impact on setting of listed Preston House; adverse impact and loss of protected species and biodiversity; education capacity issues; health care capacity issues; loss of prime agricultural land; loss of amenity; adverse impact on attractiveness of Linlithgow to visitors; housing should be close to the town centre; Linlithgow needs social and affordable housing close to the town centre or where infrastructure can be built.

WL/LDP/PP/0115 (R Cameron) – no objection to development of Preston Farm site (H-LL10), however, concerns for development in Linlithgow in general due to impact on road network, education constraint and drainage capacity.

WL/LDP/PP/0118 (John MacKenzie) – objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0119 (Michael McGuire) - objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of flooding; access; suitability for development; and land ownership.

WL/LDP/PP/0127 (Thelma Napier) - objects to development of site H-LL 12 Preston Farm; no reasons given for objection.

WL/LDP/PP/0130 (Alan Meikle) – objects to development of site H-LL 12 Preston Farm on grounds of flood risk and increase in water runoff into the canal and surrounding areas; further road congestion; adverse impact on wildlife and protected species; negative impact on tourism.

WL/LDP/PP/0131 (Frank and Sheila Brash) - objects to development of site H-LL 12 Preston Farm on grounds of increase in traffic and capacity of the road network to cope; education capacity; impact on green belt and collusion with developers.

WL/LDP/PP/0132 (Ian and Janette Kennedy) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on Bathgate Hills; disturbance and loss of wildlife; flooding and water run off; capacity of road network; capacity of local schools and amenities; congestion; lack of parking and distance to the railway station.

WL/LDP/PP/0138 (Raja Gopalan Ramamurthy) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt; adverse impact on the canal; loss of agricultural land; loss of wildlife; adverse impact on Grade A listed Preston House; alternative sites elsewhere.

WL/LDP/PP/0140 (George Duncan Adam) – objects to development in Linlithgow; seeks a master plan for Linlithgow/ Linhithgow Bridge Master Plan to control all new housing developments and associated infrastructure works; encourages delivery of 4 way junction on the M9 at Linlithgow; supports proposal P-118; suggests alternative access arrangement to site H-LL10; suggests access solutions for Linlithgow.

WL/LDP/PP/0148 (Jim and Jaqui Stupart) - objects to development of site H-LL 12 Preston Farm on grounds of traffic and road capacity concerns; loss of green belt; adverse impact on wildlife and protected species; would support housing for the elderly if the site were to come forward for development.

WL/LDP/PP/0149 (Thérèse Stewart) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on the canal; flood risk; adverse impact on protected species and biodiversity; exacerbation of existing traffic and road-safety concerns; change to long-standing environmental protection of the site; loss of prime agricultural land; proximity and impact on the setting of the Preston House.

WL/LDP/PP/0152 (Margaret and Donald Spencer) - objects to development of site H-LL 12 Preston Farm on grounds of change to designation from AGLV; adverse impact on wildlife and protected species; increase in traffic and road congestion.

WL/LDP/PP/0156 and WL/LDP/PP/0271 (Allan Robertson) – seeks master plan to guide development in Linlithgow; education, air quality, car parking and accessibility concerns; seeks new distributor roads constructed to service areas zoned for housing development (e.g. around the south east quarter), and consideration of a specific High Street relief road, constructed to the north of the current M9 corridor; LDP should be amended in line with the proposals detailed in the Linlithgow Planning Forum's document *'Linlithgow, A Plan for the Future 2015-30'*.

WL/LDP/PP/0157 (Graeme Grant) – objects to development in Linlithgow on grounds of lack of infrastructure; impact on roads; congestion, air quality and noise pollution; suggests development should be re-allocated to Winchburgh.

WL/LDP/PP/0168 (Edward Crawley) - objects to development of site H-LL 12 Preston Farm on grounds of impact on health centre; education capacity; impact on road network; adverse impact on wildlife and the canal.

WL/LDP/PP/0173 (Name illegible) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt; adverse impact on wildlife; lack of capacity in schools and health facilities; traffic congestion and impact on the road network.

WL/LDP/PP/0182 (Mrs C Donaldson) – objects to development of site H-LL 12 Preston Farm on grounds of loss of increased traffic; increased air pollution from the increased traffic; increased pressure on health facilities and education provision; loss of habitat, particularly protected species.

WL/LDP/PP/0186 (Mr G Woods) - objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0187 and WL/LDP/PP/0432 (Linlithgow Civic Trust c/o Chris Long) - policies and proposals in the LDP do not constitute a co-ordinated development plan for the settlement area in that they do not consider the needs of the area and examine how they may be provided during the 10 year period of the LDP; the impact of the development areas are dealt with in a reactive way and leave the requirement for developers to contribute to infrastructure to be achieved through the planning application process and developer contributions; settlement boundary needs to be determined by a comprehensive master plan for the settlement area which includes all relative issues and a phased development sufficient to finance the necessary infrastructure; objects to the site H-LL 12 as it is within the AGLV, remoteness from services and the site would not contribute to infrastructure benefits set out in the Linlithgow Planning Forum's Plan for the Future; LDP Transport appraisal does not address consequences in terms of health and safely, the environment and business and the quality of life for residents; lack of information relating to financing of M9 junction improvements at Linlithgow; failure to address these car parking issues; no co-ordinated approach to education and housing; seek a master plan for the town.

WL/LDP/PP/0190 (Ronnie Jack) – objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV protection; additional traffic; pressure on school and health facilities; loss of prime agricultural land; adverse impact on protected; impact on setting of Preston House; availability of sites elsewhere.

WL/LDP/PP/0196 (Luke Smallwood) - objects to development of site H-LL 4 Manse Road on grounds of loss of prime agricultural land; change to AGLV designation; lack of infrastructure capacity including roads and education; adverse impact on setting of the town; road traffic concerns.

WL/LDP/PP/0197 Janet Wigham – objects to the proposed allocations H-LL 4 Manse Road and H-LL 10 Clarendon Farm on grounds of increase in traffic, impact on the canal bridge and pedestrian safety; adverse impact on tourism around the canal basin; lack of education capacity; adverse impact on air quality; school catchments for sites H-LL 3, H-LL 7, H-LL 10, H-LL 11 and H-LL 12 are incorrect.

WL/LDP/PP/0198 (Stewart Towers) - objects to development of site H-LL 12 Preston Farm on grounds of change to AGLV designation; adverse impact on setting of listed building and scheduled monument; increased traffic and road safety concerns; loss of habitat and adverse impact on wildlife; loss of prime quality agricultural land; support the *Linlithgow: A Plan for the Future 2015-2030'*

WL/LDP/PP/0201 (Tom Packe/Tom Myles) **and 21885205-b7d08d8** (Tom Packe) – objects to development of site H-LL 4 Manse Road on grounds of change to AGLV designation; visual impact; allocation is contrary to SPP 2014 ; availability of more favourably and less sensitive located sites; loss of prime agricultural land; detrimental impact on setting of listed building; adverse impact on ecology and protected species; education capacity constraint; flood risk; road safety; site does not meet the terms of the sequential approach to development in the town.

WL/LDP/PP/0202 (Allan Watson) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt; adverse impact on wildlife; road traffic and safety concerns; drainage and flooding concerns; impact on the canal.

WL/LDP/PP/0204 (Jo Jack) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on wildlife; traffic and road safety concerns; traffic congestion.

WL/LDP/PP/0207 (Kay Green) - objects to development of site H-LL 12 Preston Farm on grounds of adverse impact on wildlife; change to AGLV status; traffic and road safety concerns; lack of education and health care capacity; adverse impact on setting of listed building; detrimental impact on the canal and tourism; development would have no impact on the needs for social and affordable housing close to the town centre or where infrastructure could be built.

WL/LDP/PP/0208 (Jane Muir) – objects to development of site H-LL 3 Boghall East on grounds of flooding and surface water increase; loss of agricultural land; objects to other development proposals in the town on grounds of loss of prime agricultural land; destruction of wildlife habitats; suggests brownfield sites should be developed in preference to greenfield release; insufficient educationcapacity.

WL/LDP/PP/0211 (Marshall Green) - objects to development of site H-LL 12 Preston Farm on grounds of impact on road network; pollution; traffic congestion; inadequate infrastructure; impact on wildlife and protected species; availability of alternative sites.

WL/LDP/PP/0215 (Katrina Ovenden) – objects to development of site H-LL 12 Preston Farm on grounds of impact on view; increase in traffic and road safety concerns; adverse impact on protected species.

WL/LDP/PP/0217 (A D McNab) – objects to development of site H-LL 12 Preston Farm on grounds of detrimental effect on habitats; increase in traffic; pressure already struggling infrastructure of schools, health and dental services; loss of historic greenbelt land attached to Grade A listed Preston House.

WL/LDP/PP/0219 (Daniel Ovenden) - objects to development of site H-LL 12 Preston Farm on grounds of change to AGLV status; noise disturbance; access issues; adverse impact on wildlife; road safety concerns; loss of view; lack of infrastructure capacity.

WL/LDP/PP/0221 (Jillian Stewart) – objects to development of site H-LL 12 Preston Farm on grounds of unnecessary rezoning of the Area of Great Landscape Value / core candidate Special Landscape Area; loss of protected wildlife; roads infrastructure; traffic congestion; remoteness for rail station,

town centre amenities and major bus routes; adverse impact on the canal; adverse impact on grade A listed Preston House; collusion with developers; loss of prime agricultural land; availability of alternative sites.

WL/LDP/PP/0225 (Arthur & Beryl Homan-Elsy) – objects to development of site H-LL 12 Preston Farm on grounds of loss of habitat; loss of view to and from Preston House; urbanisation of the canal site; development should be re-directed to Livingston or other sites in Linlithgow; increase in commuter traffic.

WL/LDP/PP/0234 (J McNab) - objects to development of site H-LL 12 Preston Farm on grounds of detrimental effect on habitat; increased traffic; further pressure on struggling infrastructure of schools, health and dental services; loss of greenbelt land attached to Grade A listed Preston House.

WL/LDP/PP/0238 (SNH) - pages 26 and 27 Paragraphs 5.65 and 5.67 look forward to contributing to drafting the supplementary guidance for Linlithgow Loch referred to in paragraph 5.67; advise that paragraph 5.65 sets a clear principle of a sequential approach to release of land in Linlithgow; capacity, including the type and scale of development, would best be explored in more detail through the preparation of a development framework for Linlithgow; a design-led approach is important to the removal of the area of restraint and the allocation of sites for development in Linlithgow

21862933-ddl8650, WL/LDP/PP/0137 and WL/LDP/PP/0244 (Brian Lightbody on behalf of Clarendon Mews Residents) - previous policy of development restraint in Linlithgow should be continued; only if infrastructure issues of traffic congestion, lack of commuter parking, air quality, drainage and flooding, and education capacity can be clearly resolved, should restraint on development be relaxed; all mitigation measures must actually be in place before any development should be allowed including an all-way junction on the M9 and a bypass to the High Street; no coherent joined up master plan for Linlithgow; supports development at Wilcoxholm sites subject to addressing access and infrastructure constraints; remove site H-LL 10 from the plan; area of restraint should only be removed when matters such as an all-way junction on the M9 and a by-pass to the High Street can be delivered.

WL/LDP/PP/0246 (Oracle UK) - seek allocation of land at Blackness Road for housing development and removal of the current zoning of the site for employment use; the site complies with Scottish Government policy for the creation of a mixed use neighbourhood and is an effective brownfield site; allocation of other housing sites in Linlithgow is contrary to SPP 2014.

WL/LDP/PP/0256 (John & Katie Kerr) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt status as an Area of Great Land Value; redrawing of the greenbelt to match the Developer's plans; the site is not within easy reach of the town centre and its local amenities; unsuitable roads infrastructure and traffic congestion; lack of education capacity; alternative sites should be considered; loss of prime agricultural land; adverse impact on the canal; adverse impact on setting; impact on Preston House; adverse impact on protected species; support the proposed expansion in the East of the town proposed by Linlithgow's Local Planning Forum.

WL/LDP/PP/0264 (Dorothy Parlett) - objects to development of site H-LL 5 Falkirk Road on grounds of access and increased traffic and lack of education capacity.

WL/LDP/PP/0266 (Dr Henry Payne) - objects to development of site H-LL 12 Preston Farm on grounds of loss of prime quality agricultural land and special landscape area designation; adverse impact on wildlife and protected species; flood risk; lack of education capacity; lack of capacity in health care facilities; piecemeal development.

WL/LDP/PP/0270 (Jean Balmer) - objects to development of site H-LL 12 Preston Farm on grounds of access and increase in traffic; loss of greenfield land; loss of natural habitat and wildlife; less sensitive sites can absorb the development needs.

WL/LDP/PP/0272 (Morven Grant) - objects to development in Linlithgow on grounds of inability of infrastructure to cope with development including education, health and road capacity; access constraints; specifically objects to Clarendon Farm site (H-LL 10); loss of greenfield land; loss of prime agricultural land; loss of wildlife.

WL/LDP/PP/0274 (F Balmer) - objects to development of site H-LL 12 Preston Farm on grounds of access; traffic congestion; loss of greenfield land; impact on setting of the canal; adverse impact on wildlife and loss of habitat; loss of agricultural land; availability of other sites; adverse impact on green belt.

WL/LDP/PP/0275 (David & Isobel Elliot) - objects to development of site H-LL 11 Pilgrim's Hill on grounds of view from the canal towpath; access constraints; adverse impact on wildlife; education constraints; availability of alternative site e.g. Edinburgh Road; WLC should be promoting development on flats to free up houses; development of prime agricultural land should be avoided.

WL/LDP/PP/0277 (Gavin Hunter & Ann McVie) - objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0279 (Alan & Fiona Edwards) - objects to development of site H-LL 12 Preston Farm on grounds of re-designation from AGLV; detrimental effect of the town's setting; effect on grade A listed Preston House; impact on the canal and views; traffic congestion; traffic and road safety concerns; child safety concerns; site is unlikely to generate sufficient finance through "planning gain" to pay for new junctions on the M9; alternative sites to the east of the town should be considered; adverse effect on the environment, wildlife and protected species; site contrary to the council's SEA findings; loss of prime agricultural land; CDA developments will satisfy much of the overall need for housing.

WL/LDP/PP/0280 (M Cannon) - objects to development of site H-LL 12 Preston Farm on grounds of traffic and safety pressures; lack of capacity in school and health facilities; adverse impact on wildlife; adverse impact on landscape and setting of the town.

WL/LDP/PP/0283 (Maureen C Ramage) - objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt; loss of wildlife; traffic and access concerns; lack of education capacity; lack of capacity in health facilities; traffic congestion on the High Street.

WL/LDP/PP/0284 (Norman Aitken) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; impact on setting of the town; adverse impact on setting of Preston House; adverse impact on the canal; traffic congestion and capacity of the road network to cope; lack of education and health care capacity; adverse impact on biodiversity including protected species; more social and affordable housing close to the town centre is required.

WL/LDP/PP/0297 (Donald Lamb) – objects to development of site H-LL 12 Preston Farm on grounds of insufficient infrastructure in terms of school places, town centre parking and traffic; road safety concerns; loss of AGLV; adverse impact on the canal; damage to wildlife.

WL/LDP/PP/0299 (Alison McAulay) – objects to development of site H-LL 12 Preston Farm on grounds of loss of protected greenbelt land; loss of habitat; loss of wildlife and protected species; destruction of landscape and outlook; traffic congestion; increase in car traffic due to distance from the town centre; pressure on the High Street and parking; schools and the health centre are already over-subscribed; other less sensitive or brownfield sites could be developed for housing.

WL/LDP/PP/0300 (Ian Lockhart) – objects to development of site H-LL 12 Preston Farm on grounds of additional traffic; traffic congestion; child safety concerns; lack of capacity in schools, leisure and roads to accommodate development; infrastructure improvements are required before additional housing could be considered.

WL/LDP/PP/0301 (Isobel Lockhart) – objects to development of site H-LL 12 Preston Farm on grounds of additional traffic on and around Preston Road and the proximity to the schools; lack of capacity in schools, leisure and roads.

WL/LDP/PP/0309 (Claudine Parkinson) - objects to development of site H-LL 12 Preston Farm on grounds of access and traffic congestion; lack of education capacity; loss of view from the canal; loss of protected landscape; overshadowing of existing properties; adverse impact on protected species; adverse impact on setting of grade A Preston House; inadequate infrastructure.

WL/LDP/PP/0310 (Leslie Duff) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV.

WL/LDP/PP/0311 (Helen Watts) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; adverse impact on setting of grade A listed Preston House; loss of biodiversity and protected species; loss of prime agricultural land; traffic congestion; road safety concerns; lack of education capacity.

WL/LDP/PP/0312 (Dr Roy Gardner) - objects to development of site H-LL 12 Preston Farm on grounds of loss of habitat for badgers, bats, and other threatened species; loss of a high grade cereal field; loss of an area of outstanding natural beauty; loss of view from the town of Linlithgow and canal; loss of a historic setting; further pressure on school places in Linlithgow; increased risk to the safety of children; traffic congestion; loss of green belt.

WL/LDP/PP/0313 (Stephen Pashley) - objects to development of site H-LL 12 Preston Farm on grounds of loss of long standing greenbelt land; loss of habitat to protected species and high grade agriculture; adverse impact on setting of the canal; infrastructure constraints; lack of education capacity; traffic congestion.

WL/LDP/PP/0314 (Adrienne Forsyth) - objects to development of site H-LL 12 Preston Farm on grounds of loss of greenbelt; loss of habitat and protected species; increased road traffic on Preston Road; increased pressure on school places which are already over subscribed; pressure on the health services; loss of a Grade A historic site; loss of an area of outstanding natural beauty; increased traffic on an already dangerous and hampered High Street; increased lighting, noise and air pollution; effect of a house building site on the canal stability; impact of construction on physical and mental health.

WL/LDP/PP/0315 (Dr Clare Gardner) - objects to development of site H-LL 12 Preston Farm on

grounds of loss of habitat for badgers, bats, and other threatened species; loss of a high grade cereal field; loss of an area of outstanding natural beauty; loss of view from the town of Linlithgow and canal; loss of a historic setting; further pressure on school places in Linlithgow; increased risk to the safety of children; traffic congestion; loss of green belt.

WL/LDP/PP/0316 (Morna Scott) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; adverse impact on setting of grade A listed Preston house and grade B listed Katie Shaw's Brig (canal bridge); adverse impact on wildlife and protected species; loss of prime agricultural land; traffic congestion; road safety concerns; lack of education capacity; loss of light and view; increased traffic noise.

WL/LDP/PP/0317 (Christine Bilton) - objects to development of site H-LL 12 Preston Farm on grounds of loss of wildlife an protected species; loss of AGLV; education and health capacity concerns.

WL/LDP/PP/0318 (Ailsing Vorster) **-** objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV and protected landscape; distance from public transport; road safety concerns; loss of protected species; impact on setting of Grade A Preston House and the Scheduled Monument of the Union Canal; lack of education and health capacity; loss of prime agricultural land; flood risk; traffic congestion and parking problems.

WL/LDP/PP/0319 (Terence Vorster) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV and protected landscape; distance from public transport; road safety concerns; loss of protected species; impact on setting of Grade A Preston House and the Scheduled Monument of the Union Canal; lack of education and health capacity; loss of prime agricultural land; flood risk; traffic congestion and parking problems.

WL/LDP/PP/0320 (Eleanor Renwick) - objects to development of site H-LL 12 Preston Farm on grounds of distance from frequent public transport; congestion; road safety concerns; lack of infrastructure; loss of protected wildlife.

WL/LDP/PP/0321 (Gavin Miller) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; increase in traffic; flood risk; loss of agricultural land; loss of wildlife habitat including protected species.

WL/LDP/PP/0322 (Clare Rainey) - objects to development of site H-LL 12 Preston Farm on grounds of lack of infrastructure in terms of school places, town centre parking and traffic; road safety concerns; loss of AGLV and backdrop to the canal; adverse impact on wildlife.

WL/LDP/PP/0323 (Jackie Boyd) - objects to development of site H-LL 12 Preston Farm on grounds of road safety; traffic congestion; lack of education capacity; flood risk and drainage concerns; loss of green belt; loss of AGLV; loss of wildlife.

WL/LDP/PP/0324 (Nick Smith) - objects to development of site H-LL 12 Preston Farm on grounds that re-designation is contrary to the council's Local Landscape Designation Review report; adverse impact on currently designated Area of Great Land Value; the council is acting in the interests of the developer and not respecting the local character of the town; adverse impact on grade A listed Preston House and the union canal (a national monument); loss of prime agricultural land; alternative areas should be sought which are at least non-productive or are already brown field sites; transport links to the site are poor; site is not within walkable distance of the rail station; inadequate parking at the station and town centre will become worse; road safety concerns; pollution; loss of protected species.

WL/LDP/PP/0325 (Alan Douglas) – objects to development of site H-LL 12 Preston Farm on grounds of flood risk; change to protected landscape will have a detrimental effect on Linlithgow.

WL/LDP/PP/0326 (Sally Douglas) - objects to development of site H-LL 12 Preston Farm on grounds of lack of capacity in schools and health facilities; development can't adequately fund more; fragile infrastructure in Linlithgow is underfunded by West Lothian Council.

WL/LDP/PP/0328 (Neil & Pamela Barnes) – support no development at Burghmuir, Linlithgow; welcome work of interested parties to improve water quality of Linlithgow Loch; greater emphasis is required to promote and increase sustainable transport networks; seek information on any proposals for Linlithgow Cross and Vennel Flats.

WL/LDP/PP/0329 (Sarah & Gerry McCardle) - No development in the town should be considered prior to the situation with Air Quality being rectified; sites suggested are not free of development constraints, particularly in relation to education provision in relation to Low Port and Springfield primary schools; further development in the Manse Road area will worsen existing road safety concerns and increase the volume of traffic; references to school catchment areas for sites H-LL 3, H-LL 7, H-LL 10, H-LL 11, H-LL 12 and H-LL5 are incorrect; Proposal P-118 does not feature on the map**;** the status of Linlithgow as an Area of Restraint should not change and no development of the town should be permitted until improvements to infrastructure have been completed.

WL/LDP/PP/0330 (James Forsyth) – objects to development of site H-LL 12 Preston Farm on grounds of loss of green belt and habitat; increased road traffic on Preston Road; increased pressure on already over-subscribed schools: pressure on health services; loss of grade A historic site; loss of an area of outstanding natural beauty; increased traffic on High Street; increased light, noise and air pollution; water pollution on construction site; stability of the canal; access constraint; and adverse impact on physical and mental health during construction.

WL/LDP/PP/0332 (David & Isobel Elliot) - objects to development of site H-LL 11 Wilcoxholm on grounds of loss of view from the canal towpath; access constraints; adverse impact on wildlife; education constraints; availability of alternative site e.g. Edinburgh Road; WLC should be promoting development of flats to free up houses; development of prime agricultural land should be avoided.

WL/LDP/PP/0335 (Barrie Kennedy) - objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV; impact on Grade A Preston House; loss of prime agricultural land; adverse impact on biodiversity; site remote from public transport and town centre facilities; increase in traffic; adverse impact on the canal; loss of greenfield land; other more suitable sites are available to the east of the town.

WL/LDP/PP/0336 (Gerry & Marie Dougan) - objects to development of site H-LL 12 Preston Farm on grounds of change of long-standing environmental designation; proximity and impact on setting of Preston House; pressure on transportation and school services; impact on protected species and biodiversity; loss of prime agricultural land; changing the character of the area; small contribution to the overall housing numbers for West Lothian; loss of privacy, noise and disturbance; strong overlap between the council's proposals and those of Cala.

WL/LDP/PP/0337 (Michael Stoker) – objects to development of site H-LL 4, Manse Road on grounds of traffic congestion on Manse Road; loss of greenfield land; re-development of brownfield sites should be considered before developing otherwise productive agricultural land.

WL/LDP/PP/0338 (Doreen Gmitrzak) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of agricultural land; questions need for housing in the area;

ability of infrastructure to cope with the proposed development; increase in traffic; road congestion; concern for children's safety; impact on protected species.

WL/LDP/PP/0339 (Mairi Rudkin & Michael Watts) - objects to development of site H-LL 4, Manse Road and H- LL 10, Clarendon Farm on grounds of traffic congestion; road safety; adverse impact on the canal and basin which will impact on tourist potential; air quality; no new development should be supported to the south of the canal; increased pressure on local schools.

WL/LDP/PP/0341 (Nick Goldfinch) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; lack of suitable road access; traffic congestion at peak times on Manse Road; lack of available primary schooling.

WL/LDP/PP/0345 (Marion Percival) – object to development of site H-LL 12 Preston Farm on grounds of loss of productive farm land; spoiling of the landscape; loss of view; availability of other brownfield sites; need is for small social housing suitable for singles or couples without children; education capacity constraint; adverse impact on wildlife and protected species; adverse impact on ancient building.

WL/LDP/PP/0349 (Residents of Deanburn, Preston House and Preston Gardens) - object to development of site H-LL 12 Preston Farm on grounds of allocation is contrary to SPP 2014 and the SDP; the site is not effective; the allocation offends the council's policies for release of land in Linlithgow; allocation is contrary to the local landscape designation review; the allocation is contrary to policies in the LDP; the site is within an AGLV; loss of greenfield land; loss of prime agricultural land; impact on the grade A listed Preston House; impact on the scheduled monument of the canal; remoteness from the town centre and the rail station; Linlithgow is an area of restraint; traffic impacts and congestion; air quality; lack of car parking; education constraint; air quality; transport impacts; adverse impact on wildlife and protected species

WL/LDP/PP/0351 (Historic Environment Scotland) – development allocation of site H-LL 11 – Wilcoxholm Farm / Pilgrim Hill may raise issues for the site and setting of the Union Canal, particularly as the site delivery requirements confirm that a new canal crossing will be required to deliver this allocation. However, content that these impacts could be mitigated by application of policy and sensitive design but essential that Historic Environment Scotland have early involvement in further discussions on the development of proposals for the site. Any proposed direct impact on the scheduled monument would be subject to the Scheduled Monument Consent process. The site delivery requirements should be updated to reflect these comments..

WL/LDP/PP/0351 (Historic Environment Scotland) – content that impacts from development allocation H-LL 12 – Preston Farm on the setting of the scheduled Union Canal or the setting of A listed Preston House could be mitigated by robust application of policy and sensitive design, this should be reflected in the Environmental Report and site delivery requirements; welcome early discussion as proposals for development of this site progress, and the site delivery requirements should be updated to reflect this.

WL/LDP/PP/0362 (Peter Martin Smith) - objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of AGLV; loss of prime agricultural land; loss of protected species; adverse impact on the approach to Linlithgow from the south and skyline.

WL/LDP/PP/0363 (Transition Linlithgow) – the LDP needs to state how air quality issues will be addressed; consideration should be given to the types of travel journeys and destinations and to align those with the impacts of new developments; the LDP must mandate transport impact assessments as part of the development planning process; objects to Proposal P-43 being located in

the Countryside Belt, and also encourages an examination of alternative options prior to progressing Proposal P-45; brownfield land should always be prioritised over use of any form of agricultural land; supports Proposal P-44; suggests brownfield sites should be considered in advance of greenfield.

WL/LDP/PP/0366 (Gavin Hunter) - objects to designation of the land at H-LL 11 Wilcoxholm Farm/Pilgrims Hill for development on grounds of adverse impact on landscape and proposed Special Landscape Area to the south; development would be contrary to policy ENV 12 and adversely impact on the Canal; failure to take into account flood risk requirements of policy EMG 2; contribution to the effective housing land supply; affordable housing requirements; drainage constraints; impact on biodiversity; traffic; parking; air quality; brownfield sites should be prioritised; impact on public transport; lack of education capacity; site density; other development sites should be considered.

WL/LDP/PP/0372 (Wendy Kennedy) – objects to development principally of site H-LL 12 Preston Farm but also other proposed sites in Linlithgow on grounds of lack of consideration for the landscape, environment, air pollution, and infrastructure; proposals are poorly thought out, a knee jerk reaction to the current housing situation and not a plan for the future of Linlithgow or West Lothian; proposals are contrary to landscape designation review; site is outwith the settlement envelope; adverse impact on south boundary of Linlithgow ; adverse impact on views from the Union Canal; adverse impact on tourism; adverse impact on scheduled monument of the canal; site remote from the town centre and frequent bus or rail routes; traffic congestion; air quality; adverse impact on setting of grade A listed Preston House; loss of greenfield land; loss of prime agricultural land; loss of protected species; flood risk; drainage; supports proposals of the Linlithgow Planning Forum.

WL/LDP/PP/0375 (Roger Livermore) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of AGLV; loss of prime agricultural land; adverse impact on protected species; adverse impact on skyline and approach to Linlithgow from the south; supports reinstatement of area of restraint; infrastructure capacity constraints; traffic impacts; support for social housing on Mill Road and housing at Edinburgh Road.

WL/LDP/PP/0379 (Neil Faulds) – objects to development of site H-LL 4, Manse Road on grounds of lack of education capacity; pressure on local amenities such as the sports centre and doctors surgery; loss of greenfield land; loss of prime agricultural land; availability of brownfield land to the west of Linlithgow which could be considered rather than using agricultural land.

WL/LDP/PP/0380 (Paul Mauchline) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield site beyond the settlement boundary; site is designated "Area of Great landscape or "Special Landscape Area; loss of prime agricultural land; impact on protected species; impact on the road network; impact on the skyline; increase in traffic; education capacity.

WL/LDP/PP/0381 (Fay Napoli) – objects to development of site H-LL 4, Manse Road on grounds of road safety and increase in traffic; loss of prime agricultural land.

WL/LDP/PP/0382 (Aldyth Carrick) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of AGLV; loss of prime agricultural land; loss of protected species; impact on skyline from development; increase in traffic; education capacity constraints

WL/LDP/PP/0383 (Jackie Boyd) – objects to development of site H-LL 12 Preston Farm on grounds of traffic; lack of education capacity; flooding; loss of green belt and AGLV; loss of wildlife.

WL/LDP/PP/0385 (Alan Brown) – objects to designation of the land at H-LL 11 Wilcoxholm

Farm/Pilgrims Hill for development on grounds of loss of prime agricultural land; impact on skyline and views into the town; loss of area of land of high landscape value; detrimental visual impact; access constraints over the canal; remoteness from town centre and other facilities; flood risk; road safety concerns; traffic congestion; air quality; drainage constraint; alternative sites more suitable for development.

WL/LDP/PP/0386 (Helen Livermore) – objects to development of site H-LL 4, Manse Road on grounds of loss of greenfield land; loss of AGLV; loss of prime agricultural land; adverse impact on protected species; adverse impact on skyline and approach to Linlithgow from the south; supports reinstatement of area of restraint; infrastructure capacity constraints; traffic impacts; support for social housing on Mill Road and housing at Edinburgh Road.

WL/LDP/PP/0388 (Shona Smith) - objects to development of site H-LL 12 Preston Farm on grounds of increased traffic and congestion; child safety concerns; supports proposals of the Linlithgow Planning Forum; adverse impact on Linlithgow's setting from the western approach, the canal and other aspects of the town; adverse impact on tourism and the town's attractiveness; large houses are not required in Linlithgow and that affordable housing with easy access to the motorway, train and bus routes is required more; negative impact on wildlife.

WL/LDP/PP/0389 (Ailsa Wilson QC) – objects to development of site H-LL 12 Preston Farm on grounds of the proposal is contrary to strategic, national and local planning guidance; incorrect references to statute; proposal conflicts with SDP policy 7, particularly the first two objectives of the policy; no environmental or landscape justification has been provided to alter the settlement boundary at this location; allocation contradicts findings of the local landscape designation review; failure to address infrastructure requirements. Incorrect references to legislation.

WL/LDP/PP/0394 (J C Stewart) – objects to development of site H-LL 12 Preston Farm on grounds of access constraints both in terms road capacity at Deanburn and the need for a secondary access; distance of the site from the town centre; education capacity constraints; unacceptable impact on the landscape environment; flooding and drainage issues; unnecessary loss of prime agricultural land; other sites elsewhere are more suited for development in the Linlithgow area.

WL/LDP/PP/0395 (Kenneth Wilson) – objects to development of site H-LL 12 Preston Farm on grounds of access constraints both in terms road capacity at Deanburn and the need for a secondary access; distance of the site from the town centre; education capacity constraints; unacceptable impact on the landscape environment; flooding and drainage issues; unnecessary loss of prime agricultural land; other sites elsewhere are more suited for development in the Linlithgow area.

WL/LDP/PP/0414 (Rachel Grant) – no thought given to the impact of development and infrastructure to support proposals; lack of education capacity; lack of capacity in health care; traffic congestion, noise and air pollution; particular reference to Clarendon Farm (H-LL 10) and Manse Road (H-LL 4) sites; loss of greenfield land within an AGLV; loss of prime agricultural land; adverse impact on wildlife.

WL/LDP/PP/0416 (Mr and Mrs S Bisht) – objects to development of site H-LL 4, Manse Road of grounds of loss of AGLV and prime agricultural land; loss of protected species; negative impact on the view, skyline and look of the entrance to the town.

WL/LDP/PP/0411 and 21785472-bb8447b (Sian Wann) - objects to development of site H-LL 11 Wilcoxholm/Pilgrims on grounds of alteration to landscape character; adverse impact on the canal; flood risk; traffic impact; parking concerns; congestion; air quality; school capacity constraints; site contrary to requirements of PAN 2/2010 in relation to site effectiveness.

WL/LDP/PP/0418 (Cala Management Ltd) – oppose strategy of a sequential approach to development in Linlithgow; approach is unnecessary for the housing allocations given that the council has already allocated the sites for development within the LDP. There should be no need for any preferential assessment for the location of the housing allocation, as they are all promoted for development. Support development of the Preston Farm site (H-LL 12); if the proposed sequential approach taken by the council is considered to be acceptable but this approach should not preclude or delay development from starting on effective sites such as Preston Farm, in preference of a brownfield site which may not be forthcoming. References to school catchments in relation to the Preston Farm site should be corrected; in terms of surface water management developers should only be expected to mitigate the impact of the proposed development and not off site mitigation; given that adopted surface water exists within the site, the developer should only require to demonstrate that greenfield run-off is not exceeded; happy to help and facilitate any measures to redirect surface water into the Union Canal, provided this is at nil cost to the developer / landowner, beyond which is attributable to the development of the site itself.

WL/LDP/PP/0424 (Ron Smith) – objects to proposals for Linlithgow; opportunity to maximise planning gain by pooling housing opportunities together in terms of social-rented housing, roads, environmental/public realm improvements and other infrastructure, and derived from the considerable increase in land value that will accrue from sites being designated for development is lost; housing sites should all be grouped to the south-east of the town, in the Clarendon/Edinburgh Road area carefully situated in relation to the landscape and situated outwith areas currently designated as Areas of Great Landscape Value, in accordance with the Linlithgow Planning Forum's *'Plan for the Future'* document; no effective remedy to air quality issues is proposed; suggests construction of a northern bypass to assist in resolving this rather than a four-way interchange at Burghmuir; objects to housing site H-LL 4 Manse Road as development is in isolation and would block the potential for any Manse Road-Edinburgh Road link road and unnecessarily encroach too far south into the currently-designated Area of Great Landscape Value; objects to housing site H-LL 10 Clarendon Farm as development of the site on its own would be contrary to the proper future planning of the whole south-east sector of Linlithgow and the site should be developed in accordance with a proper phased masterplan for the whole area between Manse Road and Edinburgh Road. Objects to housing site H-LL 12 Preston Farm - development is unnecessary and would divert resources from the planning gain package which would accompany the suggested housing in the south-east quadrant of the town. The site is also within an Area of Great Landscape Value which provides a setting for the category A listed Preston House.

WL/LDP/PP/0425 (Robert Stewart) – objects to development of site H-LL 12 Preston Farm on grounds of loss of AGLV and unnecessary rezoning of the Area of Great Landscape Value / core candidate Special Landscape Area; impact on biodiversity and protected species; proximity and impact on the setting of a Grade A Listed Building (Preston House); proximity and impact on a Scheduled Monument (Union Canal); site is isolated and far away from the town centre and public transport links; no ability for developer to improve local roads networks; child safety concerns; loss of prime agricultural land; collusion between the council and developers; site contrary to LDP policies; support the Linlithgow Planning Forum's *'Plan for the Future'.*

WL/LDP/PP/0426 (Donald Sutherland) – objects to development of site H-LL 12 Preston Farm on grounds of increased traffic and congestion; increased air pollution from the increased traffic; increased pressure on health facilities and education provision; loss of habitat especially in relation to Protected Species.

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly) – objects to proposed approach to Linlithgow on grounds of reactive determination of housing sites

whilst ignoring topography, AGLV, proximity to town centre and impact on existing infrastructure; settlement envelope should not be determined by development opportunity and land ownership but should be conducive to landform and existing plus proposed infrastructure; supports "*Linlithgow A Plan for the Future"*; supports vision and aims of the LDP; supports policies EMP 6 and EMP 8; suggests need for employment policy to encourage re-use of vacant premises;; supports para 5.15 in relation to West Lothian Economic Strategy; support policies HOU 1 – HOU 3, HOU 5 – HOU 8; seek change to policy HOU 4; seeks a better mix between social rented and owner occupied housing; agrees with removal of "are of restraint"; supports policies TRAN 1-TRAN 4; seeks various changes to the LDP to reflect Linlithgow requirements (see Modifications section below); Transport Appraisal is a reactive assessment whereas a proactive plan is required; supports principle of countryside belts subject to fine-tuning of boundaries including taking into account terms of Linlithgow A Plan for the Future; concerns over content of the SEA and length of the document; suggests policy NRG 5 is an aspiration rather than a policy; the LDP does not resolve problems lack of infrastructure investment and ad hoc approach to development; a master plan is required for the town; lists various aspects of the Linlithgow A Plan for the Future which have community support e.g. business park at Burghmuir; tourist information centre at Burgh Halls; enhancements to Linlithgow conservation area; provision of affordable housing and infill private housing development; traffic management, 4 way junction on M9 ; eastern local distributor road; relief of traffic over the canal; decked car park at Regent Centre; new primary school; integrated health centre on a town centre site.

WL/LDP/PP/0433 (Scott Finlay) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims on grounds of landscape and suitability of the site; infrastructure and traffic; better alternative sites; breaches of policy/guidance; development would destroy an important part of the town's landscape, appearance and habitat and negatively impact on existing historic and characterful infrastructure including the canal, several bridges and its bio-diversity; flood risk; inadequate road infrastructure; increase in traffic; unsuitable access via Maidlands; site is far enough away from the town and station that extensive short journey car use is inevitable leading to increased congestion, pollution and parking issues; education capacity concerns; other brownfield sites more suited to housing are available e.g. Edinburgh Road; other sites should be allocated in the area to meet housing need; removal of the area of restraint policy for Linlithgow should not mean a free for all.

WL/LDP/PP/0434 (Elaine Anderson) – objects to allocation of site H-LL 10 on grounds of transport and capacity of Manse Road to cope with traffic increase; increase in pollution on High Street; incorrect references to catchment schools for the site; lack of education capacity at Linlithgow Academy; adverse impact on area of outstanding local beauty.

WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451, WL/LDP/PP/0452 and **WL/LDP/PP/0453** (Wallace Land Investment & Management) – object to the proposed housing allocations H-LL 4 Land east of Manse Road, H-LL 7 Clarendon House, 30 Manse Road, H-LL 10 Clarendon Farm, H-LL 11 Wilcoxholm Farm / Pilgrims Hill, and H-LL 12 Preston Farm on the basis of concerns over the effectiveness of the proposed allocations in terms of lack of primary school capacity; increased traffic impacts; congestion and further deterioration in air quality; and lack of infrastructure solutions form the council to deal with these matters. Object to Proposal P-43, proposed strategic employment allocation at Burghmuir in Linlithgow on the basis that there is no market demand for the proposed use and that there is an existing site allocated for this use (E-LL 2) which is currently available for this type of development.

WL/LDP/PP/0456 (Sheila and William Young) - objects to development of site H-LL 12 Preston Farm on grounds of unsuitable roads infrastructure and increase in traffic; site is well outside the town with poor bus routes and connections to the town centre; loss of green belt and AGLV status; allocation of the site is not in interest of the local community or the character of the town; the site is not within easy reach of the town centre and its local amenities; the sites will not bring any benefits

to the town to alleviate the current congestion and pollution problems on the High Street; loss of prime agricultural land; adverse impact on the canal, the setting of grade A listed Preston House and views into the town; adverse impact on protected species; support the Linlithgow Planning Forum's proposals to expand Linlithgow to the east.

WL/LDP/PP/0460 (Mr and Mrs Graham) – object to allocation of site H-LL 10 Clarendon Farm for development on grounds of road capacity; access; increased congestion; air quality; education capacity constraints; flood risk; potential contamination of the canal and feeder burns to Linlithgow Loch; loss of prime agricultural land; adverse impact on wildlife.

21910234-bbc3f45 (Fraser McCluskey) – objects to development on grounds of loss of greenfield site beyond settlement boundary; loss of AGLV/special protected area; loss of prime agricultural land; loss of protected species; impact on approach into Linlithgow from the south along Manse Road; adverse impact on skyline; ability of local road infrastructure to cope with development.

21910130-44446b0 (Jennifer Hammond) – supports the proactive approach adopted by the document *"Linlithgow a Plan for the future 2015-2030"* which seeks to address piecemeal development and which is not adequately considered in the Proposed Plan; community engagement required to ensure that development genuinely addresses local needs and balances essential housing with infrastructure and community provision; supports "*Linlithgow Plan for the Future"* in relation to traffic in the High Street, development of tourism and business opportunities and provision of affordable and social housing in the area. Comprehensive development plan required; *"Linlithgow Plan for the Future"* provides a much better approach to balancing development of Linlithgow with infrastructure requirements.

21909794-H-LL 4 (Matt Wallace) – objects to allocation of site H-LL 4 Manse Road on grounds of loss of greenfield land outwith the settlement boundary; loss of AGLV/special landscape area; loss of prime agricultural land; impact on protected species; impact on the skyline on the approach into Linlithgow from the south along Manse Road; additional pressure on local roadways and the wider network; traffic congestion.

21909725-H-LL4; H-LL10; H-LL12 (Miss S Ryan) – objects to allocation of sites H-LL 4 Manse Road, H-LL 10 Clarendon Farm and H-LL 12 Preston Farm on grounds of loss of prime agricultural land; impact on protected species; increase in traffic; education constraints; capacity issues in health and leisure provision; availability of brownfield sites.

21909335-dle203d (Richard Rippon) – objects to proposed development sites in Linlithgow, particularly those on the south side of the town; loss of AGLV or special landscape area; loss of prime agricultural land; loss of protected species; impact on setting of the town from the south and impact on skyline; traffic congestion; lack of car parking; adverse impact on community services such as swimming pool and doctors' surgeries.

21909147-6364c53 (Orla Bennett) – objects to allocation of site H-LL 7 on grounds of unsuitable access and capacity of the road network to accommodate development; adverse impact on the canal bridge; air quality issues; lack of school capacity; insufficient capacity on public transport and increase in traffic; and advises that a bypass to the High Street is required.

21909039-7f5032f and 21889226-7f5032f (Jennifer Davies) – objects to allocation of sites H-LL 4 Manse Road on grounds of site being outwith the settlement envelope and within an AGLV; impact on skyline and setting; proposed allocation undermines Special Landscape Area Designations in the landscape designation review; creation of an arbitrary boundary vulnerable to further development pressures and creates precedence for further erosion of the SLA; infrastructure capacity constraints;

allocation will not protect or enhance either the built or natural environment; loss of greenfield; site is not in a sustainable location and is remote from town centre and schools; traffic constraints; air quality issues; education capacity constraint; allocation is not sufficient to secure proportionate developer contributions to facilitate the provision of infrastructure required; allocation H LL4 is contrary to the LDP Vision; adverse impact on the natural environment, including the setting of Linlithgow; approach to housing land allocations is contrary to the SDP, in that there is a shortfall to 2019; the site is not effective and therefore contrary to PAN 2/2010; piecemeal development strategy which does not provide confidence to will deliver strategic infrastructure requirements; text in paragraph 5.82 regarding developer contributions is incorrect and contrary to Circular 3/2012 as contributions can only be required where it is necessary to allow development to proceed, not to make good any existing deficiencies; education capacity constraints; allocation is contrary to SDP policy 7; contrary to LDP aims; remote from town centre; loss of prime agricultural land; allocation would exacerbate air quality issues in town centre, without making meaningful contribution to alleviate these issues.

21908947-Ea81783 (Sarah Gahagan) – objects to the LDP on grounds of lack of infrastructure in place or detailed to support development; traffic concerns over the bridge at the canal basin at the bottom of Manse Road, Linlithgow; pedestrian safety concerns; education capacity concerns at Low Port Primary.

21908859-13d16a4 (Dr Steven Neale) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of education capacity constraints; transport infrastructure constraints; traffic congestion; recognise opportunities to mitigate some of the negative effects through creation of a new local access road as set out in *"Linlithgow Plan for the Future"* and upgrading the M9; recognises need for affordable (flats) built closer to the train station to reduce any extra traffic; brownfield site available closer to town on Edinburgh Road; brownfield land should be developed prior to release of greenfield sites; encroachment on AGLV/special landscape area.

21908747-??? (James Boyd) – objects to allocation of site H-LL 4 Manse Road on grounds of loss of greenfield site beyond the current settlement boundary; loss of AGLV/special landscape area; loss of prime agricultural land; loss of protected species; impact on the approach into Linlithgow from the south along Manse Road and impact on skyline.

21892177-db605dd (Dr Mairi Watts) – object to allocation of sites H-LL 4 Manse Road and H-LL 10 Clarendon Farm for development. No reason given for objection.

21890779-ab465d4 (Iain Macleod) – objects to allocation of site H-LL 12 Preston Farm for development on grounds of increase in traffic on Deanburn Road leading to Preston Road and Manse Road; additional on the two primary schools, especially Linlithgow Primary, which is already full; detrimental impact on grade listed Preston House; loss of wildlife habitat including protected species; loss of prime agricultural land; impact on public transport.

21890279-41a02dc (Allan Melling) – objects to allocation H-LL 4 Manse Road on grounds of loss of greenfield site beyond the current boundary; loss of prime agricultural land; loss of AGLV; loss of protected species; impact on the view and skyline approaching Linlithgow.

21889730-ea37565 (Dr John Kelly) –agrees with vision and aims of the LDP; agrees with the thrust of employment policies but advises that where policies are specific e.g. EMP 5 there is no mention of Linlithgow and asks where are the plans for expansion of employment in Linlithgow; no reference to tourism support in Linlithgow; effective housing land supply should be allocated per settlement and be sufficient for 10 to 15 years; site H-LL 6 Mill Road can easily accommodate 30 houses; settlement boundary should follow landform; Transport Appraisal is a very poor assessment of the traffic

situation in Linlithgow focusing as it does on the High Street morning rush only and is too long and complex to be understood; agrees with all the points made by Linlithgow and Linlithgow Bridge Community Council.

21878213-619aba8 (Charles Webster) – objects to development in Linlithgow on grounds of further development will only aggravate current problems i.e. parking, traffic congestion, public transport or schooling; supports retention of green space proposed by the LDP but rejects any proposals for further housing development in the town.

21877215-01ad2b5 (Keith Irving) –– supports the hierarchy on development within Linlithgow with a focus on brownfield sites first and foremost and prioritising sites closer to the station; seeks more detail on what will be done to encourage walking or cycling in the town as a result of infrastructure contributions; transport appraisal needs specific reference to the national walking strategy, cycling actions plan for Scotland and Designing Streets; traffic management required on High Street and should be highlighted as issues in the traffic modelling; supports town centre first principles of the LDP but believes that barriers to town centre living should be tackled e.g. car parking provision should not be an essential pre- requisite for creating additional housing stock in the upper floors.

21870470-975ea2c (Christopher Thomas) – objects to development in Linlithgow on grounds of impact on traffic congestion, air quality, parking, education capacity constraints; infrastructure capacity constraints; impact on the canal basin from proposed sites around Manse Road; no evidence to show that the council has proposals to ensure that necessary social and physical infrastructure accompanies growth; objects to sites H-LL 4 Manse Road and H-LL 10 Clarendon Farm on grounds of traffic congestion, road safety and parking; clear strategy required to show how new housing will march hand in hand with physical infrastructure improvements particularly traffic, transport and parking congestion; education capacity & social/community facilities e.g. health; safeguarding the environment e.g. the Upper Linlithgow and Union Canal preservation area; development is contrary to the LDP vision statement in terms of infrastructure provision; seeks collaboration between all parties to develop a considered and holistic approach for Linlithgow; refers to *"Linlithgow Plan for the Future".*

21869116-1bf7a19 (Fiona Campbell) – objects to development of site H-LL 10 Clarendon Farm on grounds of detrimental effect on town in general as well as personal property; loss of greenfield land; more appropriate to develop brownfield land; loss of light and privacy; noise from cars and houses; flooding; capacity of drainage network; traffic impact and congestion; adverse impact on mature trees and wildlife including protected species; geographical constraints in Linlithgow do not support development.

21867093-c1389fa (Ally Campbell on behalf of Cala Land Management Ltd) – supports the Vision Statement to provide a generous supply of housing land and an effective five year housing land supply but the promotion of CDAs should not be at the expense of other effective sites coming forward e.g. Preston Farm; supports removal of Linlithgow area of restraint; opposes sequential approach to development in Linlithgow LDP has in effect already completed the sequential decision making, by deeming that greenfield land is required to be released across Linlithgow to meet the strategic requirements; supports development of the Preston Farm site; the sequential approach should not preclude or delay development commencing on site in preference of a brownfield site which may not be forthcoming; incorrect school catchment references; developer should only be expected to mitigate the impact of the proposed development and not the wider area; happy to help and facilitate measures to redirect surface water into the Union Canal, provided at nil cost to the developer/landowner, beyond which is attributable to the development of the site itself.

21866415-600c2a6 (Andrew MacGregor) – number of houses proposed for Linlithgow detailed on

pages 89 and 255 differ; further exacerbation of traffic congestion in the Stockbridge area as a result of proposed developments at Falkirik Road (H-LL 5) and Preston Farm (H-LL 12); proposed access to the Falkirk Road site would constitute a major safety hazard; the majority of future local housing and retail developments should be located in the east of the town; supports 'planning gain' for future developments which should include contributions for westbound slips to the M9 at Burghmuir, new community facilities' and a healthy contribution to the cost of extending Linlithgow Academy; current lack of residential properties in Linlithgow has resulted in artificially high market prices; more comprehensive mix of properties required to enable older residents to 'downsize' and younger families to make their first step onto the housing ladder.

21866113-8746a97 (Christine Mahony) – seeks provision of more affordable homes in Linlithgow; need for more business and employment opportunities and the invigoration of the High Street; transport pinch points due to topography of the town are already overloaded; lack of a 4 way junction at Linlithgow exacerbates traffic congestion; location of proposed housing and employment sites on the east side of the town will contribute to traffic problems and adversely affect air quality; education capacity constraints; area of restraint should remain; vague references to mitigation through 'traffic management', motorway slip roads etc, but no technical or feasibility studies to show they are realistic; no discussion of the feasibility of funding the slip roads onto the M9 (at junction 3) and hard to see how that could be funded by developers as part of any planning gain given remoteness of proposed development sites from this junction; concerns over combined capacity of sites H-LL 4, H-LL 7 and H-LL 10 related to access, traffic congestion road capacity. Does not endorse all the ideas in the local community council document *"Linlithgow – A Plan for the Future 2015-30"*, but they do propose several improvements which could potentially be funded by planning gain.

21863500-512fcff (John Aitken) – objects to development in Linlithgow on grounds of failure of the LDP to effectively address issues of congested High Street with poor air quality; insufficient car parking provision for commuters using Linlithgow station; insufficient parking for tour coaches; high demand for affordable housing; failure to realise the town's tourist potential; need to improve Infrastructure; suggests open land to the south east that could be used without enlarging the town; radical and proactive holistic approach needed for Linlithgow as proposed by Linlithgow Planning Forum's *"Linlithgow- A Plan for the Future"*; strongly recommends the council look to this plan for a better approach.

21848598-a0fd5a1 (Finlay Scott) – objects to allocation of site H-LL 11 Wilcoxholm/Pilgrims Hill for development on grounds of landscape and suitability of the site for development; infrastructure and traffic concerns; better alternative brownfield sites are available; destruction of an important part of the town's landscape, appearance and habitat; negative impact on existing historic and characterful infrastructure including the canal and several bridges and its bio-diversity; flood risk; access through Maidlands housing development is physically impossible; site far enough away from the town and station that extensive short journey car use is inevitable leading to increased congestion, pollution and parking issues; education capacity constraints; removal of the area of restraint policy for Linlithgow should not mean a free for all.

21837154-a149fc8 (Fiona Stewart on behalf of Manor Forrest Ltd) – object to allocation of H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of site overlays the Union Canal, a scheduled ancient monument and a protected right of way/core path; site abuts the railways (noise/amenity issues); access constraints both in terms of accessing wider network and linking the two parts of the site; non car transport options to the town centre are limited; site topography raises visual impact issues; education catchment; no demonstrable developer interest.

21832880-cf92730 (Douglas Hanley) – objects to allocation H-LL 4 Manse Road on grounds of loss of

site is within a special landscape area; loss of prime agricultural land; impact on protected species; loss of greenfield land.

21829599-04bda7a (Dr Tom Brown) – objects to allocation of H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of access through Maidlands; increase in traffic; flooding; school capacity; adverse impact on the canal and wildlife; adverse impact on air quality; concern that the site can accommodate more units than is stated in the LDP; increase in congestion; contrary to policies EMG 2, EMG 4 and ENV 2.

21820028-fc73853 (Christine Anderson) – objects to proposals affecting Linlithgow on grounds of not enough thought/consideration has been given to Linlithgow's future; supports the Linlithgow Plan for the Future with the exception of a north relief road; if plans included an eastern relief road then would support housing at Williamscraig, Willcoxholm and from Clarendon/Oatlands to Killdimmery; suggests alterations to the school estate to accommodate development; seeks compulsory purchase of former Clydesdale Bank building in the High Street and refurbishment into a small business centre; seeks compulsory purchase of Victoria Halls and conversion to rented accommodation for older Council tenants wishing to move to the town centre; seeks enlarged Health Centre; seeks time limits to be applied to length of stay in car parks, park and ride and rest room facilities for tourist buses.

21817641-28bbd5b (Michael Vickers) - Linlithgow is low on the council's priority list as set out in the LDP with the focus being on the CDAs; implausible to remove area of restraint and build only 580 houses will be built in the next 10 years should 'restraint' be removed; revised settlement boundary makes little sense other than responding to developers' wishes; accepts need for affordable housing; whilst recognising High Street bottleneck there are no proposals other than changing traffic light frequency to address this; too much concentration on Livingston as a 'sub-regional centre'; few proposals for the town in terms of economic development and growth; little to support tourism in the town; supports HNDA in terms of more rented accommodation but little is foreseen in Linlithgow; questions why no Linlithgow charrette; disappointing that developers will only be asked to 'mitigate' transport problems; no reference to affordable housing in Linlithgow or Linlithgow Bridge; LDP gives little support to infrastructure provision in the town; education capacity constraint; water and drainage issues associated with Linlithgow Loch; supports approach to the canal (paragraphs 5.164-5.165, page 49); questions approach to protection of the historic environment in the town; no reference in the LDP to Edinburgh Airport flight paths and airport growth; questions proposed scale of development once area of restraint is removed; the LDP should indicate a settlement envelope for the town which provides for development for the next 10 – 15 years, the Linlithgow Plan for the Future provides for this; approach set out in Linlithgow Plan for the Future is commended to the council.

21817205-6762ff1 (David Bateman) – objects to development of site H-LL 3 Boghall East on grounds of adverse impact on tourism; loss of open countryside and view; visual impact; development will not provide for affordable homes.

21811882-d301651 (Peter Corry) – objects to development of site H-LL 12 Preston Farm on grounds of development is contrary to policies HOU 3, HOU 4 and ENV 1; loss of AGLV status and site is outwith the settlement envelope; visual impact and views of grade A listed Preston House, surrounding area and key landscape feature; additional traffic contributing to traffic congestion; impact on wildlife including protected species; impact on woodland; education capacity; proposals put forward by the Linlithgow Planning Forum in
"Linlithgow- A Plan for the Future 2025-30" should be given serious consideration as it gives a number of viable alternatives together with proposals for the town's development.

21806840-3c4cd5d (Linda Ovens) – supports second sentence of vision statement; no detailed proposals for developer contributions towards Linlithgow supporting infrastructure; development should not progress until infrastructure is available; objects to H-LL 4 on grounds of traffic impact; concerns for impact on school route; incorrect references to catchment schools and inconsistencies in referencing compared with other sites. Objects to site H-LL 10 Wilcoxholm/Pilgrims Hill as infrastructure should be in place prior to development and detailed proposals for improvement are not set out in the LDP in relation to road network and catchments schools; reference to financial contribution from developers as part of a Planning approval is insufficient; school capacity issues at listed Low Port Primary School; impact on local road infrastructure and increase in traffic.

21805807-715a5cb (Dr Sean Semple) – objects to development of sit H-LL 10 Clarendon Farm on grounds of recent appeal decision on the site (PPA-400-2046). Concerns over increase in traffic and levels of air pollution.

21803202-5e7a5f5 (Peter Buck) – objects to allocation of site H-LL 12 Preston Farm for development on grounds of increase in traffic and road congestion; loss of prime agricultural land; no account take of impact on biodiversity or acknowledgement presence of protected species on site; impact on grade A listed Preston House; site is within an AGLV; site contrary to policies ENV 1 and ENV 4.

21772368-19ac58a (Heather Adam) – objects to development in Linlithgow particularly H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm on grounds of land is within a conservation area; loss of prime quality agricultural land; flooding; soil disturbance; availability of ty gap sites elsewhere e.g. Edinburgh Road; traffic impact; suggests new road from Edinburgh Road to the south of the town would be advantageous; air quality; need to address education capacity issues, health care provision and parking; availability of alternative brownfield sites; impact on wildlife; loss of mature trees and hedgerows.

21770063-66ceb8b (Dr Irene Fortune) – objects to development of site H-LL 4Manse Road on grounds of site is within an AGLV; loss of prime agricultural land; traffic issues; all brownfield sites should be regenerated prior to release of greenfield land.

21755712-ac97478 (Paul Buchanan-Smith) – objects to development of site H-LL 4 on grounds of loss of greenfield land beyond the settlement boundary; site is within AGLV; loss of prime agricultural land; more appropriate brownfield sites are available; impact on protected species; impact on skyline and approach to the town; drainage capacity; flood risk; traffic impact.

21749350-78d18dc (Robert McMillan) – objects to development of site H-LL 11 Wilcoxholm Farm/Pilgrims Hill on grounds of flooding and drainage; traffic congestion; increased pollution and parking issues; education capacity constraints; loss of prime agricultural land; availability of more suitable sites elsewhere with lesser impact; site is not brownfield; adverse effect on the canal and flora, fauna and wildlife.

21908084-a51c0d3 (Fiona Stewart on behalf of Manor Forrest) – objects to allocations of site H-LL 12 on grounds of flooding; access; adverse impacts on the landscape environment; and reliance on cars as a means to access town centre.

21907110-cdd5246 (Dorothy Jamieson) - objects to allocation of site H-LL 12 Preston Farm. No reason given for objection.

21906586-e2594f3 (Sheena Miller) – objects to proposed residential developments in Linlithgow on grounds of proposals not having been given proper attention in relation to school capacity.

21906511-H-LL 4 (James Jamieson) – objects to allocation of site H-LL 4 on grounds of site being within an AGLV/special landscape area; loss of prime agricultural land; impact on protected species; traffic impacts and congestion.

21906311-e06a2ce (Moira Tweedie) – objects to allocation of site H-LL 4 on grounds of site being within an AGLV/special landscape area; loss of prime agricultural land; impact on protected species; traffic impacts and congestion; impact on skyline and approach into Linlithgow; traffic congestion.

21905735-285b25f (Edith McDowall) – objects to allocation of sites H-LL 4 Manse Road, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of increase in traffic congestion; child safety concerns; air quality; errors in the plan in relation to school catchments for sites H-LL 7, H-LL 10, H-LL 11 and H-LL 12.

21905608-81f701a (Andrew McIntosh) – objects to allocation of site H-LL 4 Manse Road on grounds of loss of greenfield land outwith the settlement boundary; impact on protected species; impact on skyline; site is within a special landscape area; loss of prime agricultural land.

21903480-347ed14 (John Kemp) – objects to proposed residential developments in Linlithgow until issues of traffic management, parking and education are resolved.

21903174-43ae9a7 (Ian Brownell) – objects to allocation of site H-LL 4 on grounds of loss of green-field site beyond the current settlement boundary.; development within an area of Great Landscape Value or Special Landscape Value ; loss of prime agricultural land; loss of protected species such as badgers and bats which will be adversely; detrimental impact on the skyline.

21901690-ee6a148 (James Cameron) objects to development of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm on grounds of access; impact on school capacity and amenity.

21901313-d249beb (Lynda Thomas) **–** objects to proposed approach to Linlithgow on grounds of traffic congestion; delays along the High Street and frequent incidents/road rage at the Canal Bridge at the end of Manse Road; inadequate parking facilities that adversely affect town centre trading, tourism and road safety; lack of education capacity; proposed development is contrary to the LDP vision in relation to support for tourism and provision of infrastructure; adverse impact on wildlife, natural environment and protected species; education capacity constraints; air pollution; water quality in Linlithgow Loch; loss of farmland. Specific objection to site H-LL 4 Manse Road on grounds of access, impact on the canal bridge, congestion, pedestrian and driver safety; accepts need for affordable housing however, not the scale of development currently proposed; approach to planning gain to address infrastructure constraints.

21900572-5553ba3 (Alastair Young) – objects to development of sites H-LL 4 Manse Road on grounds of proposed development site is outwith the current settlement boundary and on land designated as greenbelt; loss of prime agricultural land; impact on the canal and bridge crossings; loss of views over AGLV; disturbance to natural habitat and protected species; pressure on existing infrastructure i.e. town centre amenities and education; congestion on the High Street; lack of education capacity; development sites of 200 houses at H-LL-11 at Wilcoxholm Farm & Pilgrims Hill; 120 houses at H-LL-10 Clarendon are not in keeping with managed development and would likely overwhelm the town.

21900284-05f4679 (Colin Watson) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hills on grounds of impingement of development on a constrained area; insufficient infrastructure; Linlithgow is large enough and does not require to grow in the way proposed; future developments

should be around smaller towns; infrastructure in Linlithgow needs to be in place to support proposed developments; lack of mains sewerage and gas connection; access constraints.

21900051-a071412 (Bruce Jamieson) – objects to allocation of site H-LL 12 for development on grounds of loss of valuable open space crucial to the wellbeing of the town.

21899784-1fec22c (Jennifer Leonard) – objects to development in Linlithgow on grounds that the town should remain an area of restraint; loss of greenfield land; need to address infrastructure constraints; loss of green belt; insufficient education capacity; increase in traffic; increase in air pollution; adverse impact on tourism; bypass is required for the town; destruction of landscape setting and environmental value of the town. Objects to development of site H-LL 12 on similar grounds in addition to adverse impact on landscape amenity value of the canal and adverse impact on biodiversity of the canal corridor.

21899011-3dc08d4 (Gordon Cameron) – objects to development of site H-LL 4 Manse Road on grounds of loss of greenfield land beyond settlement boundary; loss of AGLV/special landscape area; loss of prime agricultural land; impact on skyline; contrary to SEA findings.

21898420-19ee71a (John Watson) – objects to development of site H-LL 10 Clarendon Farm on grounds of recent refusal of planning consent at appeal; loss of prime agricultural land; loss of AGLV; any development would spoil the Royal and Ancient Burgh; other areas are being developed and should continue to be developed without encroaching on such a special and important area.

21893837-f70748e (Donald & Jennifer Macdonald) – object to development of Preston Farm on grounds of access concerns; lack of public transport and impact of private transport flood risk; impact on historic context of the field and impact on the canal; impact on wildlife; no reference to catchment schools on page 200; school capacity concerns; need for assessment of risks from loss of greenfield land when there are many other brownfield sites are more appropriate for development.

21689834-585a0d6 (Janet Wigham) – objects to development of sites H-LL 7 Clarendon House, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of incorrect references to catchment schools and over-capacity in Low Port Primary School.

21670368-Ca9306c (Steve Donaghue) – objects to development of site H-LL 12 Preston Farm on grounds of increased and unwelcome thoroughfare through Braehead Place; additional pressure on the schools; additional traffic on the roads; and loss of the important greenbelt.

21660154-0fee94e (Helen MacKenzie) – objects to development in Linlithgow on grounds that development will exacerbate existing infrastructure problems of traffic congestion, air quality, parking, education capacity, flooding and drainage; objects specifically to site H-LL 11 Wilcoxholm/Pilgrims Hill as contrary to policy ENV 1, ENV 12, ENV 33, EMG 2, EMG 4; supports a bypass for Linlithgow; proposed housing sites are not effective; adverse impact of development on the canal.

21648848-8eaccff (Jonathan Moss) – objects to allocation of site H-LL 12 for development on grounds of capacity of road network to cope; lack of school capacity; loss of view; adverse impact on wildlife; flooding; impact on tourism.

21558610-d9620a5 (Leslie Neary) – objects to allocation of site H-LL 12 Preston Farm for development on grounds of loss of green belt; increase in traffic; pressure on health and school places; loss of habitat and protected species; loss of high grade agricultural land; loss of view into open fields; loss of historic setting of grade A listed Preston House; no affordable housing proposed

on the site; less sensitive sites in the LDP can absorb the proposed development; need to protect unique attraction of the town for tourists.

21538330-cdb46ce (Eileen McGhee) – objects to development in Linlithgow on grounds of adverse impact on tourism through increased traffic and lack of parking; objects to release of greenfield land; infrastructure and facilities must be present before release of land for development; Linlithgow should remain an area of restraint until issues of traffic congestion, air quality, education and health are addressed; adverse impact on the canal; inaccuracies regarding school catchments in Linlithgow; Linlithgow is not a CDA therefore questions why it needs to be developed.

21538330-Acf5384 (Mr & Mrs Watt) – objects to allocation of site H-LL 4 Manse Road for development on grounds of loss of green belt; infrastructure unable to cope; education at capacity; strain on medical services; drainage/sewerage infrastructure unable to cope; increase in traffic; pedestrian safety; de-valuation of existing property due to loss of view; other areas of Linlithgow are more suited to development.

21495743-09927al (Emma Gordon) –objects to allocation of site H-LL 12 Preston Farm on grounds of loss and impact on AGLV/special landscape area status; impact on historic setting of Grade A listed Preston Hall; impact on protected species; impact on scheduled monument of the canal; spoiling of the pastoral view; loss of prime agricultural land; proposed site boundary exactly reflects the developer's plans for the site; increase in traffic and child safety concerns; air pollution.

21448840-0ba5188 (Anthony Daly) - objects to allocation of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm on grounds of adverse impact on the Canal Bridge and Canal Visitor centre; does not support removal of area of restraint until a solution is found to congestion on High Street; no mitigation measures being considered or communicated to help with the town's current traffic problems; impact on road network; air quality improvements should be implemented; encroachment on Special Landscape Area (H-LL 10);no consideration given to topology of the landscape; increased pressure on education.

21443519-WLLDPPP0039 and WL/LDP/PP/0039 (Yvette Gentleman) – objects to development of H-LL 3, Boghall East on grounds of loss of countryside belt; development should be directed to existing housing estates; adverse impact on tourism; increase in traffic; noise; adverse impact on wildlife; alternative sites available elsewhere; concerns over affordable development.

21395490-829d8c0 (Robert Allan) – land should be used at the east of Linlithgow to develop the junction on the M9 to allow for an off ramp east bound and on ramp west bound; suggests this would remove a large amount of unnecessary heavy traffic going through the centre of Linlithgow, improve air quality and reduce congestion. Supports development at Burghmuir including supermarket which would reduce car journeys and provide better retail choice; advises that a new health centre is urgently required.

21372312-87d4304 (David & Adrienne Armstrong) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of lack of infrastructure; increasing traffic congestion; decreasing air quality; lack of secondary education capacity; insufficient parking near the High Street creating an adverse effect on local shops; frequent overcrowding on public transport; loss of green spaces; unacceptable pressure on local health services; no progress on improving the environmental quality of the town.

21349895-851aa9e (Duncan Fortune) – objects to allocation of site H-LL 4 Manse Road for development on grounds of exacerbation of existing significant traffic issues; pedestrian safety; traffic analysis undertaken in support of the LDP has not assessed the impact on Manse Road and

Back Station Road; the site was previously designated as an area of Special Landscape value and no justification given as to why this designation should change simply to allow additional housing; seeks retention of special landscape value status; impact on protected species and wildlife.

21294413-a8e14ce (Nancy Durrant) – wishes to support the proposed plan, and have the amenity woodland area surrounding Clark Avenue (Colthill) maintained as land safeguarded for open space; does not support development at this location.

21199868-a0814b5 (Stewart Forsyth) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of inadequate road capacity; concerns for road and pedestrian safety; proposed site access is unknown; Maidlands is not a suitable access; flooding.

21009678-804ca64 (Dr Rebecca Smallwood) – objects to LDP strategy for Linlithgow; area of restraint approach should remain; access, parking, congestion, school capacity issues remain to be addressed; road safety concerns; air quality; lack of reference to new access to serve sit H-LL 10; incorrect references to school catchments; no reference to nursery provision; loss of greenfield land; impact on flora and fauna; detrimental impact on nature and character of the town; specifically to sites H-LL 4, H-LL 7 and H-LL 10.

20972986-ed82b5b (Iain Mclean) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill on grounds of loss of greenfield land; loss of prime quality agricultural land; availability of alternative sites within the Linlithgow town boundary; risk that housing numbers on the site will increase; negative visual impact; infrastructure capacity constraints; only the lower part of the site should be considered for development i.e. north of the canal to mitigate infrastructure and access constraints; distance of the site from the high school; increase in congestion and air pollution.

20926139-2df35fa (Paul Gavin) – seeks change to the LDP in relation to site H-LL 6, Mill Road; LDP is not consistent with the planning application for development of the site (0244/FUL/15) in terms of access, need for land contamination and coal mining impact surveys; requirement for the building of a MUGA alongside development; seeks a change to the proposals map to reflect that a large part of the site in not buildable due flood risk.

21872575-b7677f8 (Elizabeth Halliday) – objects to allocation of site H-LL 4 Manse Road for development on grounds of the site is greenfield site outwith the current settlement boundary; the land is designated as a special landscape area; loss of prime agricultural land; loss of protected species; the impact skyline on approach into Linlithgow from the south.

21870675-da390eb (Dr Jim Hannan) – objects to developments in Linlithgow as inadequate consideration has been given to how the proposed developments would affect quality of life of existing residents; inadequate town centre parking; limited parking around the rail station has detrimental effect on businesses and tourism; objects to site H-LL 4 on grounds of site being a greenfield site outwith the settlement envelope; site is an area of great landscape value; loss of prime agricultural land; detrimental visual impact on approaching Linlithgow from the south along Manse Road; traffic congestion and capacity of road network; road safety concerns.

21858089-afb326d (Colin Neil) – objects to LDP due to lack of consideration given to current town road congestion, lack of parking and failure of the council and police to deal with this; opposes further development to the south east of Linlithgow until better control of traffic is applied and upgrading of route over to Livingston via Dechmont; town centre has too much through traffic, and insufficient parking.

21832880-cf92730 (Douglas Hanley) – objects to allocation of site H-LL 4 Manse Road for

development on grounds of loss of greenfield site within a special landscape area; loss of prime agricultural land; impact on protected species.

21755712-ac97478 (Paul Buchanan-Smith) – objects to development of site H-LL 4 Manse Road on grounds of loss of greenfield land outwith the settlement boundary; loss of AGLV; loss of prime agricultural land; availability of more appropriate brownfield sites; loss of protected wildlife; impact on the skyline on approach into the town from the south; drainage issues and flood risk; road capacity.

21591616-a6b8d7b (Jennifer Martin) – objects to development of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm; LDP is inaccurate and contains mistakes when quoting school catchment areas: all sites have access issues for construction traffic and future residents cars over the canal bridge which is not a suitable access point; concerns for safety on walking route to school; increase in traffic; road safety concerns; incorrect school catchment references for sites H-LL 3 Boghall East, H-LL 5 Falkirk Road, H-LL 7 Clarendon House, H-LL 10 Clarendon Farm, H-LL 11 Wilcoxholm/Pilgrims Hill and H-LL 12 Preston Farm.

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals) – advise that if sites H-LL 11 Wilcoxholm/Pilgrims Hill and H-LL 12 Preston Farm are brought forward for development further input will be required to ensure that the proposals take into account the Scheduled Ancient Monument of the canal and respect its setting; development of these sites could derive other canal-related improvements such as moorings, access improvements; the sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints; seek further discussions about any briefs being prepared for these sites; seek developer contributions for canal related improvements.

21887763-ade49a2 (James Stewart) – objects to development of site H-LL 12 Preston Farm on grounds of traffic congestion; need for improved traffic planning around Edinburgh Road and Manse Road south; need for more town centre parking; retain health centre in the centre of town; provide further facilities for young people in the town centre.

21883018-bec39cf (David Szkudlarek) – objects to development of site H-LL 12 Preston Farm on grounds of allocation is contrary to the council's landscape report; setting on the grade A listed Preston House; impact on wildlife; impact on AGLV.

21849146-e0914lf (William Lindsay) - objects to the Proposed Plan as it affects Linlithgow; prior to any new housing developments, a full traffic survey is needed for Linlithgow High Street; need for bypass for Linlithgow; site at Preston Fields (H-LL 12) will add to traffic congestion on Preston Road; education capacity constraints; health services capacity issues; infrastructure issues need to be addressed prior to new development.

21889085-fbc6475 (Claire Wakefield) – supports reference in vision statement to requirement for developer contributions for infrastructure, however the LDP contains no detailed proposals for infrastructure requirements; development should not progress until infrastructure is in place; refers to appeal decision on site H-LL 10 and seeks removal of the site from the LDP; road capacity and safety concerns; high street congestion; increase in traffic; lack of education capacity; seeks more information in the LDP on improvements to the road network and catchment schools; insufficient to include reference to a simple financial contribution from developers as part of a Planning approval if there are no plans for how this money should be spent; area of restraint should continue filing that expansion of Linlithgow should be restricted when infrastructure capacity issues can be dealt with, if ever to the Edinburgh road sites where they have the possibility of multiple direct accesses on to the B9080 in both directions, don't impact on the canal bridge, have less impact on Back Station Road

and needn't impact Low Port primary school if they feed an expanded Springfield School via a safe route footbridge over the canal and railway.

21887865-b35526d (Jennifer Martin) – objects to allocation of site H-LL 10 for development on grounds of loss of greenfield land; advises that no brownfield sites in Linlithgow have been identified for local employment opportunities; increase in traffic and capacity of road network to cope; impact on air quality; lack of education capacity; incorrect references to catchment schools for sites H- LL 2, Westerlea Court, H-LL 3 Boghall East, H-LL 4 Manse Road, H-LL 7 Clarendon House, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/ Pilgrims Hill; insufficient road capacity; overcrowded rail services and lack of parking to accommodation commuters; not enough safe walking routes to the town across the canal or proposals for upgrading current bridges or creating more; preferred site are all on greenfield prime agricultural land.

21885398-b494154 (Gillian Burgess) – objects to development in Linlithgow; the council needs to stick to the approach stated i.e. brownfield sites first, greenfield sites within the current town boundaries, then greenfield sites outwith the current boundaries. The council also needs to consider which sites could be set up with the minimum of disruption to neighbours and the wider community. Issues include traffic disruption, flooding risks, school placements. Questions why site H- LL 10 is include in the LDP following appeal decision to refuse consent; proposed aces route (Proposal P-118) is not shown on the plan; H-LL 10 main access via St Michaels hospital seems unrealistic and opposes access via Clarendon Road due to lack of road capacity, traffic congestion and local impact; air quality concerns; lack of school capacity and capacity in health provision; site allocation is contrary to council policy to retain prime agricultural sites unless the development is essential; brownfield sites should be developed first according; H-LL 12 Preston farm is outwith the current boundaries and should not be considered as part of the Plan; proposals map for Linlithgow is too small and unintelligible; inconsistencies in housing numbers for Linlithgow page 255 states 559 while p89 totals 569. No consideration has been given to the implications new houses will have on education capacity as doctors surgery facilities; increase in traffic; no reference to how Proposals P-44 and P-45 will be financed.

21885168-94c1b7a (Roger Livermore Linlithgow Cycle Action Group) - healthcare is inadequate for the expansion of population of Linlithgow.

SUPPORT FOR DEVELOPMENT IN LINLITHGOW

WL/LDP/PP/0158 (Gladman Developments) - supports allocation of land at Clarendon Farm for residential development (H-LL 10) however, seeks revisions to Appendix 2 (page 198) with regard to observations made in relation to Transportation (access) and Flood Risk. It is intimated that these issues have been satisfactorily addressed by a recent planning application (CDX) and a subsequent appeal (CDX). Concern also raised regarding concern over references to catchment area schools pertaining to the site and advises that the site is available and effective and can be delivered in the short term to the benefit of West Lothian, with the cooperation of the Council on education infrastructure matters.

WL/LDP/PP/0161 (Cala Land Management) – support the principle of development of site H-LL 3 for housing; however, advise that constraints attributed to this site within the Schedule of Housing Sites have been resolved through negotiations associated with CALA's current planning application (CDX) and the Proposed Plan should be amended to reflect that position; application of a sequential approach to the selection of housing sites does not prioritise the most effective allocations and delivery of the housing land requirement; reference to primary school catchment is incorrect; the sequential approach to development in Linlithgow is irrelevant and the Plan should bring forward

effective sites, not simply apply a hierarchical approach to the allocation of housing land.

WL/LDP/PP/0227 (Scott Oliver) - supports the planned development of Linlithgow and Linlithgow Bridge subject to exclusion of the Preston Farm site and planning for a reduction of congestion in the High Street, a new road between M9 and Edinburgh Road, a new road from Edinburgh Road to Manse Road South to relieve Manse Road bridge; more town centre parking; provision of a coach/car park to support tourism, retention of the health centre in the centre of the town, combined health centre in the centre of the town; improved transport to St John's hospital Livingston; upgrade of road from Manse Road South to Dechmont to a B class road; creation of a cross town cycle path; and increasing the economic and environmental potential of the Union Canal.

WL/LDP/PP/0343 (Laura McGowan) – supports housing development in Linlithgow subject to the council considering the road network and main roads with schools on them and ensuring that developers pay as appropriate to ensure road and child safety as deemed necessary throughout.

WL/LDP/PP/0351 (Historic Environment Scotland) – H-LL 11 Wilcoxholm Farm/Pilgrim Hill development allocation may raise issues for the site and setting of the Union Canal, particularly as the site delivery requirements confirm that a new canal crossing will be required to deliver this allocation. Content that these impacts could be mitigated by application of policy and sensitive design, however, essential that Historic Environment Scotland have early involvement in further discussions on the development of proposals for the site. Any proposed direct impact on the scheduled monument would be subject to the Scheduled Monument Consent process. The site delivery requirements should be updated to reflect these comments.

WL/LDP/PP/0351 (Historic Environment Scotland) - H-LL 12 Preston Farm – content that impacts from development on the setting of the scheduled Union Canal or the setting of A listed Preston House could be mitigated by robust application of policy and sensitive design, this should be reflected in the Environmental Report and site delivery requirements; welcome early discussion as proposals for development of this site progress, and the site delivery requirements should be updated to reflect this.

WL/LDP/PP/0369 (Gardner Estate) – supports the development of site H-LL 3 for housing subject to points raised by Cala Land Management being addressed (see **WL/LDP/PP/0161 above**).

WL/LDP/PP/0375 (Roger Livermore) – support for social housing on Mill Road and housing at Edinburgh Road.

WL/LDP/PP/0386 (Helen Livermore) – support for social housing on Mill Road and housing at Edinburgh Road.

21862925-c3f61d6 (Martin Crook) - advises that there is scope for housing development in Linlithgow however infrastructure gaps must be addressed first and the focus of provision should be on providing for affordable needs.

21907238-35dc9a7 (Fiona Stewart on behalf of Manor Forrest) – supports allocation of site H-LL 10 Clarendon Farm for development for reasons set out in recent Ministerial decision on a planning application for the site. WLC needs to enter into dialogue with developers to find a mechanism to release a mix of tenure of housing which has historically been undeliverable as a result of education constraints.

21897700-D131008 (Kevin Treadwell) – supports allocation of H-LL 10 Clarendon Farm for development on grounds that more land for housing is needed in Linlithgow in general in order to

maximise the use of the train station as a means of sustainable transport; additional housing could be used to cross subsidise the provision of education facilities within the adjacent CDA [Winchburgh] to alleviate capacity issues in Linlithgow Academy.

21804649-7315bb7 (Rick Finc on behalf of John Kerr of John Kerr Ltd) – supports development of site H-LL 10 Wilcoxholm/Pilgrims Hill on grounds that the site will contribute fully in accordance with the LDP spatial strategy and the overall aims and objectives of the Plan. The site contributes to the aims and in that it allows the plan, SPP 2014 and SESplan requirements; site can make a significant contribution towards market and affordable housing; welcomes lifting of area of restraint but does not agree with 500 units allocation for the town; proposes a master plan to guide development; do not agree with comments at para 3.54 of the LDP in relation to school capacity constraint; acknowledges need for flood risk assessment and resolution to transport issues; do not envisage any overriding physical or environmental constraints that would necessarily preclude development over any of the site; would engage with WLC to bring the site forward.

21798485-599ff04 (David Mitchell) – supports view that limited and controlled development would be beneficial to Linlithgow; concerns over vision for sustainable developments that fully address the needs of Linlithgow; concern that development will not benefit the town; *supports "Linlithgow - A Plan for the Future 2015-30"*; more holistic and long lasting solution to the development in Linlithgow is required.

21140481-d0dd0ef (Sarah Mattingly on behalf of Linlithgow and District Allotment Society) – endorses the statement in paragraph 5.171 that 'There are a number of private allotment sites across West Lothian which are safeguarded for allotment/private growing use'. This statement should remain in the Plan and safeguarding private allotments should be a legitimate reason in determining planning applications.

21877215-01ad2b5 (Keith Irving) –– supports the hierarchy on development within Linlithgow with a focus on brownfield sites first and foremost and prioritising sites closer to the station; seeks more detail on what will be done to encourage walking or cycling in the town as a result of infrastructure contributions; transport appraisal needs specific reference to the national walking strategy, cycling actions plan for Scotland and Designing Streets; traffic management required on High Street and should be highlighted as issues in the traffic modelling; supports town centre first principles of the LDP but believes that barriers to town centre living should be tackled e.g. car parking provision should not be an essential pre- requisite for creating additional housing stock in the upper floors.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd) – supports the position adopted by the Local Development Plan at Linlithgow (5.64)

Modifications sought by those submitting representations:

WL/LDP/PP/0015 (Ian Ure for P.A.W.L) - inclusion of reference in the LDP to Old Drove Road footpath at Linlithgow.

WL/LDP/PP/0041 (Donald Greig) – site H-LL 12 should be removed from the LDP.

WL/LDP/PP/0077 and WL/LDP/PP/0078 (Mr C A Rait) - site H-LL 12 should not be re-zoned for housing and remain as a Special Landscape Area and protected as a historic Greenbelt.

WL/LDP/PP/0079 (Kevin Laahs) – none specified but infers removal of site H-LL 12 from the LDP for housing development.

WL/LDP/PP/0090 (Mark Darragh) – removal of the site H-LL 12 from the LDP urge and protection of the site from development.

WL/LDP/PP/0091 and WL/LDP/PP/0344 (Simon Whitworth) - removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0094 (David & Stella Henderson) - protect Preston Farm Field (H-LL 12) as greenbelt.

WL/LDP/PP/0095 (Oliver Ferrario) - none specified but infers removal of site H-LL 12 from the LDP for housing development.

WL/LDP/PP/0096 (Dorothy Buck) - removal of the site H-LL 12 from the LDP urge and protection of the site from development.

WL/LDP/PP/0097 (Gillian Forsyth) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.
WL/LDP/PP/0098 (Mrs W Taylor) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0101 (Mr Andrew Sutherland) - none specified but infers removal of the site H-LL 11 from the LDP.

WL/LDP/PP/0102 (Mr & Mrs John & Anne McCormack & Family) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0103 (Thomas Ian Lawrie on behalf of the Lawries) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0104 (John Stewart) – none specified but infers that development should not progress in Linlithgow.

WL/LDP/PP/0105 (Terry Greig) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0107 (Mrs S Aitken) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0108 (Jason Wright) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0111 (Shirley Miller) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0112 (Mr B Greig) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0114 (Mr & Mrs John & Ann Ralph) - none specified but infers removal of the site H-LL 12 from the LDP.

WL/LDP/PP/0118 (John MacKenzie) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0119 (Michael McGuire) - none specified but infers removal of the site H-LL 11 from the LDP.

WL/LDP/PP/0127 (Thelma Napier) - none specified but infers removal of the site H-LL 11 from the LDP.

WL/LDP/PP/0130 (Alan Meikle) – remove site H-LL 12 from the plan and that the area is maintained as a countryside/rural habitat.

WL/LDP/PP/0131 (Frank and Sheila Brash) - none specified but infers removal of the site H-LL 11 from the LDP.

WL/LDP/PP/0132 (Ian and Janette Kennedy) – none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0138 (Raja Gopalan Ramamurthy) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0140 (George Duncan Adam) – none specified but suggests means of addressing access issues in and around Linlithgow.

WL/LDP/PP/0148 (Jim and Jaqui Stupart) – seeks removal of site H-LL 12 from the LDP.

WL/LDP/PP/0149 (Thérèse Stewart) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0152 (Margaret and Donald Spencer) - seeks removal of site H-LL 12 from the LDP.

WL/LDP/PP/0156 and WL/LDP/PP/0271 (Allan Robertson) - requests the that West Lothian Council make amendments to the Plan in line with the proposals detailed in the Linlithgow Planning Forum's document *'Linlithgow, A Plan for the Future 2015-30'*.

WL/LDP/PP/0157 (Graeme Grant) – none stated but suggests development should be re-located to Winchburgh.

WL/LDP/PP/0158 (Gladman Developments) seeks revisions to Appendix 2 (page 198) with regard to observations made in relation to Transportation (access) and Flood Risk. It is intimated that these issues have been satisfactorily addressed by a recent planning application and a subsequent appeal. Also seeks correction of incorrect references to catchment area schools.

WL/LDP/PP/0161 (Cala Land Management) and **WL/LDP/PP/0369** (Gardner Estate) - amend the proposed plan to promote the delivery of effective sites capable of development pre-2019 and in doing so, making contributions towards the delivery of the Winchburgh secondary schools programme. This consideration should outweigh the hierarchical nature of the sequential approach currently identified in the Plan.

WL/LDP/PP/0168 (Edward Crawley) - seeks removal of site H-LL 12 from the LDP.

WL/LDP/PP/0173 (Name illegible) - seeks removal of site H-LL 12 from the LDP.

WL/LDP/PP/0182 (Mrs C Donaldson) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0186 (Mr G Woods) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0187 (Linlithgow Civic Trust c/o Chris Long) - requests West Lothian Council to make amendments to the Plan in line with the proposals detailed in the Linlithgow Planning Forum's document *'Linlithgow, A Plan for the Future 2015-30'.*

WL/LDP/PP/0190 (Ronnie Jack) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0196 (Luke Smallwood) – none specified but suggests that site H-LL4 be removed from the LDP and excluded from the settlement envelope.

WL/LDP/PP/0197 Janet Wigham – none specified but implies that sites H-LL 4 and H-LL 10 are removed from the LPD and references to catchment schools for sites H-LL 3, H-LL 7, H-LL 10, H-LL 11 and H-LL 12 are corrected.

WL/LDP/PP/0198 (Stewart Towers) - reconsider proposed re-zoning of site H-LL 12 for housing and remove it from the proposed LDP.

WL/LDP/PP/0201 and 21885205-b7d08d8 (Tom Packe/Tom Myles) - site H-LL 4 should not be allocated for residential development but instead, be protected from future development in the emerging LDP. Suggest that development should be re-allocated to Winchburgh.

WL/LDP/PP/0202 (Allan Watson) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0204 (Jo Jack) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0207 (Kay Green) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0211 (Marshall Green) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0215 (Katrina Ovendon) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0217 (A D McNab) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0219 (Daniel Ovenden) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0221 (Jillian Stewart) – remove site H-LL 12 from the LDP.

WL/LDP/PP/0225 (Arthur & Beryl Homan-Elsy) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0234 (J McNab) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0238 (SNH) – none specified however, support the preparation of a development framework for Linlithgow; a design-led approach is important to the removal of the area of restraint and the allocation of sites for development in Linlithgow.

WL/LDP/PP/0256 (John & Katie Kerr) – removal of site H-LL 12 from the LDP.

WL/LDP/PP/0264 (Dorothy Parlett) - none specified but infers removal of site H-LL 5 from the LDP.

WL/LDP/PP/0266 (Dr Henry Payne) - removal of site H-LL 12 from the LDP.

WL/LDP/PP/0270 (Jean Balmer) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0272 (Morven Grant) - none specified but infers removal of sites from the LDP, specifically H-LL 10.

WL/LDP/PP/0274 (F Balmer) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0275 (David & Isobel Elliot) - none specified but infers removal of site H-LL 11 from the LDP.

WL/LDP/PP/0277 (Gavin Hunter & Ann McVie) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0279 (Alan & Fiona Edwards) - retain site H-LL 12 as AGLV and retain its existing rural form.

WL/LDP/PP/0280 (M Cannon) - none specified but infers removal of site H-LL 12 from the LDP and alternative housing sites identified in less important and distant locations.

WL/LDP/PP/0283 (Maureen C Ramage) – none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0284 (Norman Aitken) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0297 (Donald Lamb) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0299 (Alison McAulay) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0300 (Ian Lockhart) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0301 (Isobel Lockhart) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0309 (Claudine Parkinson) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0310 (Leslie Duff) - Preston Field H-LL 12 should remain designated as AGLV and protected from housing development.

WL/LDP/PP/0311 (Helen Watts) - Preston Field H-LL 12 should remain protected from housing development.

WL/LDP/PP/0312 (Dr Roy Gardner) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0313 (Stephen Pashley) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0314 (Adrienne Forsyth) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0315 (Dr Clare Gardner) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0316 (Morna Scott) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0317 (Christine Bilton) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0318 (Ailsing Vorster) **-** none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0319 (Terence Vorster) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0320 (Eleanor Renwick) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0321 (Gavin Miller) – removal of site H-LL 12 from the LDP and re-instate site as AGLV.

WL/LDP/PP/0322 (Clare Rainey) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0323 (Jackie Boyd) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0324 (Nick Smith) – the council should follow the proposed rezoning set out by the Linlithgow Planning Forum in the South East of the town; the council engages better with local communities and their representatives (including the Planning Forum) and listen to these proposals; sites proposed need to be evaluated in the same way that the council has assessed other sites to determine their appropriateness for development; local knowledge suggests that other more suitable sites in line with the character of the town could be identified. Alternative sites should be identified.

WL/LDP/PP/0325 (Alan Douglas) – none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0326 (Sally Douglas) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0330 (James Forsyth) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0332 (David & Isobel Elliot) – seeks removal of site H-LL 11 from the LDP.

WL/LDP/PP/0335 (Barrie Kennedy) – remove site H-LL 12 from the LDP.

WL/LDP/PP/0336 (Gerry & Marie Dougan) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0337 (Michael Stoker) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0338 (Doreen Gmitrzak) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0339 (Mairi Rudkin & Michael Watts) - none specified but infers removal of sites H-LL 4 and H-LL 10 from the LDP.

WL/LDP/PP/0341 (Nick Goldfinch) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0345 (Marion Percival) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0349 (Residents of Deanburn, Preston House and Preston Gardens) – removal of site H-LL 12 from the LDP and designation of the site as a special landscape area.

WL/LDP/PP/0351 (Historic Environment Scotland) – H-LL 11 Wilcoxholm Farm/Pilgrim Hill and H-LL 12 Preston Farm - update delivery requirements to reflect HES requirements.

WL/LDP/PP/0362 (Peter Martin Smith) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0363 (Transition Linlithgow) – the LDP must mandate transport impact assessments as part of the development planning process; LDP needs to state how air quality issues will be addressed; policy amendments suggested e.g. EMG 3 should explicitly state that DIA's must be undertaken when proposals are planned in locations that already have known water quality/drainage concerns; LDP should state that there will be a presumption to delay any development in the Loch's catchment area until the consequences (pollution, and drainage) of adding more development sites are fully evaluated and understood; alternative brownfield sites suggested for development.

WL/LDP/PP/0366 (Gavin Hunter) - designate site H-LL 11 as Special Landscape Area or alternatively greenfield land.

WL/LDP/PP/0372 (Wendy Kennedy) - development of houses in Linlithgow needs to be to either end of the town with specific access to the M9 in place; remove H-LL 12 from the LDP.

WL/LDP/PP/0375 (Roger Livermore) - re-instate area of restraint and remove site H-LL 4 from the LDP.

WL/LDP/PP/0379 (Neil Faulds) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0380 (Paul Mauchline) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0381 (Fay Napoli) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0382 (Aldyth Carrick) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0383 (Jackie Boyd) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0385 (Alan Brown) – remove site H-LL 11 from the LDP and suggests alternative sites on Land south of the canal opposite St. Magdaline's, east of Clarendon and west of St. Michael's Hospital and Day Care Centre; ex-quarry at Kettilstoun; Stuart House; Victoria Halls; empty flats above shops; re-development of the Cross Car Park and Vennel Guyancourt; re-location of bonded warehouse at Edinburgh Road; land behind St. Michael's RC Church; and Doomsdale.

WL/LDP/PP/0386 (Helen Livermore) - re-instate area of restraint and remove site H-LL 4 from the LDP.

WL/LDP/PP/0388 (Shona Smith) - in favour of rebalancing the town's settlements and growing Linlithgow from the East; removal of site H-LL 12 from the LDP.

WL/LDP/PP/0389 (Ailsa Wilson QC) - none specified but infers removal of site H-LL 12 from the LDP. Amend paragraph 3.1 to reflect correct legislation i.e. The Town and Country Planning (Scotland) Act 1997).

WL/LDP/PP/0394 (J C Stewart) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0395 (Kenneth Wilson) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0411 and 21785472-bb8447b (Sian Wann) **–** designate site H-LL 11 as special Landscape Area, or alternatively greenfield land.

WL/LDP/PP/0414 (Rachel Grant) - reconsider proposals for Linlithgow.

WL/LDP/PP/0416 (Mr and Mrs S Bisht) - none specified but infers removal of site H-LL 4 from the LDP.

WL/LDP/PP/0425 (Robert Stewart) - removal of site H-LL 12 from the LDP and site given the status of core Special Landscape Area (SLA).

WL/LDP/PP/0426 (Donald Sutherland) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly) – - settlement envelope should exclude Kettilstoun Playing Fields and H-LL 12 Preston Farm; include development in the south east quadrant to allow for 15-20 years growth including a developer funded eastern distributor road; inclusion of indicative road layouts for new development sites; reference to a master plan for Linlithgow as Supplementary Guidance; detail plans for the High Street including relief road and traffic management systems; improved town centre parking; supports policy TCR 1 with caveat that it refer to a master plan for Linlithgow; seeks change to paragraph 5.26 to reflect provision of a business centre in Linlithgow town centre; seeks change to paragraph 5.27 to include reference to existing tourist potential in Linlithgow; seeks change to paragraph 5.135 to include reference to Linlithgow master plan; comment on the West Lothian Economic Strategy;; seek change to policy HOU 4; seeks change to paragraph 5.35 in relation to social housing; seeks change to paragraph 5.64 to reflect recent appeal decisions; seek change to paragraph 5.66 to clarify time span; seek change to paragraph 5.95 in relation to provision of health services; seek change to paragraph 5.110 to apply specifically to Linlithgow; seek change to paragraphs 5.144 – 5.145; seeks change to paragraph 5.202 to exclude the battlefield site of Linlithgow Bridge from outwith the settlement envelope; seeks change to policy NRG2 and supporting paragraphs 5.220 – 5.221; seeks updates to Linlithgow Settlement Statement to reflect progress with housing sites; seeks change to site boundary of H-LL 4, H-LL 10 and H-LL 11 to reflect landform; seeks change to capacity of site H-LL 6; seeks deletion of site H-LL 12; seeks new policy or amended policy TRAN 5 to address congestion and pollution in town centres; seeks change to paragraph 5.66; seeks change to paragraph 5.241 in relation to air quality; seeks change to paragraph 5.113 to fully reflect the Transport Appraisal; seeks change to paragraph 5.114 to include reference to upgrading of road from southern end of Manse Road to roundabout at junction of Main Street, Dechmont and the A899 to connect Linlithgow to Livingston; seek change to policy ENV 12 to include reference to the canal's economic and environmental potential; seeks change to policy ENV25 to include reference to encouraging appropriate restoration/re-roofing for of or part of Linlithgow Palace and improvements to Linlithgow public realm; seek change to policy EMG 4 in relation to Linlithgow; seeks change to policy NRG 2 in that it should not be promoted as a policy; seeks change to policy NRG4 in relation to the precautionary principle; seek change to paragraphs 5.218 and 5.219; seek change to paragraph 5.229; suggests an alternative settlement envelope following landform contours rather than existing fields and focussing on development in the south east quadrant of the town.

WL/LDP/PP/0433 (Scott Finlay) - seeks removal of site H-LL 11 from the LDP.

(Elaine Anderson) – none specified but infers removal of site H-LL 10 from the LDP.

WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451, WL/LDP/PP/0452 and **WL/LDP/PP/0453** (Wallace Land Investment & Management) - allocate land at Burghmuir, Linlithgow for the mixed use

development in favour of proposed housing allocations in Linlithgow.

WL/LDP/PP/0456 (Sheila and William Young) - none specified but infers removal of site H-LL 12 from the LDP.

WL/LDP/PP/0460 (Mr and Mrs Graham) – none specified but infers removal of site H-LL 10 from the LDP.

21443519-WLLDPPP0039 (Yvette Gentleman) – none specified but infers removal of site H-LL 3 from the LDP.

21909725-H-LL4; H-LL10; H-LL12 (Miss S Ryan) - none specified but infers removal of sites H-LL 4, H-LL 10 and H-LL 12 from the LDP.

21909794-H-LL 4 (Matt Wallace) - none specified but infers removal of site H-LL 4 from the LDP.

21903174-43ae9a7 (Ian Brownell) - none specified but infers removal of site H-LL 4 from the LDP.

21885168-94c1b7a (Roger Livermore on behalf of Linlithgow Cycle Action Group) - no specific modification has been sought. However, objection is raised to development of a number of development sites suggesting that they be removed from the LDP.

21448840-0ba5188 (Anthony Daly) - site H-LL 10 should be included in the SLA; no access should be taken via Clarendon Road; delete reference to Linlithgow Bridge Primary and replace with Low Port Primary; remove site H- LL 11 from the plan; delete reference to Linlithgow Bridge Primary and replace with Low Port Primary; remove site H-LL 7 from the plan; delete reference to Linlithgow Bridge Primary and replace with Low Port Primary; remove site H- LL 4.

21887763-ade49a2 (James Stewart) - remove site H-LL 12 from the LDP.

21909039-7f5032f and 21889226-7f5032f (Jennifer Davies) – delete site H LL 4 or modify to remove the southern element of the site, reinstate Special Landscape Area as per Council's own landscape review; existing Settlement Boundary should be retained as it can utilise well established, attractive and robust boundary features. Section on Role and Purpose of the Plan should expressly state that the LDP requires to conform with the SDP and clarify that weight to be given to Proposed Plan will require to be assessed on a case by case basis, the Proposed Plan has not been through any consultation, and allocations will be subject to objection. Should the Proposed Plan be modified by the Scottish Government the Council will (except in very limited circumstances) be compelled to follow that modification. The Council is not the ultimate arbiter on the content of the Proposed Plan, and the text requires to be amended to acknowledge the Plan preparation process. The Proposed Plan is only one of a range of potential material considerations in decision making.

21883018-bec39cf (David Szkudlarek) - none specified but infers removal of site H-LL 12 from the LDP.

21908084-a51c0d3 (Fiona Stewart on behalf of Manor Forrest) - none specified but infers removal of site H-LL 12 from the LDP.

21837154-a149fc8 (Fiona Stewart on behalf of Manor Forrest Ltd) - none specified but infers removal of site H-LL 11 from the LDP.
21829599-04bda7a (Dr Tom Brown)- none specified but infers removal of site H-LL 11 from the LDP.

21832880-cf92730 (Douglas Hanley)- none specified but infers removal of site H-LL 4 from the LDP.

21749350-78d18dc (Robert McMillan) – none specified but infers removal of site H-LL 11 from the LDP.

21908859-13d16a4 (Dr Steven Neale) – none specified but infers removal of site H-LL 11 Wilcoxholm/Pilgrims Hill from the LDP.

21908747-??? (James Boyd) – none specified but infers removal of site H-LL 4 Manse Road from the LDP.

21890779-ab465d4 (Iain Macleod) – none specified but infers removal of site H-LL 12 from the LDP.

21890279-41a02dc (Allan Melling) – none specified but infers removal of site H-LL 4 from the LDP.

21848598-a0fd5a1 (Finlay Scott) – none specified but infers removal of site H-LL 11 from the LDP.

21907110-cdd5246 (Dorothy Jamieson) – the plan should not go ahead.

21906311-e06a2ce (Moira Tweedie) - none specified but infers removal of site H-LL 4 from the LDP.

21906511-??? (James Jamieson) – remove site H-LL 4 Manse Road from the LDP.

21905735-285b25f (Edith McDowall) – none specified but infers removal of sites H-LL 4 Manse Road, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/Pilgrims Hill from the LDP and correction to references to catchments schools.

21905608-81f701a (Andrew McIntosh) – none specified but infers removal of site H-LL 4 from the LDP.

21903480-347ed14 (John Kemp) – no development in Linlithgow until infrastructure issues are resolved.

21901690-ee6a148 (James Cameron) objects to development of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm.

21900572-5553ba3 (Alastair Young) – remove site H-LL 4 from the LDP.

21495743-09927al (Emma Gordon) – none specified by infers removal of site H-LL 12 from the LDP.

21538330-Acf5384 (Mr & Mrs Watt) – none specified but infers removal of site H-LL 4 from the LDP.

21558610-d9620a5 (Leslie Neary) - none specified but infers removal of site H-LL 12 from the LDP.

21648848-8eaccff (Jonathan Moss- none specified but infers removal of site H-LL 12 from the LDP.

21900051-a071412 (Bruce Jamieson) - none specified but infers removal of site H-LL 12 from the LDP.

21899784-1fec22c (Jennifer Leonard) – none specified but infers removal of site H-LL 12 in particular from the LDP.

21899011-3dc08d4 (Gordon Cameron) – none specified but infers removal of site H-LL 4 from the

LDP.

21898420-19ee71a (John Watson) – none specified but infers removal of site H-LL 10 from the LDP.

21670368-Ca9306c (Steve Donaghue) – none specified but infers removal of site H-LL 12 in particular from the LDP.

21349895-851aa9e (Duncan Fortune) – remove site H-LL 4 Manse Road from the LDP and re-instate special landscape value status.

21817205-6762ff1 (David Bateman) – site H-LL 3 should be removed from the LSP and designated as green belt and the view across Boghall East to open countryside towards the old Edinburgh Road and the Beecraigs ridge, should be protected.

21811882-d301651 (Peter Corry) – site H-LL 12 should be removed from the LDP. Proposals put forward by the Linlithgow Planning Forum in *'Linlithgow - A Plan for the Future 2025-30'* should be given serious consideration as it gives a number of viable alternatives together with proposals for the town's development.

21806840-3c4cd5d (Linda Ovens) - proposal H-LL 4 should be amended or removed for consideration within a future Plan; remove site H-LL10 from the LDP.

21805807-715a5cb (Dr Sean Semple) - none specified but infers removal of site H-LL 10 in particular from the LDP.

21803202-5e7a5f5 (Peter Buck) – none specified but infers removal of site H-LL 12 in particular from the LDP.

21798485-599ff04 (David Mitchell) serious consideration be given to the input of the local Linlithgow community and in particular the contents of the *'Linlithgow- A Plan for the Future 2015-30*'.

21772368-19ac58a (Heather Adam) – none specified but infers removal of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm in particular.

21770063-66ceb8b (Dr Irene Fortune) – none specified but infers that site H-LL 4 should be removed from the LDP and AGLV prevail.

21755712-ac97478 (Paul Buchanan-Smith) – none specified but infers that site H-LL 4 should be removed from the LDP.

21294413-a8e14ce (Nancy Durrant) – seeks designation of amenity woodland area surrounding Clark Avenue (Colthill) maintained as land safeguarded for open space.

21199868-a0814b5 (Stewart Forsyth) - none specified but infers removal of site H-LL 11 from the LDP.

20972986-ed82b5b (Iain Mclean) – none specified but infers removal of site H-LL 11 from the LDP.

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals – See Schedule 4 reference 1F in relation to developer contributions

20926139-2df35fa (Paul Gavin) – seeks change to proposals map in relation to site H-LL 6 to reflect

that not all of the site is buildable.

21755712-ac97478 (Paul Buchanan-Smith) – removal of site H-LL 4 from the LDP.

21832880-cf92730 (Douglas Hanley) - none specified but infers removal of site H-LL 4 from the LDP.

21870675-da390eb (Dr Jim Hannan) - none specified but infers removal of site H-LL 4 from the LDP.

21872575-b7677f8 (Elizabeth Halliday) - none specified but infers removal of site H-LL 4 from the LDP.

21866113-8746a97 (Christine Mahony) none specified but infers removal of sites H-LL 4, 7 and 10 from the LDP.

21869116-1bf7a19 (Fiona Campbell) - none specified but infers removal of site H-LL 10 from the LDP.

21878213-619aba8 (Charles Webster) - none specified but infers no further development in Linlithgow and removal of all proposed sites.

21900284-05f4679 (Colin Watson) – none specified but infers removal of site H-LL 11 from the LDP.

21660154-0fee94e (Helen MacKenzie) – seeks amendment to the LDP to include plans to reduce congestion on the High Street; a relief road for the High Street; reduction of pollution in the High Street; new road between the M9 and Edinburgh Road; relief road from Edinburgh Road to Manse Road South; more town centre parking; retain health centre in the town centre; plan for combined health and care services; upgrading Manse Road South to Dechmont; provision of a cross town cycle path; coach/car park to encourage tourism.

21870470-975ea2c (Christopher Thomas) - None should proceed without a strategic plan that clearly shows how new house building and infra-structure & education improvements march hand–in-hand.

21901313-d249beb (Lynda Thomas) – none specified but infers removal of sites from the LDP, specifically H-LL 4.

21817641-28bbd5b (Mike Vickers) – terms of the "Linlithgow - A Plan for the Future (2015 - 2030)" should be incorporated into the LDP and in particular a more strategic settlement boundary be.

21862925-c3f61d6 (Martin Crook) – redraw the settlement boundary based on an ideal settlement boundary based on a vision for the town and ideally based around a master plan for the town; a master plan is required for Linlithgow.

21889085-fbc6475 (Claire Wakefield) – removal of site H-LL 10 from the LDP.

21887865-b35526d (Jennifer Martin) – none specified but infers removal of site H-LL 10 in particular from the LDP.

21885398-b494154 (Gillian Burgess) – none specified but infers removal of site H- LL 12 in particular and need for more detail regarding Proposals P-44, P-45 and P-118 and correct inconsistencies in the proposed number of houses in Linlithgow.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0015 (Ian Ure for P.A.W.L) - While the council acknowledges the aspirations of PAWL to reinstate the drove route across west Lothian, the Land Reform Act allows for people to follow this wide route if they so wish. There are several historic drove roads passing through West Lothian. However, while there is some uncertainty about the exact line to the eastern drove route and walkers still have rights of access under the Land Reform Act, the council through the Core Path Plan (CPP) does not consider its signage and promotion as a short term priority. During the extensive public consultation on the CPP, before it was finally adopted in December 2013, the drove road did not feature highly in responses from the public. West Lothian Access Forum has also not been fully supportive of promoting the drove route due to the potential impact on land management operations. The council does not propose to amend the LDP in relation to this submission.

ALL LISTED BELOW OBJECT TO ONE OR MORE OF THE PROPOSED HOUSING SITES IN LINLITHGOW

WL/LDP/PP/0015 (Ian Ure for P.A.W.L), **WL/LDP/PP/0041** (Donald Greig), **WL/LDP/PP/0052 and WL/LDP/PP/0062** (Susan Allison), **WL/LDP/PP/0077 and WL/LDP/PP/0078** (Mr C A Rait), **WL/LDP/PP/0079** (Kevin Laahs), **WL/LDP/PP/0083** (Helen Gray), **WL/LDP/PP/0090** (Mark Darragh) **WL/LDP/PP/0091 and WL/LDP/PP/0344** (Simon Whitworth), **WL/LDP/PP/0094** (David & Stella Henderson), **WL/LDP/PP/0095** (Oliver Ferrario), **WL/LDP/PP/0096** (Dorothy Buck), **WL/LDP/PP/0097** (Gillian Forsyth), **WL/LDP/PP/0098** (Mrs W Taylor), **WL/LDP/PP/0101** (Mr Andrew Sutherland), **WL/LDP/PP/0102** (Mr & Mrs John & Anne McCormack & Family), **WL/LDP/PP/0103** (Thomas Ian Lawrie on behalf of the Lawries), **WL/LDP/PP/0104** (John Stewart), **WL/LDP/PP/0105** (Terry Greig), **WL/LDP/PP/0106 (**John Wigham), **WL/LDP/PP/0108** (Jason Wright), **WL/LDP/PP/0111** (Shirley Miller), **WL/LDP/PP/0112** (Mr B Greig), **WL/LDP/PP/0114** (Mr & Mrs John & Ann Ralph), **WL/LDP/PP/0115** (R Cameron), **WL/LDP/PP/0118** (John MacKenzie), **WL/LDP/PP/0119** (Michael McGuire), **WL/LDP/PP/0127** (Thelma Napier), **WL/LDP/PP/0130** (Alan Meikle), **WL/LDP/PP/0131** (Frank and Sheila Brash), **WL/LDP/PP/0132** (Ian and Janette Kennedy), **WL/LDP/PP/0138** (Raja Gopalan Ramamurthy), **WL/LDP/PP/0140** (George Duncan Adam), **WL/LDP/PP/0148** (Jim and Jaqui Stupart), **WL/LDP/PP/0149** (Thérèse Stewart), **WL/LDP/PP/0152** (Margaret and Donald Spencer), **WL/LDP/PP/0156 and WL/LDP/PP/0271** (Allan Robertson), **WL/LDP/PP/0157** (Graeme Grant), **WL/LDP/PP/0161** (Cala Land Management), **WL/LDP/PP/0168** (Edward Crawley), **WL/LDP/PP/0173** (Name illegible), **WL/LDP/PP/0182** (Mrs C Donaldson), **WL/LDP/PP/0186** (Mr G Woods), **WL/LDP/PP/0187 and WL/LDP/PP/0432** (Linlithgow Civic Trust c/o Chris Long), **WL/LDP/PP/0190** (Ronnie Jack), **WL/LDP/PP/0196** (Luke Smallwood), **WL/LDP/PP/0197** Janet Wigham, **WL/LDP/PP/0198** (Stewart Towers), **WL/LDP/PP/0201** (Tom Packe/Tom Myles) **and 21885205-b7d08d8** (Tom Packe), **WL/LDP/PP/0202** (Allan Watson), **WL/LDP/PP/0204** (Jo Jack), **WL/LDP/PP/0207** (Kay Green), **WL/LDP/PP/0208** (Jane Muir), **WL/LDP/PP/0211** (Marshall Green), **WL/LDP/PP/0215** (Katrina Ovendon), **WL/LDP/PP/0217** (A D McNab), **WL/LDP/PP/0219** (Daniel Ovenden), **WL/LDP/PP/0221** (Jillian Stewart), **WL/LDP/PP/0225** (Arthur & Beryl Homan-Elsy), **WL/LDP/PP/0227** (Scott Oliver) , **WL/LDP/PP/0234** (J McNab), **WL/LDP/PP/0238** (SNH), **21862933-ddl8650, WL/LDP/PP/0137 and WL/LDP/PP/0244** (Brian Lightbody on behalf of Clarendon Mews Residents), **WL/LDP/PP/0246** (Oracle UK), **WL/LDP/PP/0256** (John & Katie Kerr), **WL/LDP/PP/0264** (Dorothy Parlett), **WL/LDP/PP/0266** (Dr Henry Payne), **WL/LDP/PP/0270** (Jean Balmer), **WL/LDP/PP/0272** (Morven Grant), **WL/LDP/PP/0274** (F Balmer), **WL/LDP/PP/0275** (David & Isobel Elliot), **WL/LDP/PP/0277** (Gavin Hunter & Ann McVie), **WL/LDP/PP/0279** (Alan & Fiona Edwards), **WL/LDP/PP/0280** (M Cannon), **WL/LDP/PP/0283** (Maureen C Ramage), **WL/LDP/PP/0284** (Norman Aitken), **WL/LDP/PP/0297** (Donald Lamb), **WL/LDP/PP/0299** (Alison McAulay), **WL/LDP/PP/0300** (Ian Lockhart), **WL/LDP/PP/0301** (Isobel Lockhart), **WL/LDP/PP/0309** (Claudine Parkinson), **WL/LDP/PP/0310** (Leslie Duff), **WL/LDP/PP/0311** (Helen Watts), **WL/LDP/PP/0312** (Dr Roy Gardner), **WL/LDP/PP/0313** (Stephen Pashley), **WL/LDP/PP/0314** (Adrienne Forsyth), **WL/LDP/PP/0315** (Dr Clare Gardner), **WL/LDP/PP/0316** (Morna Scott), **WL/LDP/PP/0317** (Christine Bilton), **WL/LDP/PP/0318** (Ailsing Vorster), **WL/LDP/PP/0319** (Terence Vorster), **WL/LDP/PP/0320**

(Eleanor Renwick), **WL/LDP/PP/0321** (Gavin Miller), **WL/LDP/PP/0322** (Clare Rainey), **WL/LDP/PP/0323** (Jackie Boyd), **WL/LDP/PP/0324** (Nick Smith), **WL/LDP/PP/0325** (Alan Douglas), **WL/LDP/PP/0326** (Sally Douglas), **WL/LDP/PP/0328** (Neil & Pamela Barnes), **WL/LDP/PP/0329** (Sarah & Gerry McCardle), **WL/LDP/PP/0330** (James Forsyth), **WL/LDP/PP/0332** (David & Isobel Elliot), **L/LDP/PP/0335** (Barrie Kennedy), **WL/LDP/PP/0336** (Gerry & Marie Dougan), **WL/LDP/PP/0337** (Michael Stoker), **WL/LDP/PP/0338** (Doreen Gmitrzak), **WL/LDP/PP/0339** (Mairi Rudkin & Michael Watts), **WL/LDP/PP/0341** (Nick Goldfinch), **WL/LDP/PP/0343** (Laura McGowan), **WL/LDP/PP/0345** (Marion Percival), **WL/LDP/PP/0349** (Residents of Deanburn, Preston House and Preston Gardens), **WL/LDP/PP/0351** (Historic Environment Scotland), **WL/LDP/PP/0362** (Peter Martin Smith), **WL/LDP/PP/0363** (Transition Linlithgow), **WL/LDP/PP/0366** (Gavin Hunter), **WL/LDP/PP/0372** (Wendy Kennedy), **WL/LDP/PP/0375** (Roger Livermore), **WL/LDP/PP/0379** (Neil Faulds), WL/LDP/PP/0380 (Paul Mauchline), **WL/LDP/PP/0381** (Fay Napoli), **WL/LDP/PP/0382** (Aldyth Carrick), **WL/LDP/PP/0383** (Jackie Boyd), **WL/LDP/PP/0385** (Alan Brown), **WL/LDP/PP/0388** (Shona Smith), **WL/LDP/PP/0389** (Ailsa Wilson QC), **WL/LDP/PP/0394** (J C Stewart), **WL/LDP/PP/0395** (Kenneth Wilson), **WL/LDP/PP/0414** (Rachel Grant), **WL/LDP/PP/0416** (Mr and Mrs S Bisht), **WL/LDP/PP/0411 and 21785472-bb8447b** (Sian Wann), **WL/LDP/PP/0418** (Cala Management Ltd), **WL/LDP/PP/0424** (Ron Smith), **WL/LDP/PP/0425** (Robert Stewart), **WL/LDP/PP/0426** (Donald Sutherland), **WL/LDP/PP/0428** (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly), **WL/LDP/PP/0433** (Scott Finlay), **WL/LDP/PP/0434** (Elaine Anderson), **WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451, WL/LDP/PP/0452** and **WL/LDP/PP/0453** (Wallace Land Investment & Management), **WL/LDP/PP/0456** (Sheila and William Young), **WL/LDP/PP/0460** (Mr & Mrs Graham), **21910234-bbc3f45** (Fraser McCluskey), **21910130-44446b0** (Jennifer Hammond), **21909794-H-LL 4** (Matt Wallace), **21909725-H-LL4; H-LL10; H-LL12** (Miss S Ryan), **21909335-dle203d** (Richard Rippon), **21909147-6364c53** (Orla Bennett), **21909039-7f5032f and 21889226-7f5032f** (Jennifer Davies), **21908947-Ea81783** (Sarah Gahagan), **21908859-13d16a4** (Dr Steven Neale), **21908747-???** (James Boyd), **21892177-db605dd** (Dr Mairi Watts), **21890779-ab465d4** (Iain Macleod), **21890279-41a02dc** (Allan Melling), **21889730-ea37565** (Dr John Kelly), **21878213-619aba8** (Charles Webster), **21870470-975ea2c** (Christopher Thomas), **21869116-1bf7a19** (Fiona Campbell), **21867093-c1389fa** (Ally Campbell on behalf of Cala Land Management Ltd), **21866415-600c2a6** (Andrew MacGregor), **21866113-8746a97** (Christine Mahony), **21863500-512fcff** (John Aitken), **21848598-a0fd5a1** (Finlay Scott), **21837154-a149fc8** (Fiona Stewart on behalf of Manor Forrest Ltd), **21832880-cf92730** (Douglas Hanley), **21829599-04bda7a** (Dr Tom Brown), **21820028-fc73853** (Christine Anderson), **21817641-28bbd5b** (Michael Vickers), **21817205-6762ff1** (David Bateman), **21811882-d301651** (Peter Corry), **21806840-3c4cd5d** (Linda Ovens), **21805807-715a5cb** (Dr Sean Semple), **21803202-5e7a5f5** (Peter Buck), **21772368-19ac58a** (Heather Adam), **21770063-66ceb8b** (Dr Irene Fortune), **21755712-ac97478** (Paul Buchanan-Smith), **21749350-78d18dc** (Robert McMillan), **21908084-a51c0d3** (Fiona Stewart on behalf of Manor Forrest), **21907110-cdd5246** (Dorothy Jamieson), **21906586-e2594f3** (Sheena Miller), **21906511-???** (James Jamieson), **21906311-e06a2ce** (Moira Tweedie), **21905735-285b25f** (Edith McDowall), **21905608-81f701a** (Andrew McIntosh), **21903480-347ed14** (John Kemp), **21903174-43ae9a7** (Ian Brownell), **21901313-d249beb** (Lynda Thomas), **21900572-5553ba3** (Alastair Young), **21900284-05f4679** (Colin Watson), **21900051-a071412** (Bruce Jamieson), **21899784-1fec22c** (Jennifer Leonard), **21899011-3dc08d4** (Gordon Cameron), **21898420-19ee71a** (John Watson), **21893837-f70748e** (Donald & Jennifer Macdonald), **21689834-585a0d6** (Janet Wigham), **21670368-Ca9306c** (Steve Donaghue), **21660154-0fee94e** (Helen MacKenzie) , **21648848-8eaccff** (Jonathan Moss), **21558610-d9620a5** (Leslie Neary), **21543061-cdb46ce** (Eileen McGhee), **21538330-Acf5384** (Mr & Mrs Watt), **21495743-09927al** (Emma Gordon), **21448840-0ba5188** (Anthony Daly), **21443519-WLLDPPP0039 and WL/LDP/PP/0039** (Yvette Gentleman), **21395490-829d8c0** (Robert Allan), **21372312-87d4304** (David & Adrienne Armstrong), **21349895-851aa9e** (Duncan Fortune), **21294413-a8e14ce** (Nancy Durrant), **21199868-a0814b5** (Stewart Forsyth), **21009678-804ca64** (Dr Rebecca Smallwood), **20972986-ed82b5b** (Iain Mclean), **20926139-2df35fa** (Paul Gavin), **21872575-b7677f8** (Elizabeth Halliday), **21870675-da390eb** (Dr Jim Hannan), **21858089-afb326d** (Colin Neil), **21832880-cf92730** (Douglas

Hanley), **21755712-ac97478** (Paul Buchanan-Smith), **21591616-a6b8d7b** (Jennifer Martin), **21870361-9eb24ed** (Christopher Breslin on behalf of Scottish Canals), **21887763-ade49a2** (James Stewart), **21883018-bec39cf** (David Szkudlarek), **21849146-e0914lf** (William Lindsay), **21877215-01ad2b5** (Keith Irving), **21798485-599ff04** (David Mitchell), **21889085-fbc6475** (Claire Wakefield), **21887865-b35526d** (Jennifer Martin) and **21885398-b494154** (Gillian Burgess), **21885168-94c1b7a** (Roger Livermore Linlithgow Cycle Action Group).

NOTES FOR REPORTER

Submissions to site H-LL 12 Preston Farm include reference to a technical dossier outlining where it is deemed that the council has erred in its assessment of the site and includes a commentary on matters pertaining to the site which have given grounds of objection to the proposed allocation.

H-LL 3 (Boghall East), H-LL 4 (Manse Road), H-LL 5 (Falkirk Road), H-LL 6 (Mill Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm), H-LL 11 (Wilcoxholm/Pilgrims Hill) and H-LL 12 (Preston Farm) were all the subject of submission at the call for sites to inform the Main Issues Report stage of the LDP as follows:

H-LL 3 (Boghall East) – EOI-0020, EOI-0015
H-LL 4 (Manse Road) – EOI-0045
H-LL 5 (Falkirk Road) – EOI-0105
H-LL 6 (Mill Road) – EOI-0131
H-LL 7 (Clarendon House) - EOI-0184
H-LL 10 (Clarendon Farm) – EOI- 0210
H-LL 11 (Wilcoxholm/Pilgrims Hill) – EOI-0114
H-LL 12 (Preston Farm) – EOI-0168

Sites H-LL 3 (Boghall East), H-LL 4 (Manse Road), H-LL 5 (Falkirk Road), H-LL 6 (Mill Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm), H-LL 11 (Wilcoxholm/Pilgrims Hill) and H-LL 12 (Preston Farm) were all the subject of submissions following publication and consultation on the Main Issues Report (CDX).

Sites H-LL 1 (81-87 High Street, former bus depot), H-LL 2 (Westerlea Court/Friarsbrae) and H-LL 6 (Mill Road) have planning permission and are either under construction or completed (CDX (H-LL 2 PP granted 16 March 2016), CDX and CDX). The council does not propose any change to the LDP in relation to these sites other than to update the LDP to reflect grant of planning permission.

Taking account of sites in Linlithgow/Linlithgow Bridge which have been completed since publication of the MIR and subject to satisfactorily addressing infrastructure and environmental constraints, up to 570 housing units could come forward in Linlithgow over the period to 2024.

WEST LOTHIAN COUNCIL RESPONSE TO SUBMISSIONS TO PROPOSED PLAN IN RELATION TO LINLITHGOW

Legislation

WL/LDP/PP/0389 (Ailsa Wilson QC)

The LDP has been prepared under the terms of the Town and Country Planning (Scotland) Act 1997). Reference in paragraph 3.1 of the LDP to the Planning (Scotland) Act 1997 is incorrect. The council proposes to amend the LDP to correct this error.

Settlement boundary and loss of greenfield land

The proposed settlement boundary for Linlithgow has been redrawn to incorporate the proposed

housing sites and to reflect the review of landscape designations contained within the West Lothian Local Plan. As such the terms of proposed policies in the LDP relating to development in the countryside do not apply. Although the LDP advises that priority is to be given to development of brownfield land, there is not enough brownfield land to meet the requirements of the Strategic Development Plan. Greenfield release is supported in this instance as physically, the greenfield sites identified in Linlithgow relate well to the existing settlement and development would present a logical extension to the settlement. The council does not, therefore, agree to modify the Plan in response to representations objecting to the change to the settlement boundary. By following a sequential approach to development in Linlithgow, brownfield opportunities have been identified and included as proposed development sites. The brownfield site on Edinburgh Road has not been included to reflect that the site has a recent planning permission for retail development (CDX). The council does not propose to change the LDP in relation to these matters.

Area of Restraint

The Main Issues Report for the West Lothian LDP set out the background to the "area of restraint" for Linlithgow and the council's justification to move away from this approach and support development (CDX paragraphs 3.80-3.97). Area of restraint does not prohibit housing development and did not introduce a moratorium on development. Housing developments which have come forward whilst the 'area of restraint' was in place were assessed against their impact on local infrastructure and services – especially on traffic and on school capacity. Removal of the area of restraint is predicated on the delivery of infrastructure to support development were benefits to the community in terms of new and improved community facilities, including enhanced health service facilities, that transport, traffic and education issues are addressed and an appropriate element of affordable housing was provided. The LDP Proposed Plan advises that development cannot proceed until such matters are addressed. A means of addressing these are through the allocation of development sites with the requisite requirements for developer contributions.

Support for development is therefore conditioned upon the delivery of infrastructure to support development, principally education infrastructure and, to minimise impact on traffic, air quality and other environmental considerations, to support a sequential approach which would see sites closest to the town centre brought forward for development in advance of greenfield release (paragraphs 5.63 – 5.67 of the LDP). Land release at Linlithgow would assist in addressing housing needs and demand. Supplementary Guidance would be required for developer contributions towards transport mitigation measures, Linlithgow Academy and to reduce development impact on Linlithgow Loch.

The council does not propose to change the LDP in relation to these matters.

Sequential Approach and Spatial Strategy

Any release of sites would follow a sequential approach as set out in the MIR and could only proceed once secondary school capacity is available and all other constraints such as air quality considerations have been overcome. It is therefore unlikely that land would be released before 2019 given current education constraints or unless developments are for retirement or limited to one bedroom accommodation where there is no impact on the education estate.

The sequential approach presumes against the expansion of the Linlithgow/Linlithgow Bridge beyond its current limits except in circumstances where sites closer to the town centre are undeliverable, or cannot be delivered without causing environmental harm to the town, principally, but not exclusively, by way of visual impact, traffic congestion or air quality. Traffic mitigation measures can be provided within the town which will result in no net detriment to the existing network. Mitigation includes traffic signalling at points on the network to reduce queueing and slip roads on the M9. Land is safeguarded to allow for future provision of the slips.

Main Issues Report stage (CDX) evidences that the council was presented with a number of candidate housing sites in Linlithgow (in excess of 1,000 new homes) and the development options far exceeded requirements necessitating site selection and sieving. All submissions were treated equally, assessed on merit and not in collusion with developers or landowners. Recognising the sensitivities of the setting of Linlithgow likely environmental impact given the sensitive and historic nature of the town and infrastructure implications, the council adopted a sequential approach to the selection of sites whereby priority was afforded to firstly to brownfield sites within the current settlement boundary followed by greenfield infill sites and only thereafter by greenfield releases outside the current settlement boundaries. The site selection was also informed by an accessibility analysis to ensure that development sites could be integrated into effective networks for walking, cycling and public transport and that they were sustainably located. This had the effect of substantially reducing the number of candidate sites and enabled the council to select the allocations set out in the LDP. As such, the approach set out in the LDP and the requirements for supplementary and planning guidance to assist in development delivery is considered by the council to provide a master planned approach to development in the town.

The council is of the opinion that these sites represents a satisfactory range of housing sites commensurate with the needs and within the physical and environmental capacity of the town to absorb at this time. The council has had to be particularly mindful of education constraints in Linlithgow, the resolution of which are largely dependent on the provision of new secondary school capacity in Winchburgh. Given the education capacity position in Linlithgow, it can be seen that additional residential land allocations would exacerbate problems with local schools. An overview of education issues is set out in Position Statement: Education (CDX). See also Schedule 4 number **1A** in relation to the spatial strategy.

For these reasons, the council does not agree to modify the plan in response to these representations.

Development Plan Policies

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council c/o Dr John R Kelly)
The council has considered the terms of policy HOU 4 in relation to windfall housing development in Linlithgow and Linlithgow Bridge and does not propose to amend the policy - see schedule 4 number **26H** in relation to policy HOU4 and sequential approach.

Strategic Development Plan Policy 7

Policy 7 of the SDP relates to maintaining a five year housing land supply. The policy applies to the allocation of sites to address a shortfall in the housing land supply. The council has allocated a number of sites across the LDP plan area to meet the housing land requirement in full, including sites in Linlithgow. Policy 7 is only applicable should such sites fail to deliver and an effective five year housing land supply is not being maintained. The council does not propose to amend the LDP in relation to this submission.

LDP Proposed Plan Policies EMG 2, EMG 3, EMG 4, ENV 1, ENV 12 and ENV 33

Should any of the proposed development sites be taken forward into the adopted LDP they would be assessed against the policy background set out in the LDP. No change is proposed to policy EMG 2 in relation to flooding (see Schedule 4 number 26U), no change is proposed to the terms of policy EMG 4 in relation to air quality (see Schedule 4 number 26Am). The council's response to representations on policy EMG 2 and EMG 3 is set out in Schedule 4 number **26U**.

Policy ENV 1 relates to development within landscape character and special landscape areas and is not applicable as all proposed development sites in Linlithgow lie outwith these designations.

Policy ENV 12 relates to developments affecting the Union Canal. Scottish Canals has not raised objection to the terms of this policy and have advised that should sites H-LL 11 and H-LL 12 be brought forward for development it would wish to have further input to ensure proposals take into account the Scheduled Ancient Monument and respect its setting. Scottish Canals further advise that development of these sites could also derive other canal-related improvements such as moorings, access improvements and the sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints. Should planning applications be lodged for any site in proximity to the canal the terms of policy ENV 12 would be required to be met. Scottish Canals has advised of its willingness to enter into further discussions should any development briefs be prepared for these sites.

Policy ENV 33 relates to scheduled monuments. Should planning applications be lodged for any site in proximity to the scheduled monuments the terms of policy ENV 33 would be required to be met. No planning applications have yet been lodged for any of the proposed development sites other than sites H-LL 1 (81-87 High Street, former bus depot), H-LL 2 (Westerlea Court/Friarsbrae) and H-LL 6 (Mill Road) which are either under construction or completed.

The council does not propose to change the LDP in relation to these matters.

Landscape Capacity Study/Special Landscape Area/Area of Great Landscape Value/Visual Impact and Tourism

A number of representations make reference to the Linlithgow 'Green Belt'. For clarification, it should be noted that there is no such designation in force. West Lothian does not have any land designated as Green Belt. It is however assumed that this term has been used to describe the countryside which surrounds the town, some of which does benefits from designation in the adopted West Lothian Local Plan (2009) as an 'Area of Great Landscape Value.

The adopted West Lothian Local Plan (WLLP) designates six Areas of Great Landscape Value (AGLVs) and six Areas of Special Landscape Value (ASLCs), a two-tier system with AGLVs being the premier designation. The landscape protection section of the WLLP commits the council to undertaking a review of AGLVs during the plan period. The West Lothian Local Landscape Designation Review was undertaken to meet this commitment (CDX). Should the sites come forward for development a high level of landscape design and appropriate master plan would be required to mitigate impact. Should the Reporter be minded to support the allocation of sites for development the council would consider the promotion of tree preservation orders having first undertaken TEMPO survey with a view to protecting important trees on site. This would be particularly relevant for the following sites:

H-LL 4 Manse Road for trees in the north east corner of the site
H-LL 10 Clarendon Farm for established linear tree belt / landscape feature NE-SW across site
H-LL 11 Wilcoxholm Farm to protect corridors of trees on the site and along the canal
H-LL 12 Preston Farm to address any visibility and landscape character issues

It would be anticipated that a landscape plan for all proposed development sites would be submitted for consideration alongside any planning application for development. In addition, the council would consider amendment to Appendix two to refer to Landscape Design Requirements' as additional site delivery requirements. Site H-LL 7 lies within a conservation area and as such any trees on site are already protected.

The council's approach to landscape designations and justification for site allocations which include

land previously protected is set out in the council's position statements on landscape designation and countryside belts (CDX) and (CDX). Land at Manse Road (H-LL 4) and Preston Farm (H-LL 12) is within AGLV under the terms of the WLLP. However, a commitment of the West Lothian Local Plan (WLLP, paragraph 3.52) was to undertake a review of landscape designations for compliance with landscape guidance published in 2005 by Scottish Natural Heritage and Historic Scotland to assist local authorities in future reviews of designated landscapes. The council has complied with this by undertaking the West review of Areas of Great Landscape Value during the plan period. Schedule **1B** provides the council's response to concerns relating to landscape review and allocation of development sites.

A number of representations have raised issues over loss of view and impact of proposed developments on the skyline. Loss of view is not a material consideration in the determining of planning applications. Impact on the skyline would be addressed at planning application stage when detailed proposals are submitted. Robust landscaping and planting could mitigate any negative visual impact. Concerns over adverse impact on tourism are anecdotal. Any development would have to comply with the terms of the council's supplementary planning guidance on "Controlling light pollution". The council does not propose to change the LDP in relation to these matters.

Biodiversity

In preparation for the Main Issues Report and reacting to sites proposed to the council through the Expressions of Interest the council visited all the sites and assessed them for various planning and land use related issues including wildlife and biodiversity. Available habitat data from The Wildlife Information Centre (TWIC), who have a service level agreement with the council, was also considered where it was available. The site analysis is included and informed the SEA in support of the LDP (CDX). Comments in relation to biodiversity for each proposed development site in Linlithgow are set out in the site clearance database (CDX). SNH has not raised objection to the allocation of the sites. In relation to sites H-LL10 and H-LL 12 SNH advise that a biodiversity assessment would be required. Appropriate conditions on any grant of planning consent and licences could ensure that any impact on wildlife is minimised.

The council does not propose to change the LDP in relation to these matters.

Education Capacity and School Catchments

The council's position in relation to education capacity and education requirements is set out in the Education Position Statement (CDX). The delivery of housing in Linlithgow is largely predicated on a solution to education capacity issues at Linlithgow Academy. Housing development can only proceed once secondary school capacity is available and it is therefore unlikely that land will be released before 2019 given current education constraints (LDP proposed plan, paragraph 5.64) or unless developments are for retirement or limited to one bedroom accommodation where there is no impact on the education estate. Development is therefore predicated on the delivery of new/additional education capacity linked to requirements of the Winchburgh Core Development Area development (see Schedule 4 number x). The council proposes to amend the LDP to correct drafting errors in relation to catchment schools for sites H-LL 3, H-LL 5, H-LL 7, H-LL 10, H-LL 11 and H-LL 12.

The council does not propose to change the LDP in relation to these matters.

Transport Matters

The transport appraisal and modelling prepared in support of the LDP sought to examine and address transport impacts for Linlithgow arising from proposed development (CDX, page 6, paragraphs 3.1 – 3.8). The appraisal included specific study work for Linlithgow testing options with

and without the provision of a 4 way junction on the M9 at Linlithgow. The appraisal concluded that the traffic mitigation measures identified and tested, would relieve congestion along Linlithgow High Street and were therefore beneficial for environmental targets for air quality assessments. The proposals will reduce traffic queuing times at traffic lights and should help to provide the best reductions in annual mean NO_2 and PM_{10} concentrations. Any disruption to community and loss of amenity arising from construction activities will be temporary. All proposed development sites could be accessed with varying levels of impact on the network which could be managed. Land to accommodate future provision of slips on the M9 at junction 3 to create a 4 way junction at Linlithgow is safeguarded in the LDP proposed plan. Land is also safeguarded within Falkirk Council's administrative area to accommodate the slip roads (CDX). See Schedule 4 number **1i** in relation to transportation matters in Linlithgow.

With regard to bus parking and tourism The Linlithgow Town Centre Study by Halcrow Fox in 1992 considered the question of the development of tourist transport infrastructure in Linlithgow. The report highlighted:

- a need for coach parking within easy reach and visual contact of the Palace to be counterbalanced by a need to protect the parkland of the Peel and the Loch shore from any encroachment of hard surfaces or development;
- a need to avoid any issues regarding the safety of pupils of Low Port Primary School and any additional penetration of vehicles north of Blackness Road/High Street; and
- opportunities that may exist in the under-utilised land in the vicinity of St Michaels RC Church and Lanthorn Youth Hostel. St Michaels RC Church requires all of their car parking to the rear of the Church, but if a new access could be achieved to the lower portion of land to the north this would be an attractive location for visitor parking, within visual contact and easy walking distance of the Palace and shops.

Over the last ten years, various options for improved coach parking around the town have been considered. Discussions have taken place with St Michael's RC Church about partnership options for using land in its control but they have not been willing to engage. The area available to the rear of the Low Port Centre is fairly limited and therefore this restricts the likely coach capacity. The access is currently the main entrance to both the Low Port Centre and Primary School. Any proposal would need to integrate these two sites safely. The boat yard would have to be re-sited. Major works would be required to the junction with Blackness Road to accommodate coach turning and on the access road to the site. It is likely that some users parking will have to be removed.

The suggestion that the council buy a site on the Edinburgh Road was deemed to be unaffordable in terms of land acquisition costs, the site now has a planning permission for retail development and remains in private ownership (CDX).

The council has provided additional car parking throughout the town over the years at St Ninian's Way car park (71 spaces) and at Sports/Cricket Club (90 spaces). It has also provided coach parking on Blackness Road but, to date, this has been little used. Historic Scotland has provided more events over recent years at the Palace and arrangements have been made to operate a bus park and ride sites on the outskirts of the town at the Oracle factory. These have been evidenced to work well and have generally been well used.

Due to the constraints of the Low Port centre site it is extremely difficult to estimate with any certainty the cost of providing coach parking. The ground conditions and topography of the site will determine what can be achieved cost effectively. However, an indicative starting estimate could be close to £350,000 to 400,000. Given financial constraints under which the council is operating there is no funding in place to cover this cost. In any event no feasibility has been undertaken on the

suitability of the site for parking. The LDP proposed plan identifies a proposal for a coach park and ride to the east of the town in the Burghmuir area (Proposal P-45).

A modal shift in travel patterns would also assist in addressing traffic issues in the town. The council has prepared an Active Travel Plan which is aimed at improving sustainable transport options throughout West Lothian. This document was approved by the Council Executive on 26 April 2016 will form planning guidance associated with the LDP (CDX). Site selection has also been informed by an accessibility analysis whereby sites closest to the town centre and railway station have been given priority. The accessibility analysis is set out in the transport appraisal and modelling prepared to inform the MIR (CDX).

The provision of new roads to the north and east as bypasses to the town as suggested in *"Linlithgow A Plan for the Future 2015 - 2030"* (CDX) are not considered by the council to be sustainable options or achievable within the lifetime of the LDP. Such provision requires additional housing units for the solutions to work and considerable developer contributions to deliver. Whilst the council supports development in Linlithgow and advises that developer contributions will be required to assist in delivery, the scale of development set out in the LDP for Linlithgow is not to the scale proposed in the document *"Linlithgow A Plan for the Future 2015 - 2030"* which covers a time frame beyond that of the LDP.

Planning permission in principle for the erection of a single storey decked car park at the Regent Centre and realignment of existing car park (0024/P/0143) was granted by the council on 27 March 2013 (CDX). The consent has yet to be implemented.

The council does not propose to change the LDP in relation to these matters.

Air Quality

A detailed assessment of Linlithgow air quality has been carried out by the council and in light of this assessment the council is required to declare an Air Quality Management Area for the exceedances of the Scottish PM_{10} annual mean and Nitrogen dioxide annual mean objectives. Consultation on the proposed AQMA for Linlithgow ran from the 7 March 2016 to 7 April 2016 and views gathered during this period were considered. An Air Quality Management Order was drafted and finalised on the 25 April 2016 declaring an Air Quality Management Area (AQMA) for Linlithgow due to exceedances of both Nitrogen dioxide (NO_2) and fine particulates (PM_{10}) (CDX).

Air quality is also a factor which is integral to the SEA process and which has been carried out in tandem with the Proposed Plan.

Following declaration of an AQMA, there begins a process of internal consultation looking at all the options to improve air quality (in this case reduce fine particulates and Nitrogen dioxide) and prioritising these to inform a draft Action Plan. This is then subject to wider community consultation. This will allow the council to:

- calculate more accurately how much of an improvement in air quality will be needed;
- refine its knowledge of the sources of pollution so that the AQAP can be targeted; and,
- take into account, as far as possible, local developments which are likely to affect air quality that were not fully factored into earlier assessments.

Once finalised, the Action Plan will determine what action will be taken and how it will be prioritised. The action plan will focus on effective, feasible, proportionate, and quantifiable measures to reduce

air pollution in Linlithgow.

A range of well-established measures can be used to reduce traffic levels and influence driver behaviour. These measures will be examined with colleagues in transportation in conjunction with the local community to determine which ones would provide the required reduction in traffic and improvement in flow. The council has, however, already put in place an Active Travel Plan for the whole of West Lothian which seeks to encourage an approach to travel and transport that focuses on physical activity as opposed to motorised means.

The Active Travel Plan seeks to provide a policy framework which will inform and influence the development of policy and projects within the council and by external partners. It aims to understand the spatial travel needs of communities and tackle barriers to increased levels of active travel with all the benefits this brings to health, the environment and the economy. The development of the Plan has been informed by an evidence led approach and community engagement (CDX).

Amongst other environmental factors, air quality is thoroughly considered when assessing applications for planning permission. Policy EMG 4 of the Proposed Plan deals specifically with air quality and states that '*Development will not be supported where it is not possible to mitigate the adverse effects of that development on air quality effectively*. Policy EMG 4 also states that *"Where appropriate, developers will be required to provide additional information on the impact of their proposed development on air quality. Development promoting behaviour change programmes in Linlithgow (and Broxburn/Uphall) to facilitate modal shift of shorter journeys to walking and cycling is supported in principle.'*

The council is of the view that it has the necessary tools at its disposal to corporately address the issue of air quality in Linlithgow and elsewhere and it does not therefore propose to modify the Plan to remove allocated sites. However, it does propose to update the text in the LDP to reflect the declaration of an AQMA in Linlithgow.

With regard to new house building in Linlithgow, the council has had regard to the likely impacts of development on air quality. From the outset, when appraising the candidate development sites, the council intentionally favoured those sites which were most sustainable in terms of location and access to public transport facilities in order to try and mitigate the use of the private car. Reducing the need to travel and promoting use of sustainable modes of transport are key principles underpinning the LDP Strategy. It was subsequently concluded that the sites which have been allocated in the Proposed Plan should not give rise to a significant diminution of air quality but there are in any event measures in place to deal with this.

The transport appraisal prepared in support of the LDP sought to examine and address transport impacts for Linlithgow arising from proposed development (CDX), page 6, paragraphs 3.1 – 3.8). The appraisal included specific study work for Linlithgow testing with and without the provision of a 4 way junction on the M9 at Linlithgow. The appraisal concluded that the traffic mitigation measures identified and tested, would relieve congestion along Linlithgow High Street and were therefore beneficial for environmental targets for air quality assessments. The proposals will reduce traffic queuing times at traffic lights and should help to provide the best reductions in annual mean NO_2 and PM_{10} concentrations. These measures could be used to inform the Action Plan required as a result of declaration of an AQMA in the town. Land is safeguarded in the LDP proposed plan to allow for future provision of slips on the M9 at junction 3 to create a 4 way junction at Linlithgow. See also Schedule 4 number 26Am in relation to air quality.

The council proposes to amend the LDP to update the LDP in relation to these matters.

Prime Agricultural land

Prime agricultural land is identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute). Proposed housing sites in Linlithgow are identified in the land capability classification for agriculture as class 2 and class 3.1 agricultural land. Because Linlithgow is surrounded by prime quality agricultural land, if new housing sites are to come forward to address housing needs it is highly likely that development would need to take place on prime quality agricultural land. The council has concluded that there is an established need to identify housing land in Linlithgow to address a shortage of homes in the community, particularly affordable provision. The proposed sequential approach to development seeks to focus in the first instance on release of brownfield land within the settlement boundary thereafter greenfield land within the settlement boundary (see paragraph 5.65 of LDP proposed plan). However, to meet requirements there will be a need for greenfield release. Para 80 of SPP 2014 (CDX) accepts that there may be circumstances where it is necessary to use good quality agricultural land for development. SPP 2014 supports development on prime agricultural land, or land of lesser quality that is locally important where it is essential as a component of the settlement strategy or necessary to meet an established need. The Reporter in determining the appeal against refusal of planning consent at Clarendon Farm (H-LL 10) (CDX) found that the shortfall in the housing land supply, significantly reduced the extent to which impacts on prime quality agricultural land should be considered to constrain development of the appeal site.

The council does not propose to change the LDP in relation to these matters.

Drainage and Flooding

The sewerage system in Linlithgow is a combined system. The council is aware that Linlithgow is a 'Priority Area' identified in the National Flood Risk Strategy as being at a particular risk from surface water flooding. The council is also aware that capacity is exceeded several times per year during which inspection chambers in the town surcharge, roads become flooded and buildings suffer damage. During these events a mixture of raw sewage and surface water is discharged through an overflow directly into Linlithgow Loch which can result in seasonal impacts to public health and public use of the loch associated with toxic algal blooms. There is evidence to suggest that deteriorating water quality in the loch is adversely impacting on the ability of the loch to support fish, the quality of the Site of Special Scientific Interest and on its value as a leisure destination.

A Surface Water Management Plan for Linlithgow is currently being prepared by the council. Scottish Water and the council have commissioned the study into how the natural and built drainage systems in Linlithgow perform and interact. This will help identify a series of long-term actions to reduce the risk of surface water and sewer flooding. Another study will explore how the canal might be better used to unlock development potential in the town whilst reducing the risk of flooding by relieving pressure on existing drainage systems. Scottish Canals advise that if development is to proceed in the town sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints – see **21870361-9eb24ed –** although there is currently no formal agreement in place between Scottish Water and Scottish Canals for the discharge of surface water to the canal.

Detailed assessment of flooding and drainage would be required upon submission of planning applications for each of the proposed development sites. Suitable design and mitigation solutions would be possible and any necessary agreements could be reached with Scottish Water and Scottish Canals and requirements conditioned in any grant of planning consent. Such level of detail is not required for the LDP. Any assessment would also be informed by the Linlithgow Loch Catchment Management Plan dating from 2012 (CDX) and the outputs awaited from the study referred to above.

Scottish Water has been consulted on the proposed development sites in Linlithgow and advise that there is sufficient waste water capacity at the Linlithgow waste water treatment works although sewer extensions will be required. In terms of water, the town is served by the Balmore water treatment works where the council has been advised that there is sufficient capacity although water main extensions will be required. The comments from Scottish Water and others has led the council to conclude that any issues in relation to drainage and water infrastructure can be addressed (CDX). The council would seek developer contributions towards this.

The council does not propose to change the LDP in relation to these matters.

Housing Land Supply

The council's approach to housing land supply is set out in Schedule 4 number **1A**. The council's Local Housing Strategy 2012-2017 (CDX) sets out the council's strategic direction to help meet housing need and demand and prioritise investment in housing and related services across West Lothian. The Strategy covers all housing and housing need across the area and relates to home-owners, council and Housing Association Tenants as well as tenants of private landlords. It covers previously separate strategies on Homelessness, Housing Support and Fuel Poverty and has a close relationship with council planning policies, in particular the council's Affordable Housing Policy. Within the LHS, Linlithgow is identified as a Priority 1 area for investment, i.e. an area of high need where there is recognising that there is a high demand for affordable housing in the town which is not being met within the current housing stock. The council has a commitment to construct 1,000 houses throughout West Lothian by 2017 and has sought to address needs in Linlithgow with development of council house build at site H-LL 6 Mill Road. However, other sites are required to address demands and with limited options available to the council in terms of land ownership the identification of further land for housing with contributions required for affordable housing as set out in policy HOU 5.

In terms of housing completions over the period 2001/2015 321 have been built in the town , an average of 21 per annum. This rate of housebuilding has impacted on the availability of homes for those seeking to locate in the town as witnessed in (CDX).

The council proposes to amend the table in page 255 where it relates to Linlithgow to ensure consistency with the figure in page 89 i.e. total number of units proposed for Linlithgow is 569 over the plan period. No other amendments are proposed.

Health Provision and Community Facilities

NHS Lothian has advised the council that the scale of housing developments proposed in the LDP presents significant challenges for growth of health care provision and will likely lead to the requirement for additional GP practices. Premises issues, resulting from the LDP, are being addressed through a ten year premises strategy. Developer contributions have been identified as a means to assist in the required increase in services and facilities linked to the population growth (CDX) MIRQ 0221).

The council does not propose to change the LDP in relation to these matters.

Impact on Union Canal, Scheduled Monuments and Listed Buildings

Historic Environment Scotland (HES) and Scottish Canals were consulted throughout the preparation of the LDP.

In response to site H-LL 10 HES advises that there could be significant adverse effect from

development of this site and development could impact on the site and setting of the Union Canal. HES further advises however that if development does not result in a direct impact on the Scheduled Monument they would be content that the application of appropriate local and national policies should be able to mitigate any other potential adverse impacts and that Scheduled Monument Consent would be required.

In response to site H-LL 11 HES advises that although they consider that this development allocation may raise issues for the site and setting of the Union Canal, particularly as the site delivery requirements confirm that a new canal crossing will be required to deliver this allocation, they are content that these impacts could be mitigated by application of policy and sensitive design. Early engagement with HES would be essential in further discussions on the development of proposals for the site and any proposed direct impact on the scheduled monument would be subject to the Scheduled Monument Consent process. HES ask that the site delivery requirements set out in the LDP should be updated to reflect our comments here. The council would not take issue with this should the Reporter be minded to accept this suggested change.

In response to site H-LL 12 HES advise that whilst neither the SEA findings for this allocation, or the site delivery requirements, take cognisance of the potential for impacts on the site and setting of the scheduled Union Canal or the setting of A listed Preston House they are content that these impacts could be mitigated by robust application of policy and sensitive design. HES ask that this is reflected in the ER and site delivery requirements. The council would not take issue with this should the Reporter be minded to accept this suggested change.

HES comments are set out in submission **WL/LDP/PP 0351** and in (CDX).

Scottish Canals has not objected to development and advise that if sites H-LL 11 Wilcoxholm/Pilgrims Hill and H-LL 12 Preston Farm are brought forward for development further input will be required to ensure that the proposals take into account the Scheduled Ancient Monument of the canal and respect its setting. They further advise that development of these sites could derive other canal-related improvements such as moorings, access improvements and the sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints. Scottish Canals comments are set out in submission reference **21870361-9eb24ed**.

The council does not propose to change the LDP in relation to these matters.

Linlithgow Plan for the Future 2015 - 2030

The *'Linlithgow Plan for the Future 2015 – 2030'* (CDX) was published by the Linlithgow Planning Forum and provides an analysis of the town and its issues. It provides suggestions to address these and sets out a plan for action and calls for the preparation of a master plan a holistic approach to future development in the town. The Plan contains similarities to the LDP Proposed Plan in that it highlights a shortage of housing, infrastructure constraints, historic setting and protection and promotion of the town's assets. The document sets out a series of proposals which, when compared to those set out in the LDP Proposed Plan hold a number of similarities. In terms of site proposals, the Plan supports housing development in principle at sites H-LL 2, H-LL 3, H-LL 5, H-LL 6, H-LL 10, H-LL 11. The Plan differs from the LDP proposed plan in relation to sites H-LL 4, H-LL 7 and H-LL 12 which area not referenced, transport matters i.e. calling for an eastern local distributor road, a High Street relief road on the north side of Linlithgow Loch. A comparison of proposals set out in the Plan against those of the LDP Proposed Plan is set out in the Appendix attached.

The council does not propose to change the LDP in relation to these matters.

Site Specific Matters

H-LL 3 Boghall East

The site lies within the settlement envelope of Linlithgow and has been allocated for development since 1994 when it was allocated for employment use in the Linlithgow Area Local Plan (LALP) (CDX). The LALP was replaced by the West Lothian Local Plan which allocates the site for employment use. As such there is a long standing expectation that the site would be developed. The site was the subject of a planning application (0302-FUL-14) for the erection of 49 houses (CDX). The application was appealed for non-determination with the appeal decision issued on 25 January 2016 (CDX). Amongst the documentation before the Reporter was a design statement, tree survey, planning statement, employment land and property market review, transport and access statement, site layout and topographical survey, ecology survey, drainage survey, development impact assessment and tree survey. The Reporter concluded that the proposal would accord with the provisions of the development plan except in relation to secondary school capacity and therefore could not support the proposal at the current time. In making his decision, the reporter did not object to the principle of housing development on the site. However, the Reporter did acknowledge that development could not progress due to education capacity constraints. Para 5.64 of the LDP advises that for all housing sites in Linlithgow housing development can only proceed once secondary school capacity is available and it is therefore unlikely that land will be released before 2019 given current education constraints. The council does not propose any modifications to the LDP in relation to site H-LL 3 other than to correct errors relating to catchment primary schools for the site. The single mature field tree in the north east corner and the avenue of trees on the western boundary of the site are protected by a Tree Preservation Order. Retention of the mature beech hedge along the frontage/ north boundary would be considered in any detailed planning application.

The council does not propose to change the LDP in relation to these matters other than to review tree preservation orders in the area and ad reference in Appendix to guidance on Landscape Design Requirements.

H-LL 5 Falkirk Road

The site is a brownfield site within the settlement envelope and has been the subject of a previous planning application which was refused consent on 18 August 2008 on the grounds of over development, education capacity concerns and lack of a noise survey (0609/FUL/08 refers). No objections were raised by the council's Transportation service subject to junction upgrading onto Falkirk Road (the only access point) and traffic calming. (CDX) Transportation comments to inform the LDP allocation the council's Transportation service has advised that site access would be via the existing access onto Falkirk Road. The site scored highly in terms of accessibility (CDX) (Transport Appraisal). In addition, the Transport Appraisal undertaken in support of the LDP concludes that the development proposals included in the Local Development Plan can be accommodated by the implementation of various mitigating measures which fall broadly into two areas, this includes improvement to the traffic management of the High Street, Falkirk Road and Edinburgh Road and the provision of West orientated slip roads at the M9/Blackness Road Junction 3 motorway interchange. The council does not propose any modifications to the LDP in relation to site H-LL 5 other than to correct errors relating to catchment primary schools for the site.

Sites H-LL 6 Mill Road

The site contributes to the council's commitment to construct 1,000 houses throughout West Lothian by 2017 and has a valid planning permission for 7 houses and 8 flats (CDX). Construction has commenced on site with a contract awarded to McTaggart Construction to build housing on behalf of the council. Three underground sewerage pipes cross the land adjacent to the current proposal and constrain design options. The presence of the three pipelines imposes significant constraints on the options for the site layout. The site is constrained because of physical factors. The development

as currently proposed maximises the limited development potential of the site. Condition 4 of the planning consent sets out requirements in relation to contaminated land and site remediation which require to be adhered to prior to commencement of development. The site area shown on the LDP proposals map reflects the extent of the planning approval. There is no requirement for a MUGA as part of the planning approval. The proposed housing development allows for the remainder of the site to be retained as open space and available for informal play. The council has installed a MUGA in the vicinity of Linlithgow Bridge Primary School which is within walking distance of the Mill Road site. The MUGA is open to the public for use. In addition, a Proposal of Application Notice has been lodged with the council by the Linlithgow Community Development Trust for an outdoor sports facility and community hub on land at Kettilstoun Mains, to the west of site H-LL 6 which would provide for a range of sports facilities open to the public (CDX). This site has transferred from the council to the Linlithgow Community Development Trust to progress. The council does not propose any modifications to the LDP in relation to site H-LL 6.

H-LL 7 Clarendon House

The site is the subject of an approved planning brief, the brief having been approved by the council Executive on 8 February 2011 and subsequently updated in July 2013 (CDX). The site was marketed by the council in 2012 resulting in the house, garden and stable block now being in private ownership. Sale of the remainder of the site did not progress. The site is within the Linlithgow settlement envelope, is partly brownfield and has been declared surplus to council requirements. It forms part of the council's capital programme for disposal thus generating receipt for the council. The brief was the subject of consultation with interested parties including adjacent owners, the Linlithgow Civic Trust and Historic Environment Scotland. All comments received were reported to the Council Executive in considering whether or not to approve the planning brief. The planning brief is intended to guide the development of the site and identify key design, environmental and infrastructural requirements of the council while ensuring the proper preservation of the character of the listed building and its setting and the amenity of the site and wider area. The site is currently being marketed by the council for housing development. The council's Education Planning service has advised that the site can be brought forward to the market in 2016 on the understanding that there are educational constraints which will mean that only 1 property per year can be developed (CDX). The council does not propose any modifications to the LDP in relation to site H-LL 7 other than to correct errors relating to catchment primary schools for the site.

With site H-LL 7, covering Clarendon House, a Planning Brief has been prepared (CDX). This stipulates the protection to existing trees on the site. Again, as stated in LDP Appendix 2, page 197, "*development to be in accordance*" with the brief "*unless otherwise agreed*". A Tree Preservation Order can be considered for the protection of trees on site should the Reporter by minded to support the allocation for the site for development.

H-LL 10 Clarendon Farm

The site was the subject of a planning appeal (CDX) following the council's decision to refuse planning consent for residential development (CDX). The appeal was called in by Scottish Ministers and subsequently dismissed (CDX). In the appeal decision, education capacity, particularly at Low Port Primary School was identified as the most significant and ultimately insurmountable issue. All other concerns associated with the development were considered by the Minister to be matters which could be addressed or were not sufficient to warrant refusal of planning permission. Planning history is a material consideration and it will be for the Reporters to attach whatever weight they wish to that. The council's position statement on Education (CDX) sets out the council's approach to education requirements with the LDP proposed plan itself advising of requirements for supplementary and planning guidance to address education infrastructure constraints. Any

development in Linlithgow is predicated on the delivery of infrastructure to support development where benefits to the community in terms of new and improved community facilities, including enhanced health service facilities, that transport, traffic and education issues are addressed and an appropriate element of affordable housing was provided. The LDP Proposed Plan advises that development cannot proceed until such matters are addressed. A means of addressing these are through the allocation of development sites with the requisite requirements for developer contributions. The council does not propose to change the LDP in relation to these matters other than to review tree preservation orders in the area, add reference in Appendix 2 to guidance on Landscape Design Requirements and change reference to the site being adjacent to rather than within the conservation area.

H-LL 12 Preston Farm

The Main Issues Report advised that the council's preferred approach was to remove the Linlithgow area of restraint and follow a sequential approach to the new development being supported in the town. The Preston Farm site came to the council's attention through a submission to the "call for sites" to inform preparation of the Main Issues Report (CDX) EOI-0168). Having reviewed the submission, and having regard to the sequential approach to development, the site was included in the Main Issues Report as a preferred site and reflected the site boundary of the site submission. This resulted in submissions being received expressing concern over the proposed development. Having reviewed the submissions against the wider needs of the community the council and reflecting on the sequential approach to development in the town, the council remained of the view that the site was a viable development option however, it substantially amended the site boundaries to address some of the concerns raised.. At Proposed Plan stage development of the site continues to be opposed although the council has also received support for the proposed development. A number of submissions arise from neighbour notification at Proposed Plan stage. The council's response to the issues raised is set out in other sections of this Schedule 4. Development of the site is predicated on the delivery of infrastructure to support development were benefits to the community in terms of new and improved community facilities, including enhanced health service facilities, that transport, traffic and education issues are addressed and an appropriate element of affordable housing was provided. The LDP Proposed Plan advises that development cannot proceed until such matters are addressed. The council does not propose to change the LDP in relation to these matters other than to review tree preservation orders in the area and adding reference in Appendix to guidance on Landscape Design Requirements.

OTHER MATTERS

SEA

21899011-3dc08d4 (Gordon Cameron) - in relation to the comment on the SEA, page 359 that site H-LL 4 Manse Road allocation occupies "a skyline location and is an integral part of the AGLV as it meets Linlithgow …. development here would erode this clear boundary." the SEA does indeed reflect this statement, but it was made in the context of individual Site Appraisals by Settlement from the Call for Sites Submissions process where a large number of conditions and setting elements were assessed. If this site is to be progressed, then details of a strong south boundary treatment would be expected with a future planning application along with cross sections of the site to determine the potential development platforms and address this skyline issue that was identified during the initial site assessment. The council does not propose to amend the LDP in relation to this submission.

Reporter's conclusions:
Reporter's recommendations:

APPENDIX TO SCHEDULE 4 NUMBER 15A

LINLITHGOW PLAN FOR THE FUTURE 2015 – 2030 PROPOSALS COMPARED TO THOSE OF THE WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
ES1 Installation of District Heating Systems in New Housing Developments	Paragraphs 5.209 - 5.232 refer
ES2 Installation of District Heating Systems in Existing Built-up Areas	Paragraphs 5.215 - 5.221 refer
ES3 Development of Solar Farm	Paragraphs 5.215 - 5.221 and policy NRG 2 refer
ES4 Development of Hydro-Electric Power Plants on River Avon	Paragraphs 5.215 - 5.221 refer
ES5 Sustainable Design of New Developments	Policy DES 1 and the council's Residential Design Guide refer
ES6 Small Farms and Tree Planting	Paragraphs 5.170 – 5.174 and policies ENV 15 and ENV 16 refer
ES7 Mitigation of Loch and Watercourse Pollution	Site references include reference to need to address impact on Linlithgow Loch e.g. references to employment sites in Appendix one, include a requirement for provide high level SUDs to ensure neutral impact at least or betterment for Linlithgow Loch water quality. See also policy ENV 11 ***Protection of the water environment / coastline and riparian corridors***. Paragraph 5.67 refers to preparation of Supplementary Guidance to reduce development impact on Linlithgow Loch.
ES8 Measures to Cut Down High Street Air Pollution	Paragraphs 5.240 – 5.242 and policy EMG 4 refer. Paragraph 5.67 refers to preparation of Supplementary Guidance for developer contributions towards transport mitigation measures for Linlithgow should new development proceed. Supplementary Guidance will also be required towards Linlithgow Academy and to reduce development impact on Linlithgow Loch.
B1 Townscape Heritage Initiative/Conservation Area Enhancement	Paragraphs 5.188, policies ENV 23 – 25, paragraphs 5.195 – 5.199, policies ENV 28 and ENV 29 refer. In addition the LDP Proposed plan advises of the preparation of a public realm design guide for the town.
B2 Restoration and Re-use of Linlithgow Palace	Paragraph 5.195 and policy ENV 28 refer
B3 Preservation of Riggs and Public Access to Annet House Rigg	Policy HOU 4 refers

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
Garden	
B4 Tourist Information Centre	Paragraphs 5.27 – 5.28 and policy EMP 8 refer
B5 Promotion of Larger Hotel in Linlithgow	Paragraphs 5.27 – 5.28 and policy EMP 8 refer
B6 Extension of Learmonth Gardens	Paragraphs 5.164 – 5.165 and policy ENV 12 refer
B7 Canal Side Facilities near St Michael's Hospital	Paragraphs 5.164 – 5.165 and policy ENV 12 refer
B8 Canal Marina near Park Farm	Paragraphs 5.164 – 5.165 and policy ENV 12 refer
E1 Completion of Mill Road Industrial Estate	The LDP Proposed Plan continues to support development at Mill Road, sites E-LL 1 and E-LL 2 refer. Policies EMP 1 and EMP 2 refer
E2 Burghmuir Business Park	Policies EMP 1 and EMP 2 refer, site reservation E-LL 2 and proposed strategic employment site proposal P-43 refer.
E3 Business Centre at or near The Cross	Policy EMP 3 refers
E4 Home/Business Accommodation	Policy EMP 3 refers
H1 Social-Rented and 'Affordable' Housing	Paragraphs 5.69 – 5.74 and policy HOU 5 refer. The council is also to prepare new supplementary guidance for affordable housing (see reference in Appendix 4.
H2 New Council Housing – Mill Road	Site contained in the LDP Proposed Plan and referenced as H-LL 6
H3 New Council Housing – Additional 100 houses	Sites contained in the LDP Proposed Plan would provide for this.
H4 Private Housing – Boghall East	Site contained in the LDP Proposed Plan and referenced as H-LL 3
H5 Private Housing – Stockbridge North	Site completed
H6 Private Housing - Westerlea, Friarsbrae	Site contained in the LDP Proposed Plan and referenced as H-LL 2

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
H7 Mixed Housing – Clarendon to Edinburgh Road	Site contained in the LDP Proposed Plan and referenced as H-LL 10
H8 Mixed Housing – Wilcoxholm Farm	Site contained in the LDP Proposed Plan and referenced as H-LL 11
H9 Private Housing - Sawmill Site, Falkirk Road	Site contained in the LDP Proposed Plan and referenced as H-LL 5
H10 Private Housing - Whisky Bond Site, Edinburgh Road	Site has a planning approval for retail development (App xx refers)
H11 Quality and Design of New Housing Developments	Planning briefs are prepared for sites where appropriate; where these are in place they are referenced in the LDP; planning briefs may be prepared across the life of the LDP.
T1 Traffic Management to 'Reclaim' the High Street	The LDP seeks to promote sustainable travel through a policy approach and appropriate planning guidance including the council's Active Travel Plan which is referenced in the LDP – policy TRAN 3.
T2A Four-way motorway interchange at Burghmuir	Paragraph 5.66 and proposal P- 44 refer
T2B High Street Relief Road	The provision of new roads to the north and east as bypasses to the town are not considered by the council to be sustainable options or achievable within the lifetime of the LDP. Such provision requires additional housing units for the solutions to work and considerable developer contributions to deliver. Whilst the council supports development in Linlithgow and advises that developer contributions will be required to assist in delivery, the scale of development set out in the LDP for Linlithgow is not to the scale proposed in the document "Linlithgow A Plan for the Future 2015 - 2030" which covers a time frame beyond that of the LDP.
T3 Roundabouts on Blackness Road at eastern end of Springfield Road and at the Kingsfield Road junction	Transportation Service advise that traffic capacities determine the layout of a road junction. The existing priority layouts of the junctions in question are correct for their capacities and layout.
T4 Eastern Local Distributor Road	The provision of new roads to the north and east as bypasses to the town are not considered by the council to be sustainable options or achievable within the lifetime of the LDP. Such provision requires additional housing units for the solutions to work and considerable

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
	developer contributions to deliver. Whilst the council supports development in Linlithgow and advises that developer contributions will be required to assist in delivery, the scale of development set out in the LDP for Linlithgow is not to the scale proposed in the document "Linlithgow A Plan for the Future 2015 - 2030" which covers a time frame beyond that of the LDP.
T5 Relief of Traffic over Canal Bridge at Manse Road	Transportation Service advise that there are no current proposals to change the road operation at the bridge. The bridge is not in council ownership.
T6 Decked Car Park at Regent Centre	Planning permission in principle for the erection of a single storey decked car park at the Regent Centre and realignment of existing car park (0024/P/0143) was granted by the council on 27 March 2013. The consent has yet to be implemented.
T7 Commuter Car Park at Edinburgh Road	The site proposed for car parking has a valid planning consent for retail use. The provision of car parking, whilst assisting in addressing parking issues would not promote sustainable transport modes.
T8 Tourist Car Parking at Blackness Road	The council has provided coach parking on Blackness Road.
T9 Improvements to Access to the Railway Station and to Rail Services	Transportation Service advise that there are no considerations or planned improvements for access to the station. Rail Services are being looked at as part of the line electrification.
T10 Improvements to Bus Services	Not a development plan matter
T11 Parking for Tourist Buses	See Schedule 4 15A
T12 Formation of Cycle Network	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
T13 Provision of Cycle Route/Footpath Link between Union Canal Towpath and Maidlands	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
T14 Upgrading of Sellars Road and Formation of Pedestrian/Cycle Link north-east of Sainsbury's Store	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
T15 Cycle/Footpath Links to Livingston and Bathgate via Beecraigs Country Park	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
T16 Modal Share/Active Travel Policy for New Housing Areas	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
T17 Cycle and Pedestrian Links across 'Green Wedge' at Clarendon	The council's Active Travel Plan (CDX) actively promotes travel modes alternative to the car.
S1 Investigation of Successful Retail Business Initiatives Elsewhere	The LDP includes a range of policies to promote business and retail opportunities, policy EMP 3 and TCR 1 – TCR 3. The requirements of Scottish Planning Policy 2014 require that a sequential approach to retail development must be taken.
S2 Redevelopment of Guyancourt Vennel	The LDP contains a policy approach to assist in the redevelopment of such buildings within conservation areas policy ENV 23 applies.
S3 Establishment of Arts Retail Quarter	The LDP includes a range of policies to promote business and retail opportunities, policy EMP 3 and TCR 1 – TCR 3. The requirements of Scottish Planning Policy 2014 require that a sequential approach to retail development must be taken.
S4 Neighbourhood Shops within New Housing Areas	The council can provide the policy approach to encourage new retail development. The requirements of Scottish Planning Policy 2014 require that a sequential approach to retail development must be taken, policies TCR 1 – TCR 3 of the LDP refer.
R1 Provision of Community Rooms	Work has commenced on a new partnership centre at County Buildings that will see the existing building fully refurbished to allow a range of different uses to be accommodated. The council will also look at options to allow letting of office space to small businesses and/or a business incubation centre.
R2 Linlithgow Partnership Centre	Work has commenced on a new partnership centre at County Buildings that will see the existing building fully refurbished to allow a range of different uses to be accommodated. Plans are to relocate a number of facilities in the completed building including; Linlithgow Library, Customer Information Services, Local History Library, Family History

LINLITHGOW PLAN FOR THE FUTURE	WEST LOTHIAN LOCAL DEVELOPMENT PLAN (Proposed Plan)
	Society, Annet House, St Michael's Day Centre for the elderly. There will also be accommodation for Police Scotland who will be relocating from the nearby police station.
R3 Redevelopment of site of Victoria Hall to form a Community Theatre/Cinema	The LDP contains a policy approach to assist in the redevelopment of such buildings within conservation areas policy ENV 23 applies.
R4 Formation of Clarendon Public Park with Woodland Planting and Community Orchards	The site is in private ownership. The LDP provides a policy approach to protect areas of open space and would seek to provide new areas of open space where required. The LDP provides a policy approach to encourage woodland planting and community growing policies ENV 9 and ENV 15 refer.
R5 New/Upgraded Playing Fields, Community Facilities and Additional Parking, Kettilstoun	A Proposal of Application Notice has been lodged with the council by the Linlithgow Community Development Trust for an outdoor sports facility and community hub on land at Kettilstoun Mains, to the west of site H-LL 6. This would provide for a range of sports facilities open to the public. This site has transferred by the council to the Linlithgow Community Development Trust to progress.
R6 Establishment of Permanent Youth Centre	The LDP contains a policy approach to assist in the provision of such facilities.
ED1 New Primary School at Edinburgh Road	The council has an established Education strategy for West Lothian to manage the education estate. This does not include provision of a new primary school.
HE1 Creation of Integrated Health Centre	Provision of health facilities is a matter for NHS Lothian. The LDP can provide the policy support for such facilities and establish a framework for developer contributions to assist in their delivery.

West Lothian Council

Issue: 15B	Non Allocation of land for housing in Linlithgow	
Development plan reference:	EOI-0016 -Springfield West, Linlithgow EOI-0054 - Kettilstoun Mains	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0370 (Gardner Estate) **WL/LDP/PP/0421** (Cemex UK)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Linlithgow & Linlithgow Bridge (page 89) Development in Linlithgow & Linlithgow Bridge (page 26, paragraphs 5.63-5.67) Appendix 2 - Schedule of Housing Sites, Linlithgow (pages 193-200) Proposals Map 2, Linlithgow Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI- 0016 - Springfield West

WL/LDP/PP/0370 (Gardner Estate)
Seeks allocation of the site for a housing development and objects to the Proposed Plan on the basis of its failure to recognise the suitability of the subject site for housing land; reference to sequential assessment for development sites in Linlithgow is not supported and should be removed.

EOI-0054 - Kettlestoun Mains

WL/LDP/PP/0421 (Cemex UK)
Seeks allocation of the site for a housing development to provide for up to 210 houses; argues the council is failing to maintain a five year effective housing land supply; the site compares favourably with the "effectiveness criteria set out in PAN 2/2010 (CDX); the proposed development site is sustainable and no major public investment is required in additional infrastructure to support it; the proposed development is in keeping with the character of the local surrounding area; the proposed development site is therefore consistent with paragraph 125 of SPP (2014) (CDX) and complies with the requirements of Policy 7 of the Strategic Development Plan (CDX); the site can contribute to the housing land requirement to 2024 with potential for up to 210 houses; the site is brownfield.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI- 0016 - Springfield West

WL/LDP/PP/0370 (Gardner Estate)
Seeks adjustment to the settlement boundary to include the site within the settlement of Linlithgow and designated for housing for up to 20 homes; partially remove the site from the Land Safeguarded

for Open Space designation; remove references to sequential approach to development for Linlithgow.

EOI-0054 - Kettlestoun Mains

WL/LDP/PP/0421 (Cemex UK)
Seeks inclusion of the site as a housing allocation in the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI- 0016 - Springfield West

WL/LDP/PP/0370 (Gardner Estate)
The site lies outwith the Linlithgow settlement envelope but is within the Linlithgow Palace and High Street conservation area, originally designated in 1975 and is regarded as being highly important in protecting views for the Linlithgow Loch and Palace and as part of the open green approach to the town.

The site was previously included in the Airngath Hills AGLV one of six AGLVs in West Lothian. The WLLP committed the council to undertaking a review of AGLVs during the plan period. The council undertook this review, proposing the replacement of AGLVs with Special Landscape Areas (SLA), and published the draft West Lothian Local Landscape Designation Review (LLDR) as a consultation document alongside the Main Issues Report for the LDP (CDX). The LLDR contains identifies a candidate SLA at Airngath Hill. The proposed boundary of this cSLA excludes site EOI-01016. No comments were received to the LLDR in relation to the proposed boundary of the cSLA at this location.

The LLDR was prepared primarily to look at landscaping designations outwith settlement boundaries; to reflect the allocation of the site within the Linlithgow Palace and High Street conservation area and to maintain the important views and open green approach to Linlithgow an open space allocation is considered appropriate.

Paragraph 5.65 of the LDP sets out the sequential approach to new development being supported in Linlithgow/Linlithgow Bridge. In terms of the sequential approach the site is not considered to be brownfield and is outwith the settlement boundary. The LDP requires that any release of land in Linlithgow is acceptable in landscape and townscape terms. Given the allocation of the site within the Linlithgow Palace and High Street conservation area and the allocation of other sites across the town, the council is of the view that the site be protected from development.

For these reasons, the council does not agree to modify the plan in response to these representations.

EOI-0054 - Kettlestoun Mains

WL/LDP/PP/0421 (Cemex UK)
The site lies within the proposed Avon Valley Special Landscape Area as defined in the draft West Lothian Local Landscape Designation Review (CDX). This cSLA will replace the Bathgate Hills and River Avon Valley AGLV. The site fails the sequential test for development sites in Linlithgow by virtue of its inclusion in the Avon Valley Special Landscape Area.

Part of the proposal site forms part of designated battlefield site within HES's Inventory of Historic Battlefield.

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan, paragraphs 85-92, 106-113 and Policy 5 and Table 3.1, page 6 (CDX). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply, as required by paragraph 110 of SPP (2014) (CDX), the council has allocated a number of housing sites across West Lothian for housing development.

The site is not considered to meet the criteria for effectiveness as set out in Planning Advice Note 2/2010 (CDX) physical, contamination, deficit funding, infrastructure. There are infrastructure capacity constraints at Linlithgow Academy which will not be resolved until a solution is in place for secondary school provision associated with the Broxburn/Winchburgh CDA.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15I	Retailing in Linlithgow	
Development plan reference:	Policy TCR 1 -Town Centres Policy TCR 2 - Location of New Retail and Commercial Leisure Developments Policy TCR 3 - Commercial Entertainment and Hot Food Premises	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0153 (Savills on behalf of Lothbury Property Trust Company Limited)		
Provision of the development Plan to which the issue relates:	Chapter 5 *This section of the Plan details the Spatial Strategy - Town Centres and Retailing* (para 5.133 – 5.138, page 39) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Commercial Centre Linlithgow

WL/LDP/PP/0153 (Savills on behalf of Lothbury Property Trust Company Limited)
Welcomes the designation of a new commercial centre at Linlithgow Bridge although it is considered that the boundary should correspond with the existing retail offer already clustered at this location i.e. to include Stockbridge Retail Park, the Sainsbury's store to the north-west and the Aldi and Dominoes units to the immediate east. This existing concentration of retail floorspace functions as a whole, forming an essential part of the Linlithgow retail provision/hierarchy. It is considered appropriate that this combined role is reflected in the Local Development Plan.

Modifications sought by those submitting representations:

Commercial Centre Linlithgow

WL/LDP/PP/0153 (Savills on behalf of Lothbury Property Trust Company Limited)
Proposes a change to Figure 6 (page 39) : Under the 'Centre' column of the table the site description should read 'Linlithgow Bridge' rather than 'Stockbridge Retail Park (Linlithgow Bridge)'.

Proposes a change to Proposals Map 2 : A Commercial Centre boundary should be shown on Proposals Map 2, consistent with the map submitted as part of the representation WL/LDP/PP/0153.

Summary of responses (including reasons) by planning authority:

Commercial Centre Linlithgow

WL/LDP/PP/0153 (Savills on behalf of Lothbury Property Trust Company Limited)
With reference to the proposed change to Figure 6 (page 39) (CDX), the council recognises that for the sake of consistency it would be appropriate to identify the Centre as "Linlithgow Bridge". The council would therefore not take issue if the Reporter was minded to amend Figure 6 accordingly.

The respondents' suggestion that Proposals Map 2 should graphically identify the extent of the

Commercial Centre is also noted and the council would not object to the Reporter agreeing to this modification should it be considered helpful in improving the legibility and understanding of the Plan. The respondents have submitted a drawing illustrating the boundary and the council does not disagree with this.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 15J	Allocation of land for mixed use development at Blackness Road, Linlithgow	
Development plan reference:	MIRQ-0210 – Blackness Road, Linlithgow	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0246 (Lambert Smith Hampton on behalf of Oracle UK)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Linlithgow (page 89) Proposals Map 2, Linlithgow & Broxburn Area Policy EMP 1 (Safeguarding and Developing Existing Employment Land)	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

MIRQ-0210 – Blackness Road, Linlithgow

WL/LDP/PP/0246 (Lambert Smith Hampton on behalf of Oracle UK)
Explains that while still committed to an operational presence on the site, the nature of the respondents business has changed substantially and the large production and distribution building has been unused since 2011. It is proposed to reconfigure the site to focus on activities with a high amenity and predominantly office based environment and the respondents seek to have the site allocated for a mixed use development comprising business uses and housing (200 units). The fact that the site is brownfield is advanced as a positive consideration together with intimation that the site meets all the tests of effectiveness. An indicative site masterplan has been prepared and submitted as part of the representation together with other supporting documentation addressing employment and transportation issues.

At the same time, the respondents oppose the allocation of other sites for housing in Linlithgow, namely H-LL 3, H-LL 4, H-LL 5, H-LL 7, H-LL 10, H-LL 11 and H-LL 12 and are especially critical of the fact that the majority of sites will require the development of greenfield land.

In terms of the effect on employment land, it is argued that this would be inconsequential as evidenced by there being no demand for the surplus accommodation on site.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0210 – Blackness Road, Linlithgow

WL/LDP/PP/0246 (Lambert Smith Hampton on behalf of Oracle UK)
Seeks allocation of the existing Oracle business site at Blackness Road for a mixed use development embracing employment and housing. Proposes that other housing allocations should at the same time be deleted, namely H-LL 3 (Boghall East), H-LL 4 Land east of Manse Road), H-LL 5 (Falkirk Road), H-LL 7 (Clarendon House), H-LL 10 Clarendon Farm, H-LL 11 Wilcoxholm Farm/Pilgrims Hill) and H-LL 12, Preston Farm.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0210 – Blackness Road, Linlithgow

WL/LDP/PP/0246 (Lambert Smith Hampton on behalf of Oracle UK)

Employment Land

The site is part of an established employment area currently identified in the West Lothian Local Plan 2009 (CDX). The Oracle facility was previously a single user site, however in recent years large areas of space have been let to occupiers in an attempt to maximise the use of redundant parts of the complex and demonstrates that there is at least some demand for business uses in Linlithgow.

The assessment of loss of employment land is noted against historic transactions in West Lothian, however, the council still considers that the land would be best retained for employment generating uses given the previous use of the site and the proximity to the remaining buildings at Oracle. Introducing non employment uses on the site would also have implications for the development of the adjacent employment site (E-LL 2) potentially constraining what could be done with it.

The council is required to provide for employment land in order to accord with SESplan Policy 2 (CDX) and this site makes a significant contribution to the overall range of employment sites available for development, particularly in Linlithgow where choice is limited. As the economy continues to recover it is anticipated that there will be more demand for employment land and for premises of the calibre which the Oracle facility provides.

Housing Land

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan (paras 85 - 92, 106 -113, Policy 5 and Table 3.1 , page 6) (CDX). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by Scottish Planning Policy (CDX) the council has chosen to allocate a number of sites across West Lothian for housing, including 10 other sites in Linlithgow. Despite a number of these allocations embracing greenfield land, they are considered better suited to accommodating a housing development than this particular site at Blackness Road.

The juxtaposition of housing with employment uses is identified as a particular issue in terms of the Oracle site, as is the potential for housing to be adversely affected by motorway noise and any attendant physical works to combat it. The site is also perceived as being too physically detached and would not integrate well with the existing community. This would be contrary to planning advice contained within the SPP (CDX) that seeks to ensure new sites integrate well with the local communities and make it a smart successful sustainable place.

In terms of site servicing and infrastructure, it was concluded that it could have an adverse effect on the capacity of local schools, particularly Linlithgow Academy and St Joseph's Primary, both of which would not be able to accommodate this development when taking account of the allocations made in the LDP already. The council's position in relation to education capacity and education requirements is set out in the Education Position Statement (CDX).

The drainage implications of developing this site are also potentially quite serious. A high level of attenuation and significant treatment of runoff would be required at the very least, but it is important to be aware that this site is within the catchment of Linlithgow Loch and any intensification of development has the potential to impact negatively on Linlithgow Loch, a body of

water which is deteriorating from what was a mesotrophic loch to one that is currently eutrophic trending towards hyper-eutrophic.

Surface runoff from this site, currently developed as business with extensive parking, is directed via surface water drainage systems to the loch without treatment and attenuation. Wastewater from the business premises is also currently directed via the combined sewer through the town leading to Linlithgow Bridge Wastewater Treatment Works. Capacity in this sewer is heavily constrained and its lack of capacity results in frequent spillage into the loch through the combined sewer overflow (CSO) at the Vennel, worsening the outlook for the loch.

In conclusion, the council has concluded that this site would not be appropriate for housing and for these reasons, the council does not agree to modify the plan in response to these representations.

With reference to the allocated housing sites identified, i.e., H-LL 3 (Boghall East) S4 ref -15B, H-LL 4 (Land east of Manse Road) S4 ref- 15C, H-LL 5 (Falkirk Road) S4 ref- 15D, H-LL 7 (Clarendon House) S4 ref 15E, H-LL 10 Clarendon Farm S4 ref 15F, H-LL 11 Wilcoxholm Farm/Pilgrims Hill) S4 ref 15G and H-LL 12 Preston Farm S4 ref 15H, the councils views on these are is set out in a separate Schedule 4 No (15A).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15K	Non-allocation of land for development, Kingsfield Farm, Linlithgow	
Development plan reference:	EOI-0165	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0247 (Taylor Wimpey)		
Provision of the development Plan to which the issue relates:	Non-allocation of land for housing and commercial uses Chapter 6 - Development Proposals by Settlement Statement, Linlithgow (page 89) Proposals Map 2, Linlithgow & Broxburn Area Page 26 paragraphs 5.63 – 5.67 – approach to development in Linlithgow	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

WL/LDP/PP/0247 (Taylor Wimpey)
It is suggested that the site is suitable and capable of being developed and in support of the proposal it is argued that:

1. the council should plan for the future growth of Linlithgow now, and be proactive rather than reactive;
2. the countryside belt proposed is objected to on grounds that the council has not been transparent in its process and has not allowed for adequate consultation;
3. the historic precedent has been set by the development of Linlithgow along lower, more easily developed landform, and this should continue, with the town expanding to the east;
4. appropriate development at Kingsfield can be accommodated within the sensitive landscape setting of Linlithgow; and
5. the development of Kingsfield could make a positive contribution to housing choice in Linlithgow.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

WL/LDP/PP/0247 (Taylor Wimpey)

Seeks a modification of the Proposed Plan to (a) allocate the land for housing and (b) not to designate the proposed Countryside Belt.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

WL/LDP/PP/0247 (Taylor Wimpey)
In response to the specific matters raised by the respondent, the council submits the following comments;

1. the council is planning for the future growth of Linlithgow in a proactive way. The LDP process is evidence of this.

2. the inclusion of the proposed Countryside Belt designation in the Proposed Plan is effectively a self-contained consultation process; the fact that the respondent is arguing this issue at all demonstrates that it has succeeded in stimulating debate. The council's approach to designation of countryside belt is set out in a separate Schedule 4 (CDX).

3. the most recent extensions to the town have been to the south and the east. The council has intentionally resisted the growth of Linlithgow to the east as being unsustainable in view of the distance such development would be from the town centre.

4. the development of Kingsfield would be visible from the north, from the road approach to Linlithgow, and from the south, to those using the train. It would not, therefore, be able to be accommodated within the sensitive landscape setting of Linlithgow.

5. the Burghmuir site has been the subject of two planning applications; ref. 0095/P/12, for the site as proposed for inclusion in the LDP, (CDX) and ref. 0518/P/13, for part of the site, for a 200 house development (identified as phase A in the supporting statement). Application 0095/P/12 was withdrawn after it had been placed on the agenda of the Planning Committee with a recommendation to refuse planning permission (CDX). Application 0518/P/13 was refused by the planning committee on 13th November 2013 (CDX). An appeal against that refusal was dismissed on 27th July 2015 (CDX).

The council is not minded to modify the plan as proposed by the respondent because;

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development because;

- There is a potential education constraint at Linlithgow Academy. An overview of education issues is set out in Position Statement: Education (CDX);

- The northern part of the site is higher than the surrounding landform, which means that development would be exposed to views from traffic using the approach from the motorway and from passengers using the railway to the south of the site. The objector concedes this point in the representation, stating that '... the approach from the M9, which is an elevated view that will take in the site even if not directly adjacent to the access road';

- Development of the site would change the character and appearance of the area and would have an adverse impact on the setting of the town of Linlithgow;

- Development of the site would, according to the objector, require the development of the adjacent site, Burghmuir (WL/LDP/PP/0355), which would exacerbate the detrimental impact on the landscape and on the character and setting of Linlithgow. It will be noted that the Burghmuir site is also not supported by the council;

- Parts of the site would be outwith easy walking distance of the centre of Linlithgow, increasing the need for travel by car; the site's development would, in consequence, be

unsustainable. In terms of accessibility, the site did not score highly against other proposed development sites in Linlithgow Transport Modelling and Accessibility Analysis, page 23.) (CDX);

- Development of the site would increase traffic movements in the town with consequent harm to air quality and increased traffic congestion;

- Development of the site would result in the loss of Class 1 agricultural land;

- There is no justification to amend the settlement boundary to include the proposed development site. Change to the settlement boundary would result in a weaker boundary and diminishment of settlement setting and is contrary to Policy ENV 7 - Countryside Belts and settlement settings; (CDX) and;

- The site is too remote from the town centre and would not contribute towards sustainable patterns of development. The site does not satisfy the terms of the sequential approach which the council has applied to the selection of development sites in Linlithgow (CDX) page 26 paragraph 5.65.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15L	Proposed settlement boundary change at St Michael's Lane, Linlithgow	
Development plan reference:	Map 2 Linlithgow	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0282 + 21827625-35ec491 (Mr and Mrs Nicol c/o John Duff Planning)		
Provision of the development Plan to which the issue relates:	Promotion of a settlement boundary change. Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

WL/LDP/PP/0282 + 21827625-35ec491
The respondents are disappointed that despite previous submissions to the LDP (Main Issues Report submission MIRQ 0050) (CDX), and having secured planning approval for change of use) to convert woodland to garden ground in April 2005, ref. 1037/FUL/04, (CDX), their garden and that of their neighbours has not been included within the settlement boundary for Linlithgow.

The respondents advise that their garden ground has been developed with the full knowledge and support of the council and have referenced a planning permission for the erection of a garden shed and summerhouse from 2006 (ref. 0550/H/06) (CDX) and indicate that their neighbour also secured planning permission for a garage to store motor vehicles, pointing out that all proposals are consistent with the land's use as a domestic garden related to their residential properties. It is argued that this makes the exclusion of the land from the settlement boundary is all the more puzzling and anomalous.

Modifications sought by those submitting representations:

WL/LDP/PP/0282 + 21827625-35ec491 (Mr and Mrs Nicol c/o John Duff Planning)
Seeks an amendment to the definition of the proposed Linlithgow settlement boundary to reflect planning consents associated with garden ground to the east of I & 2 St Michaels Lane, Blackness Road, Linlithgow and to specifically bring the garden ground within the settlement boundary.

Summary of responses (including reasons) by planning authority:

The garden ground associated with 1 & 2 St Michael's Lane is located to the east of the lane and is physically divorced from the residential properties. The house and garden ground lie within the Linlithgow Palace and High Street Conservation Area, a Site of Scientific Interest (SSSI) and a Special Landscape Area (SLA). They also lie outwith the settlement boundary of Linlithgow, as shown in the adopted West Lothian Local Plan (CDX) and the Proposed Plan (Map 2) (CDX)

The respondents argue that because the council has previously sanctioned the change of use of what was once an area of woodland to private garden ground it follows that the settlement boundary should be amended to reflect this. A committee report relative to planning application ref. 0167/FUL/12 summarises the planning history associated with 1 St Michaels Lane (CDX) while (CDX), (CDX) and (CDX) detail the planning history for 2 St Michaels Lane).

One of the consequences of bringing the garden ground within the settlement boundary and excluding it from the Linlithgow Loch SSI and SLA is that it would open up a general presumption in favour of further development and make it more difficult to resist. It is recognised that the respondents have not indicated that this is their intention but as there has previously been pressure for residential development on part of the land, and which was the subject of an unsuccessful planning application (ref. 0167/FUL/12) (CDX), it is understandable that the council should have such concerns.

This application generated a consultation response from Scottish Natural Heritage (SNH) dated 16th March 2012 (CDX) which advised against the proposal as it would have an adverse impact upon the Linlithgow SSSI. The advice explains that "the areas around the Loch within the SSSI boundary act as a vital buffer zone to the open water which is the special notable feature of this SSSI". The SSSI is currently in unfavourable condition and is deteriorating due to nutrient enrichment from a variety of sources within its catchment. Changes to surface water runoff and drainage within the catchment carry the risk of accelerating this decline in condition".

The council concludes that this advice remains valid and is therefore concerned that the act of bringing the garden ground within the settlement boundary could be a first step in the incremental erosion of the boundary with the SSSI which in turn could have an adverse impact on the SSSI. Taking a broader view of including the land within the settlement boundary, it is difficult to see any wider community benefit.

For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 15N	Non-allocation of land at Burghmuir, Linlithgow for development	
Development plan reference:	*N/A* EOI-0103	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0355 WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451 and **WL/LDP/PP/0453** (Wallace Land Investment & Management) **21395490-829d8c0** (Robert Allan)
WL/LDP/PP/0328 (Neil & Pamela Barnes)

NB see also Schedule 4 number 15A

Provision of the development plan to which the issue relates:	Allocation of land for housing and commercial uses

Planning authority's summary of the representation(s):

Housing land supply
WL/LDP/PP/0355 (Wallace Land Investment & Management) - the proposed plan fails to allocate sufficient effective housing land to meet SESplan requirements.

Sustainability
WL/LDP/PP/0355 (Wallace Land Investment & Management) - the site is in a sustainable location, within walking distance of the town centre and railway station.

Integration with the local area
WL/LDP/PP/0355 (Wallace Land Investment & Management) - the site will integrate with and be in keeping with the character of the local area. The design takes account of the Reporter's decision on appeal PPA-400-2045.

SEA Assessment
WL/LDP/PP/0355 (Wallace Land Investment & Management) - an amended, alternative SEA assessment, carried out by the objector, demonstrates that the environmental impacts would be acceptable.

Infrastructure requirements
WL/LDP/PP/0355 (Wallace Land Investment & Management) - the council's proposed development strategy for Linlithgow fails to address infrastructure constraints for primary education and traffic impacts with consequent air quality impacts.

21395490-829d8c0 (Robert Allan) – land should be used at the east of Linlithgow to develop the junction on the M9 to allow for an off ramp east bound and on ramp west bound; suggests this would remove a large amount of unnecessary heavy traffic going through the centre of Linlithgow, improve air quality and reduce congestion. Supports development at Burghmuir including supermarket which would reduce car journeys and provide better retail choice; advises that a new health centre is urgently required.

WL/LDP/PP/0328 (Neil & Pamela Barnes) – support no development at Burghmuir, Linlithgow; welcome work of interested parties to improve water quality of Linlithgow Loch; greater emphasis is required to promote and increase sustainable transport networks; seek information on any proposals for Linlithgow Cross and Vennel Flats.

Modifications sought by those submitting representations:

WL/LDP/PP/0355 (Wallace Land Investment & Management) -inclusion of the site at Burghmuir for the development of 600 homes and new motorway access slips.

21395490-829d8c0 (Robert Allan) – no modification stated but infers that land at Burghmuir should be allocated for development.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0355 WL/LDP/PP/0449, WL/LDP/PP/0450, WL/LDP/PP/0451 and **WL/LDP/PP/0453** (Wallace Land Investment & Management) and **21395490-829d8c0** (Robert Allan)

Background

Two planning applications have been submitted by Wallace Land and Investment for the site; one, 0095/P/12, for the site as proposed for inclusion in the LDP, and one, 0518/P/13, for part of the site, for a 200 house development (identified as phase A in the supporting statement).

Application 0095/P/12 was withdrawn after it had been placed on the agenda of the Planning Committee with a recommendation to refuse planning permission (CD X). Application 0518/P/13 was refused by the planning committee on 13th November 2013 (CDX). An appeal against that refusal was dismissed on 27th July 2015 (CDX).

The appeal decision

The reporter's decision to refuse planning permission for the 200 house site known as Burghmuir A and Phase A noted that the site had not been identified as a preferred site in the Main Issues Report. The decision of the reporter to dismiss the appeal and refuse permission was founded on his findings that the proposed development would not be sustainable, and that it would harm the character and setting of Linlithgow, both of which make it contrary to SESplan.

Housing land supply

The site, because of education infrastructure availability, would not be able to impact on the housing land supply requirement over the next 5 years. The Proposed LDP identifies sufficient sites to satisfy housing land supply requirements. The council's position on housing land is set out in the Housing Land Position Statement (CDX).

Integration with the local area

The proposed site of 200 houses is open countryside. Development of any sort would not integrate. The addition of some screen planting would be an intrusive element in itself, and would not hide the fact that 200 houses have been built there. This is directly contrary to the findings of the Reporter at the recent appeal. The site is higher than the surrounding landform, which means that development there would be exposed to views from traffic using the A803, a principal route into and out of the town. The setting and character of the town would be adversely affected by the development of the site. Development of the site would be detrimental to the character and appearance of the area, which is currently open countryside.

In this instance there is no justification to amend the settlement boundary to include the proposed site. A change to the settlement boundary at this location would result in a weaker boundary and a

diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as good quality agricultural land (CDX paragraph 76). The council's position on countryside belts is set out in the Countryside Belt Position Statement (CDX).

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development in the countryside on the periphery of Bathgate would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

SEA assessment

The developer's assessment makes assumptions which are not considered to be correct. Part of their assessment compares the site with another site, ignoring the potential weighting of factors.

Air Quality Air quality in Linlithgow has been the subject of detailed assessment and reported to the council's Council Executive on 1 March 2016 (CDX x2). Declaration of an Air Quality Management Area does not in itself prevent development but can inform planning decisions particularly where proposals may lead to an improvement in air quality for example through the provision of new junctions on the M9. The council supports in principle the provision of a 4 way junction at Linlithgow junction 3 and acknowledges that development of the site may assist in the delivery of the 4 way junction. However, parts of the site would be outwith easy walking distance of the centre of Linlithgow, increasing the need for travel by car; the site's development would, in consequence, be unsustainable. In terms of accessibility, the site did not score highly against other proposed development sites in Linlithgow (CDX Transport Modelling and Accessibility Analysis, page 23.). The site does not meet the terms of the sequential approach to development in Linlithgow and significant loss of prime quality agricultural land. The council's position in relation to countryside belt is set out in its position statement (CDX).

Infrastructure requirements

There are no known infrastructure constraints for primary education affecting the site. However, there are capacity constraints at secondary school level, notably at Linlithgow Academy. This constraint is unlikely to be removed until post 2019 at the earliest, the site therefore cannot be considered to be effective and contribute to the five year effective housing land supply. The council's position in relation to Education is set out in the Education Position Statement (CDX).

The council does not propose to modify the LDP in relation to this site.

Reporter's conclusions:

Insert text

Reporter's recommendations:

West Lothian Council

Issue: 15O	Land at Burghmuir, Linlithgow	
Development plan reference:	E-LL 2	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0370 (Gardner Estate)		
Provision of the development plan to which the issue relates:	Allocation of land for employment uses Pages 89 and 110	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0370 (Gardner Estate)

- Welcomes change to the site description which removes reference to Oracle/Sun Microsystems, although identifies inconsistencies across the LDP in the name given to the site and site reference.

- Does not support restriction to class 4 uses and seeks allocation of the site to include use classes 4, 5 and 6.

Modifications sought by those submitting representations:

WL/LDP/PP/0370 (Gardner Estate)

Update the schedule of sites within the Linlithgow and Linlithgow Bridge settlement statement of the Proposed Plan to incorporate the conclusions of Appendix One: Employment Land Allocations. This would result in that schedule stating that the site is suitable for Use Classes 4 and 5.

Update the schedule of sites within Appendix One: Employment Land Allocations so that this Appendix refers to the site by its correct reference (E-LL 2) and that the site is referred to by its amended address "Land at Burghmuir, north of Blackness Road".

Seeks designation to include for Class 6 Storage & Distribution Use, subject to suitable access arrangements being provided.

Summary of responses (including reasons) by planning authority:

The council acknowledges the drafting errors in the LDP text and is minded to correct inconsistencies in the site referencing to refer to the site as E-LL 2 Land at Burghmuir, north of Blackness Road. Address to be amended to "Land at Burghmuir, north of Blackness Road" should the reporter be so minded.

For consistency with the preferred approach set out in the Main Issues Report, the use classes supported are classes 4 and 5. Use class 6 is not supported given the landscape setting of the site and potential impacts on the road network.

Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: 16A	Site at Tarbert Drive, Murieston, Livingston allocated for housing use.	
Development plan reference:	Site H-LV 3.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0031 (Irene Whitelaw)
WL/LDP/PP/0063 (Mr & Mrs Bell)
WL/LDP/PP/0064 (Geoff Stevens)
WL/LDP/PP/0065 (Jackie Hutchins)
WL/LDP/PP/0066 (Emma Truswell)
WL/LDP/PP/0067 (John Bailey)
WL/LDP/PP/0068 (George & Marjory Chirnside)
WL/LDP/PP/0070 (Robert Reid)
WL/LDP/PP/0071 (Iain Millar)
WL/LDP/PP/0072 (Gail E Millar)
WL/LDP/PP/0073 (Thomas Patton)
WL/LDP/PP/0074 (Keri Beagley)
WL/LDP/PP/0075 (J Young)
WL/LDP/PP/0080 (Doreen Carter)
WL/LDP/PP/0086 (William Dobbie)
WL/LDP/PP/0087 (Margot Patton)
WL/LDP/PP/0099 (Peter & Mary Cunningham)
WL/LDP/PP/0109 (Mr R Whitson)
WL/LDP/PP/0110 (Joan Rychter)
WL/LDP/PP/0113 (Mr Agha Mohammed)
WL/LDP/PP/0120 (Mr & Mrs Wilkinson)
WL/LDP/PP/0128 (Gus Wilson)
WL/LDP/PP/0129 (Ian Carmichael)
WL/LDP/PP/0134 (David X)
WL/LDP/PP/0135 (Margaret & John Young)
WL/LDP/PP/0136 (Lesley Borthwick)
WL/LDP/PP/0139 (Mr Peter Robertson)
WL/LDP/PP/0164 (David Brown)
WL/LDP/PP/0185 (Callum & Irene Whitelaw)
WL/LDP/PP/0191 (Callum & Irene Whitelaw)
WL/LDP/PP/0192 (Sandie Christie)
WL/LDP/PP/0199 (Annie Dryden)
WL/LDP/PP/0203 (E A McGeechan)
WL/LDP/PP/0205 (Ian Shemilt)
WL/LDP/PP/0210 (William Wilson)
WL/LDP/PP/0212 (Lesley & Darren Dunlop)
WL/LDP/PP/0213 (Tracey Beveridge)
WL/LDP/PP/0218 (Clare O'Lone)
WL/LDP/PP/0237 (Netta Findlay)
WL/LDP/PP/0243 (SEPA))
WL/LDP/PP/0276 (Fraser A Mackenzie & Gillian Cairney)
WL/LDP/PP/0296 (Margaret Brown)
WL/LDP/PP/0327 (Patrick Cassidy)
WL/LDP/PP/0334 (Marie Hudson)
WL/LDP/PP/0340 (Amie Butchard)
WL/LDP/PP/0342 (Mr & Mrs Buchanan
WL/LDP/PP/0346 (Murieston Community Council c/o Ian Brown)
WL/LDP/PP/0364 (A and M Thomson)
WL/LDP/PP/0373 (Ashleigh Trenzinger)
WL/LDP/PP/0387 (Dipin & Family)
WL/LDP/PP/0410 (Livingston Village Community Council)
WL/LDP/PP/0419 (Scott Tucker)
WL/LDP/PP/0427 (Henry, Susan, Laura and Fiona Gilles)
WL/LDP/PP/0455 (Mrs Barbara Boland)

21903538-H-LV3 (Neil Harris)
21797779-9793d65 (Dorothy McKenna)
21782451-e62aa2d (Peter McGowan)
21772340-ba488f2 (Simon Baxendale)
21769336-H-LV3 (Irene Whitelaw)
21605856-b6cd6fc (Robert Lemmer)
21061671-69be2b8 (Jill Simpson)
21755271-H -LV3 (Philip Galt)

Provision of the development Plan to which the issue relates:	Appendix 2: Schedule of Housing Sites / Site Delivery Requirements; Site H-LV 3; page 202 Proposals Map 3: Livingston Area

Planning authority's summary of the representation(s):

WL/LDP/PP/0031 (Irene Whitelaw), **WL/LDP/PP/0063** (Mr & Mrs Bell), **WL/LDP/PP/0064** (Geoff

Stevens), **WL/LDP/PP/0065** (Jackie Hutchins), **WL/LDP/PP/0066** (Emma Truswell), **WL/LDP/PP/0067** (John Bailey),**WL/LDP/PP/0068** (George & Marjory Chirnside),**WL/LDP/PP/0070** (Robert Reid), **WL/LDP/PP/0071** (Iain Millar), **WL/LDP/PP/0072** (Gail E Millar), **WL/LDP/PP/0073** (Thomas Patton), **WL/LDP/PP/0074** (Keri Beagley), **WL/LDP/PP/0075** (J Young), **WL/LDP/PP/0080** (Doreen Carter), **WL/LDP/PP/0086** (William Dobbie), **WL/LDP/PP/0087** (Margot Patton), **WL/LDP/PP/0099** (Peter & Mary Cunningham), **WL/LDP/PP/0109** (Mr R Whitson), **WL/LDP/PP/0110** (Joan Rychter), **WL/LDP/PP/0113** (Mr Agha Mohammed), **WL/LDP/PP/0120** (Mr & Mrs Wilkinson), **WL/LDP/PP/0128** (Gus Wilson), **WL/LDP/PP/0129** (Ian Carmichael), **WL/LDP/PP/0134** (David X), **WL/LDP/PP/0135** (Margaret & John Young), **WL/LDP/PP/0136** (Lesley Borthwick), **WL/LDP/PP/0139** (Peter Robertson), **WL/LDP/PP/0164** (David Brown), **WL/LDP/PP/0185** (Callum & Irene Whitelaw), **WL/LDP/PP/0191** (Callum & Irene Whitelaw), **WL/LDP/PP/0192** (Sandie Christie), **WL/LDP/PP/0199** (Annie Dryden), **WL/LDP/PP/0203** (E A McGeechan), **WL/LDP/PP/0205** (Ian Shemilt), **WL/LDP/PP/0210** (William Wilson), **WL/LDP/PP/0212** (Lesley & Darren Dunlop), **WL/LDP/PP/0213** (Tracey Beveridge), **WL/LDP/PP/0218** (Clare O'Lone), **WL/LDP/PP/0237** (Netta Findlay), **WL/LDP/PP/0276** (Fraser A Mackenzie & Gillian Cairney), **WL/LDP/PP/0296** (Margaret Brown), **WL/LDP/PP/0327** (Patrick Cassidy), **WL/LDP/PP/0334** (Marie Hudson), **WL/LDP/PP/0340** (Amie Butchard), **WL/LDP/PP/0342** (Mr & Mrs Buchanan), **WL/LDP/PP/0346** (Murieston Community Council c/o Ian Brown), **WL/LDP/PP/0364** (A and M Thomson), **WL/LDP/PP/0373** (Ashleigh Trenzinger), **WL/LDP/PP/0387** (Dipin & Family), **WL/LDP/PP/0410** (Livingston Village Community Council), **WL/LDP/PP/0419** (Scott Tucker), **WL/LDP/PP/0427** (Henry, Susan, Laura and Fiona Gilles), **WL/LDP/PP/0455** (Barbara Boland), **21903538-H-LV3**(Neil Harris), **21797779-9793d65** (Dorothy McKenna), **21782451-e62aa2d** (Peter McGowan), **21772340-ba488f2** (Simon Baxendale), **21769336-H-LV3** (Irene Whitelaw), **21605856-b6cd6fc** (Robert Lemmer), **21061671-69be2b8** (Jill Simpson) and **21755271-H -LV3** (Philip Galt).

All object to site H-LV 3 at Tarbert Drive, Murieston, Livingston being allocated for housing use due to the following issues –

- Land contamination;
- mine workings;
- traffic congestion and increase in traffic
- safety concerns for children given proximity and accessibility to children's play area;
- adverse impact on and loss of flora and fauna;
- loss of open space;
- site is not required for housing; more suitable sites elsewhere;
- education capacity issues at primary school level;
- disruption to the small cul-de-sac (Tarbert Drive) through construction traffic and noise;
- the site is subject to a Tree Preservation Order (TPO) made in 2009; and
- a history of planning refusals.

In summary, there are 54 responses for H-LV3. The majority of them, approximately 40, make reference to contaminated land, wildlife, TPO's and transport issues. The remainder purely note an objection, but do not provide a justification. There was a number of responses which made reference that the Community Council commissioned a planning consultant in 2014 to write a report with regard to the site. The report concluded that the site should be de-allocated (if legally possible) for housing.

In regard to contaminated land matters, the responses can be categorised into two groups:

- comments highlighted the potential health impacts of the remediation works would have on the local residents; and
- contaminated land matters were highlighted/discussed in previous planning applications, i.e. planning permission (1269/FUL/06) was refused on appeal (PPA/400/284) in 2009, therefore the objectors query, why the site continues to be promoted for housing.

SEPA (**WL/LDP/PP/0243)** note that the developer requirements section of the LDP Proposed plan mentions "Drainage Impact Assessment required". While SEPA have no further specific information on flood risk at this location, they advise that it is a site where they can support the relevant development requirements in relation to flood risk.

Modifications sought by those submitting representations:

All of the responses listed above in section 1 and 2 were objections. Those who provided detail noted that the site should be de-allocated from housing and/or the land should not to be disturbed.

SEPA (**WL/LDP/PP/0243)** do not seek any modifications to the Plan in relation to site H-LV 3.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0031 (Irene Whitelaw), **WL/LDP/PP/0063** (Mr & Mrs Bell), **WL/LDP/PP/0064** (Geoff Stevens), **WL/LDP/PP/0065** (Jackie Hutchins), **WL/LDP/PP/0066** (Emma Truswell), **WL/LDP/PP/0067** (John Bailey),**WL/LDP/PP/0068** (George & Marjory Chirnside),**WL/LDP/PP/0070** (Robert Reid), **WL/LDP/PP/0071** (Iain Millar), **WL/LDP/PP/0072** (Gail E Millar), **WL/LDP/PP/0073** (Thomas Patton), **WL/LDP/PP/0074** (Keri Beagley), **WL/LDP/PP/0075** (J Young), **WL/LDP/PP/0080** (Doreen Carter), **WL/LDP/PP/0086** (William Dobbie), **WL/LDP/PP/0087** (Margot Patton), **WL/LDP/PP/0099** (Peter & Mary Cunningham), **WL/LDP/PP/0109** (Mr R Whitson), **WL/LDP/PP/0110** (Joan Rychter), **WL/LDP/PP/0113** (Mr Agha Mohammed), **WL/LDP/PP/0120** (Mr & Mrs Wilkinson), **WL/LDP/PP/0128** (Gus Wilson), **WL/LDP/PP/0129** (Ian Carmichael), **WL/LDP/PP/0134** (David X), **WL/LDP/PP/0135** (Margaret & John Young), **WL/LDP/PP/0136** (Lesley Borthwick), **WL/LDP/PP/0139** (Peter Robertson), **WL/LDP/PP/0164** (David Brown), **WL/LDP/PP/0185** (Callum & Irene Whitelaw), **WL/LDP/PP/0191** (Callum & Irene Whitelaw), **WL/LDP/PP/0192** (Sandie Christie), **WL/LDP/PP/0199** (Annie Dryden), **WL/LDP/PP/0203** (E A McGeechan), **WL/LDP/PP/0205** (Ian Shemilt), **WL/LDP/PP/0210** (William Wilson), **WL/LDP/PP/0212** (Lesley & Darren Dunlop), **WL/LDP/PP/0213** (Tracey Beveridge), **WL/LDP/PP/0218** (Clare O'Lone), **WL/LDP/PP/0237** (Netta Findlay), **WL/LDP/PP/0276** (Fraser A Mackenzie & Gillian Cairney), **WL/LDP/PP/0296** (Margaret Brown), **WL/LDP/PP/0327** (Patrick Cassidy), **WL/LDP/PP/0334** (Marie Hudson), **WL/LDP/PP/0340** (Amie Butchard), **WL/LDP/PP/0342** (Mr & Mrs Buchanan), **WL/LDP/PP/0346** (Murieston Community Council c/o Ian Brown), **WL/LDP/PP/0364** (A and M Thomson), **WL/LDP/PP/0373** (Ashleigh Trenzinger), **WL/LDP/PP/0387** (Dipin & Family), **WL/LDP/PP/0410** (Livingston Village Community Council), **WL/LDP/PP/0419** (Scott Tucker), **WL/LDP/PP/0427** (Henry, Susan, Laura and Fiona Gilles), **WL/LDP/PP/0455** (Barbara Boland), **21903538-H-LV3**(Neil Harris), **21797779-9793d65** (Dorothy McKenna), **21782451-e62aa2d** (Peter McGowan), **21772340-ba488f2** (Simon Baxendale), **21769336-H-LV3** (Irene Whitelaw), **21605856-b6cd6fc** (Robert Lemmer), **21061671-69be2b8** (Jill Simpson) and **21755271-H -LV3** (Philip Galt).

The Livingston Local Plan (1996) allocated the site for housing use (as site MS8) as part of a large number of housing sites along the Murieston Valley Road in south Livingston (CDX).

The West Lothian Local Plan (2009) carried forward the established site for housing use as site HLv61 for approximately 9 units, but with a Tree Preservation Order on the site (CDX x2).

With regard to contaminated land matters. The council supports the principle of rehabilitation for derelict and contaminated land. This is in accordance with the Scottish Government's Planning Advice Note 33: "Development of Contaminated Land" PAN33 (CDX).

This is noted within the West Lothian Local Plan Development Plan: Proposed Plan of October 2015, section 5.245 – 5.246 and policy EMG 6.

PAN 33 and the council's supplementary guidance on the development of contaminated land (CDX), sets out the framework to permit safe and appropriate site investigation, risk assessment and remediation of such sites.

Development of H-LV3 would require strict adherence to the above noted guidance and good practice. There are no material considerations, in regard to contaminated land matters, that suggest the site should not be developed. There are multiple potentially contaminated land sites within West Lothian which have been successfully rehabilitated over recent years. The principles which permitted development of these sites are applicable to H-LV3 at Murieston.

The site has been the subject of a previous planning application for 16 houses (0146/04) and reported to committee in February 2006 but was recommended for refusal for the following reasons:

- the proposal would have resulted in the unjustified loss of protected mature trees;
- the proposal would have had an adverse impact on residential and visual amenity of the locality and on the overall environmental quality of the area;
- a satisfactory method statement had not been submitted for removal of the incinerator ash on the site;
- there was insufficient capacity at the catchment primary school to serve children from the proposed houses;
- the requirements of the affordable housing policy had not been met;
- the requirements of the policy on developer contributions towards a new denominational secondary school had not been met (CDX).

While the committee decided to continue consideration of the 2004 application to allow further negotiations to see if a satisfactory layout could be achieved, the application was subsequently withdrawn.

Subsequently an application, 1269/FUL/06 (CDX), was made for the "erection of 16 houses with associated works" at Tarbert Drive in December 2006. While this was submitted to committee with a recommendation for approval, it was refused in February 2008. The subsequent appeal (P/PPA/400/284) to the DPEA was dismissed and refused planning permission by the reporter in April 2009 (CDX).

The planning application was however refused by the planning committee giving two reasons for refusal, one of which related to TPO's, the other to soil contamination as follows:
"In light of the soil contamination found on the site, the proposed methods for remediation of the site do not adequately address the issue of safeguarding public health".

In summary, the appeal was dismissed due to the felling of trees which would be breach of WLLP policies ENV 11 and ENV 14 (CDX).

In regard to contaminated land matters, the reporter noted the following: *"For the reasons given above taking account of the favourable view of the proposals reached by the various reasonable experts, and subject to the various provisos noted above and listed by the community council, I conclude that the evidence does not support the objectors views that the remediation proposals are likely to result in an acceptable threat to human health, nor the council's contention (in the first reason for refusal) that the proposed methods for remediation of the site do not adequately address the issue of safeguarding public health… For the reasons given, and taking account of the extensive*

technical evidence that has been supplied, I find that the proposed remediation arrangements would, with necessary further refinement, be likely to meet these requirements."

To respond to the various other points raised by objectors:

- The council promoted a Tree Preservation Order (TPO) across the site in 2009 in response to public concern when trees where being removed by the landowner and also because of the quality of trees in and on the boundaries of the site. However, this TPO would not prevent development, but ensure the tree canopy and roots of those trees that were worth retention, as identified in pervious arboricultural tree surveys that accompanied the planning applications and vetted by the council's arborist were accommodated in any design.

- The site is not formally allocated as open space but as a development site, albeit it has been designated since Murieston Valley was laid out by the former Livingston Development Corporation and hence there would be no loss of formal open space.

- The Murieston Trail would be unaffected and remain as a local access route and core path.

- Education capacity is provided by Williamston and St Ninian's primary schools and James Young High School and St Margaret's Academy. There are no capacity issues at these schools with these additional 9 dwellings that are allowed for within the school projections.

- No specific protected flora or fauna cover the site of the former farmhouse and garden that comprise H-LV3. There are no known badger setts in, or adjacent to, the site as claimed.

- Issues such as "construction traffic" and "related noise" can be controlled by planning conditions placed on any approved planning application. Any disruption would not be long term. When the properties along Tarbert Drive were built, a spur access road was formed at the same time into the H-LV3 site as it was intended for development around the same time the properties on Tarbert Drive were also constructed as part of the wider Murieston Valley development area.

- Again, other issues such as perceived loss of privacy can be controlled through planning conditions, but again, the site was intended for development when Tarbert Drive/Teviot Drive and the east end of Murieston Valley were originally constructed.

- As the penultimate development site in the Murieston Valley, the site of the former Murieston Farmhouse has been intended for development since the 1980's when the former Livingston Development Corporation produced "Stage A" plans for this area (CDX).

- While there are over 400 properties along the Murieston Valley Road that exceeds the normal cul-de-sac limit, the existence of a secondary emergency access at the east end does not raise any concerns with Transportation Services for the potential vehicles generated from another 9 dwellings.

To summarise, the council does not consider that the LDP Proposed Plan should be modified in respect of any of the issues raised.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16B	Allocation of land for housing at Brotherton Farm, Livingston	
Development plan reference:	MIRQ-0123	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0147 (Gladman)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Livingston (page 90) Appendix 2 - Schedule of Housing Sites, Livingston (pages 201-217) Proposals Map 3, Livingston	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0147 (Gladman)

Representation to non-allocated site

MIRQ-0123 – Brotherton Farm, Livingston

Using data from the Housing Land Audit (2014), the respondents calculate that the council has at best 2.6 years supply of effective housing land. It is also observed that the council continue to rely on a number of committed sites that have failed to deliver housing units. The opportunity therefore exists for additional housing land to be allocated in the LDP that has potential to deliver new housing in the plan period. Additional allocations will add greater flexibility and certainty to the housing land supply.

It is noted that:

- Livingston is the principal settlement within the West Lothian SDA; recognised as accessible and well placed for investment and growth yet the LDP proposes no new significant housing land allocations in the town in the period to 2024.
- Brotherton Farm sits in the countryside belt on the western edge of the town, outwith any existing landscape protection designations. The site is at the eastern extremity of the boundary of the proposed 'Upper Almond Valley' Landscape Character Unit (LCU) and development here would not affect its overall landscape characteristics.
- The LVIA and Design Statement show that the development of this site follows an established pattern of development in Livingston townscape.
- This proposal is for an economically viable stand-alone development, delivering all requisite infrastructure on a developer funded basis, on a short term basis (within 5 years), meeting key concerns of WLC.

Modifications sought by those submitting representations:

WL/LDP/PP/0147 (Gladman)

Seeks a modification of the Proposed Plan to (a) allocate the land at Brotherton Farm for housing with an indicative capacity of 150 new homes.

Summary of responses (including reasons) by planning authority:

This representation is for the allocation of land at Brotherton Farm for housing development. It should be noted that an application for planning permission in principle for a 12.4ha residential development (0648/P/14) was refused by the council in March 2015. The council's reasons for not granting permission are set out in the decision notice (CDX) (https://planning.westlothian.gov.uk/online-applications/files/EF6DBE25A0FE327779B63D858CC0E09B/pdf/LIVE_0648_P_14-REFUSAL_OF_PLANNING_PERMISSION_IN_PRINCIPLE-1537955.pdf)

That decision was appealed to the Planning and Environmental Appeals Division (PPA-400-2057). The council's response to the appeal is set out in its statement of observations submitted in respect of the appeal (CDX) (https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=115845&T=2).

Subsequently, a notice of intention was issued by the Reporter in December 2015. The Reporter indicated that permission would be granted subject to conditions and the execution of a section 75 agreement. He deferred determination for a period of 4 months to enable an obligation (either by agreement or a unilateral obligation) to be completed, registered or recorded. It has not been possible to reach agreement and no obligation has been recorded within the period specified by the Reporter. On 11 April 2016, the council invited the Reporter to review the position (CDX).

While the council continues to be of the opinion that the allocation of this site for housing is both inappropriate and unnecessary, it recognises that it would be bound by the outcome of the appeal, notwithstanding that there may be grounds available to it for pursuing judicial review. In the interim, the council does not propose to change the LDP in relation to this submission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16C, 16D & 16E.	Almond South, Gavieside, West Livingston. Almond North, Gavieside, West Livingston. Breich Valley Walkway.	
Development plan reference:	Site E-LV 47 Site E-LV 49 P-104	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21861519-cd92402 and **WL/LDP/PP/0165** (John Wright, Strutt & Parker for Rosebury Estates)		
Provision of the development Plan to which the issue relates:	Section 6 Development Proposals by Settlement (page 92). Appendix 1: Employment Land Allocations (page 117). Appendix 6: List of Proposals (page 276). Proposals Map 3: Livingston Area.	
Planning authority's summary of the representation(s):		

21861519-cd92402 and **WL/LDP/PP/0165** (John Wright, Strutt & Parker for Rosebury Estates) - support Proposal P-104 (page 88, and Proposals Map 3: Livingston) for an Almond & Breich Valley Walkway. This could be assisted in planning and delivery (in part as part of the development), by the changes sought to E-LV 47.

Allocation Ref: support allocation site E-LV 47 (Pages 92, 117 and Proposals Map 3: Livingston)for development, subject to changes. They note that the annotation in the table on Page 92 indicates a site area of 31ha. At MIR stage, the Estate had sought the extension of the previously identified as "Almond North" allocated area to the south down to the River Almond to enable a comprehensive Masterplan to the prepared. The original area identified in the WLLP measured some 16.8ha, and the additional land sought to be included measured 14.4ha resulting in a total area of 31.2ha. However, having measured the proposed area for development in the LDP, this would more accurately be stated at 23ha, not 31ha as shown on the table and seek a correction to the LDP to reflect this.

The entry under "Ownership" on page 117 states that the land is in private ownership, however, there is land within Council ownership on the eastern edge of the proposed development area, and this should probably be reflected on the table.

The entry under "Infrastructure & other Requirements" indicates a requirement for a Flood Risk Assessment. The allocation, as currently shown, is well outside the SEPA 1 in 200 year flood area (some 15-20mtrs above it), and on that basis we would be surprised if a Flood Risk Assessment was necessary or justified for the allocation. It may be that, as a result of the changes sought below, this entry remains.

The entry under "Planning Status" indicates that this allocation is carried forward from the current Local Plan. Whilst this is technically correct, the allocation from the Local Plan has in fact been extended to the south on the Council ownership (but not as requested on our client's ownership) and now extends down to the River Almond. A change is sought, subject to the other changes sought below, to this entry to read "*part carried forward from WLLP, part allocation in LDP*".

The identification of the site area on the Proposals Map is noted, however the consultants question the logic in extending the allocation on the council's ownership to the river and not on the adjacent land as requested in our representations to the Main Issues Report. The council's ownership is most affected by the pipeline safeguarding (which would rule out many uses on large parts of the site, particularly the extended area), and as currently shown would be a difficult area to appropriately masterplan or develop. Therefore request that the whole E-LV 47 allocation be extended to the River Almond to enable a masterplan for the comprehensive development of the whole area to be prepared, taking in to account place-making objectives; to consider and mitigate impact of the pipeline safeguarding; to take into account any impact of flooding; to allow existing boundaries to be enhanced rather than creating new boundaries; to identify an appropriate, flood free, route for the Almond & Breich Valley walkway and potentially delivered (in part) as part of the development; to identify the most appropriate area for SUDs and drainage solutions for the whole development; to prepare a landscape strategy for the whole site; and avoid leaving a difficult area to farm.

Whilst these changes would result in an area being identified for development of some 38ha, do not envisage the whole area being subject to physical development. The allocation, as currently drawn does not achieve the efficient use of land, unnecessarily restricts the masterplan process, and potentially prejudices the delivery of P-104.

With allocation Ref E-LV 49 (Pages 92, 117 and Proposals Map 3: Livingston), Rosebury Estates support the identification of this land for development in this LDP.

With regard to the Countryside Belt south of E-LV 47 (Proposals Map 3: Livingston), Rosebury Estates object to the identification of the area to the south of E-LV47 as Countryside Belt as it prejudices the ability to appropriately masterplan the development and to achieve satisfactory drainage solutions which are most appropriately located at the lowest point of the site. The agents request that this be redrawn and provide a plan to show this although they do not anticipate physical development on the whole area, but the opportunity should be provided for the masterplan to be prepared identifying the most appropriate areas for development.

Modifications sought by those submitting representations:

21861519-cd92402 and **WL/LDP/PP/0165** (John Wright, Strutt & Parker for Rosebury Estates) - seek changes as set out in their representations to site E-LV 47 in West Livingston e.g. remove the need for a flood risk assessment, but essentially to increase the site area and remove the Countryside Belt designation to the south of E-LV 47 that is shown on Proposals Map 3: Livingston Area.

Summary of responses (including reasons) by planning authority:

21861519-cd92402 and **WL/LDP/PP/0165** (John Wright, Strutt & Parker for Rosebury Estates)
Context - site E-LV 47 comprises agricultural fields on the upper slope above the River Almond, to the west of Kirkton Campus, Livingston. Under the terms of the Adopted West Lothian Local Plan(2009) the site is within the Livingston settlement boundary and allocated as "AN "- Almond North as a 31ha employment site as an extension to Kirkton Campus to be developed as part of the West Livingston CDA. It is surrounded by Livingston Countryside Belt (Policy ENV 22-23).

Main Issues Report (2014) - the site was identified as a Preferred Employment site (CDA- AN) and was subject of an Expression of Interest (EOI -0013) (CDX). There was an adjacent EOI to the east: EOI-0173 (CDX) the encompassed the land for the required link road / bridge crossing.

Proposed West Lothian Local Plan (2015) - this site is allocated for planning use class 4, business and class 5 general industrial employment uses. It included the road corridor to the east that would form

a new road link from Toll Roundabout south across the River Almond to the part of the CDA at Gavieside.

Employment Land

The council is required to allocate employment land based on the requirements set out in the approved Strategic Development Plan (CDX - paras 93 – 96 and policy 2). There is a need to provide sufficient effective employment land which can allow the delivery of jobs in the period to 2024. As a result of the need to identify a range and choice of sites to ensure an effective employment land supply as required by SPP (CDX – para 101), the council has allocated a number of employment sites across West Lothian.

In Livingston, 51 sites have been allocated for employment development; of which 2 remained in Kirkton Campus, 8 at Eliburn Campus and 2 at Starlaw Campus. Hence, the need to extend Kirkton Campus to the west into Almond South (E-LV 47) and Almond North (E-LV 49) for employment use.

Flooding

SEPA's submission on the Proposed Plan (**WL/LDP/PP/0243)** points out that the "Developer requirements" section mentions "*River Almond to south, possible requirement for Flood Risk Assessment and Drainage Impact Assessment*." SEPA state *"the FRA should also take into account any small watercourses within/ adjacent to the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. For clarity and consistency, the council may wish to stipulate that an FRA is required rather than a possible requirement."* Consequently, it is valid to require a Flood Risk Assessment, but as suggested by SEPA, clarify that it is required.

Wildlife and Habitat

At MIR stage, Scottish Natural Heritage has raised no objections to development of the site. While at Proposed Plan stage they also had no comments.

In relation to the various points raised by Rosebury Estates (**21861519 / cd92402** & **WL/LDP/PP/0165**):

To clarify the size of site issue; the total site area of Almond North / E-LV 47 should read 23.3 ha, not 31ha as listed in Appendix 1 Employment Site Allocations (pages 92 & 117/ column 3) i.e.; E-LV 47 is formed by the original WLLP Almond North ("AN") allocation at 15.4ha and the EOI-0173 site to the east at 7.9ha. The 31ha figure came from combining both employment sites located north of the Almond: i.e.; E-LV 47 site at 23.3 and E-LV 49 Cousland Wood site at 7.3 to form approximately 31ha.

The consultant points out that the entry in Appendix 1 (page 117) under "Ownership" states that the land is in private ownership but that the council own the land to the east. This is acknowledged and the entry can be amended to reflect the *"east part is public".*

In relation to the comment on "Planning status", (page 117), the east part of the site was brought forward after the Main Issues Report stage, following the EOI representation (EOI 0173) being identified as a "Preferred New Site". This was to reflect the likely land take for the new distributor link road and overbridge across the River Almond to connect Gavieside CDA to the Toll Roundabout / A779 – Starlaw Road / M8. This was to remove the small sections of Countryside Belt / open space / Area of Special Landscape Control (AoSLC) designated in the adopted West Lothian Local Plan (Proposals Map 3).

The corridor for the link road and bridge is to the east of the ethylene high pressure gas pipeline and connects to the early masterplan for the south side at Gavieside CDA, though this masterplan have not been formalised or made public yet by the lead developer. While the strip to the north of the

river is in council ownership and as the agent points out unlikely to be developed it was shown on the proposals map to allow for development of the road and associated embankments rather than leave it as part of the "Countryside belt / open space / AoSLC" as shown on the adopted proposals plan map.

Support for allocation of Almond North (E-LV 49) is acknowledged.

The area to the south of E-LV 47 the lower field has been left as a reasonable buffer along the River Almond with the "Almond Pools West" that forms a Local Biodiversity Site, particularly for wild fowl. It was not considered to allocate this lower area immediately adjacent to the river for development. There is also a stand-off on the south side of the river that contains the Breich Valley Walkway (P-104).

This walkway is also a Core Path. There are no plans to create the walkway on the north side of the river as it is more open and sensitive to the wildfowl using the Almond West Ponds whereas there is a planted woodland buffer on the south side through which the core path is routed.

The south boundary of E-LV 47 was drawn where the approximate break of slope that was envisaged would allow the creation of 2 large linear development platform accessed either from the north (A705) or from the east depending on the configuration of the new link distributor road and the slope that may need for an extra crawler lane provided.

As the agent points out, this lower area remains within their client control. It forms a field that has been previously farmed and there is no indication why it should become a "difficult area to farm" as the land manger would continue to have access from the fields in their ownership to the west.

It is not accepted that it would be difficult to master plan the site with the lower area adjacent to the Local Biodiversity Site excluded from the allocation. To allocate a larger area up to the river, indicates development could be expected in this sensitive location and that is not the intention.

While no major changes are proposed to site E-LV 47, however, the council does see merit in the minor clarifications for the accompanying table (page 117) should the Reporter be minded to amend the LDP in relation to these matters.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16F	**Allocation of land for housing at Balmoral Gardens, Livingston**	
Development plan reference:	MIRQ-0153 -Balmoral Gardens	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0194 (Scott Graham on behalf of Dr Rehana Karim)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement , Livingston (page 90) Proposals Map 3, Livingston Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Site

MIRQ-0153 (Balmoral Gardens)

WL/LDP/PP/0194 (Scott Graham on behalf of Dr Rehana Karim)
Objects to the non-allocation of residential land at Balmoral Gardens in Livingston. It is submitted that the site should be identified in the LDP as a residential development site of 1.1 hectares with an indicative capacity of up to eighteen units.

This representation concerns a consented residential development site at Balmoral Gardens, Livingston. The site which is subject to this representation is bounded to the north by existing residential development at Balmoral Gardens, to the east by existing woodland, to the south by an existing railway line and to the west by Murieston Road.

The site is a former railway siding and at present is disused and overgrown. It is considered significant to note that development of the site has previously been established via planning permission 0144/P/08 (CDX) and has been subsequently renewed via planning permission 0816/FUL/10 (CDX) and 0213/P/14 (CDX). In this regard outline planning consent (0144/P/08) and the subsequent renewals allow for the erection of four houses on the Balmoral Gardens site.

In addition to the above, planning application 0351/P/09 (CDX) proposed a 1.1ha retirement complex on the site with an indicative plan showing eighteen flats in two blocks. It is significant to note that while the proposals which were the subject of this application received a favourable recommendation to approve by council officers, and received a `minded to grant' decision by the planning committee, the applicant failed to follow through and complete the required Section 75 obligation. Consequently, planning permission was never actually granted and this particular development did not proceed. In the meantime the site has changed ownership.

Given the aforementioned history, and particularly the fact that the site has been shown to be potentially capable of accommodating up to eighteen units, the respondent objects to the non-allocation of this site in the Proposed Plan and seeks its inclusion.

The site in the Proposed Plan is currently identified as `land safeguarded for open space'.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0153 (Balmoral Gardens)

WL/LDP/PP/0194 (Scott Graham on behalf of Dr Rehana Karim)
Request a change to the designation of the site as land safeguarded for open space and for it to be allocated instead for housing with a notional capacity of up to eighteen houses and included in the Schedule of Housing Sites in Appendix Two (page 201) of the LDP and shown as such Proposals Map 3.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0153 (Balmoral Gardens)

WL/LDP/PP/0194 (Scott Graham on behalf of Dr Rehana Karim)
The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is (a) insufficient justification to allocate this land for housing in the LDP and (b) specifically not for up to eighteen units.

The site is regarded as a windfall site and it is recognised that it benefits from planning permission in principle (0213/P/14) for up to four houses. It is however the case that the council does not allocate sites of less than 5 units in the development plan. The council is also aware that there are constraints on the developable area of the site because of its physical relationship to the adjacent railway line and this, at the very least, calls into question the capacity of the site to satisfactorily accommodate any more houses. Notwithstanding the previous 'minded to grant' indication for eighteen flats, taken incidentally under a different planning authority regime, it is significant that a legal agreement was never concluded and permission has therefore not been granted. The subsequent granting of permission for four houses also supersedes this.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this site.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16G	Allocation of land for housing at Ettrick Drive, Craigshill, Livingston	
Development plan reference:	H-LV 5 - Ettrick Drive, Craigshill, Livingston	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0004 and CSC 101004870224 (Jessie Young) **WL/LDP/PP/001** (Isabel Findlay) **WL/LDP/PP/002** (Karen Winters) **WL/LDP/PP/003** (Christine Hodgson) **WL/LDP/PP/004** (Jessie Young) **WL/LDP/PP/005** (Eugene Tomany)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 90) Appendix 2 - Schedule of Housing Sites / Site Delivery Requirements, Livingston (page 203) Proposals Map 3, Livingston Area.	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-LV 5 (Eldrick Drive, Craigshill, Livingston)

WL/LDP/PP/0004 and CSC 101004870224 (Jessie Young)
WL/LDP/PP/001 (Isabel Findlay)
WL/LDP/PP/002 (Karen Winters)
WL/LDP/PP/003 (Christine Hodgson)
WL/LDP/PP/004 (Jessie Young)
WL/LDP/PP/005 (Eugene Tomany)
Objection is raised to the allocation of the site for housing for one or more of the following reasons:-

- the physical relationship of new development to existing properties in terms of loss of daylight (it is advised that the residents in Ettrick Drive are predominantly elderly, infirm and disabled, and many have impaired vision);
- the physical relationship of new development to existing properties in terms of overlooking and loss of privacy;
- road safety issues through the generation of additional traffic (both during and after construction) and placing additional pressure on already congested roads. There is particular concern about access to the Health Centre and a local special needs school being especially difficult;
- the impact on 'on street' car parking given that existing residents have parking bays by their bungalows which, they believe, are for their sole use, and as many are blue badge holders they would object to having these spaces used by non-disabled people. There is also an issue with a small car park to the side of the site which fills up rapidly and with some of the spaces being used by Health Centre Staff.

- the likelihood of noise, particularly during the construction period as many of the local

residents are elderly and disabled and the impact of having a building site in close proximity would have a detrimental effect on their health; and

- the loss of an open space which has always been used and enjoyed by residents.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-LV 5 (Eldrick Drive, Craigshill, Livingston)

WL/LDP/PP/0004 and CSC 101004870224 (Jessie Young)
WL/LDP/PP/001 (Isabel Findlay)
WL/LDP/PP/002 (Karen Winters)
WL/LDP/PP/003 (Christine Hodgson)
WL/LDP/PP/004 (Jessie Young)
WL/LDP/PP/005 (Eugene Tomany)
The respondents seek the removal of site H-LV 5 as a housing allocation from the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-LV 5 (Eldrick Drive, Craigshill, Livingston)

WL/LDP/PP/0004 and CSC 101004870224 (Jessie Young)
WL/LDP/PP/001 (Isabel Findlay)
WL/LDP/PP/002 (Karen Winters)
WL/LDP/PP/003(Christine Hodgson)
WL/LDP/PP/004(Jessie Young)
WL/LDP/PP/005 (Eugene Tomany)
The site was originally allocated in the Livingston Local Plan 1996 (CDX) as site C35 and "Reserved for a range of specified uses" within the Craigshill local centre boundary. Specifically, these were identified as "Commercial / Community / Housing" and for many years a temporary Co-op shop was located in portable accommodation on the site before being demolished and the site grassed over when it permanently relocated to a new building at Howden South Road, Almondvale.

It is a long standing reserve site from the earlier "Stage A" plan for Craigshill. "Stage As" were akin to mini-local plans that the former Livingston Development Corporation produced to govern development within the new town.

As an established site, it was rolled over into the Adopted West Lothian Local Plan 2009 (CDX) where it was identified as site HLv76. Due to its small size (0.24ha), it was considered an appropriate small scale housing site that would be suitable for an estimated 10 houses.

The site is now carried forward to the Proposed Plan where it has been referenced as H-LV 5 and the site requirements in Appendix 2 notes that a Planning Brief has been approved to guide its development. (CDX) This dates from 2002, and while probably needing to be refreshed, the basic principles remain sound. In terms of layout and design, it anticipates a two storey flatted or terraced development. It was specifically not considered suitable for a four storey flatted development (as occurs to the north east of the site) due to the adverse physical impact this could have on neighbouring properties. The Planning Brief also requires privacy distances of a minimum of 18m between habitable rooms to be respected. The north / south terraced properties along Ettrick Drive

have blank gables on their north elevation, so there is no issue of overlooking or loss of daylight.

In terms of car parking, there is a car park to the north used by the adjacent Health Centre and mall. The car parking to the east of site had originally been part of the co-op building parking but remains outwith the development area and of use to residents. The brief states any new development would be required to provide parking within the site boundaries. There is existing open space to the southwest, opposite Tweed Drive and to the northeast at Forth Drive and other small areas of open space spread throughout the scheme. The existing footpath on the north east boundary would be retained. An outline planning application for 24 flats in two 3/4 storey blocks (ref. 0234/P/07) was submitted in 2007, but later withdrawn. (CDX)

Overall, the council considers the site to be a viable and appropriate location for a modest urban infill development and is satisfied that the concerns which have been raised can be satisfactorily addressed through the Development Management process and by also having regard to the council's approved Residential Development Guide. (CDX) For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16H	Former Eagle Brae Depot, Eliburn, Livingston	
Development plan reference:	H-LV 24	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0022 (Robert Wilson)		
Provision of the development Plan to which the issue relates:	Allocation of land for housing in Livingston. Appendix 2: Schedule of Housing Sites / Site Delivery Requirements (page 213). Proposals Map 3: Livingston Area	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0022 (Robert Wilson) - has raised an objection to allocation of the former council depot at Eagle Brae Eliburn for housing use but did not elaborate.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0022 (Robert Wilson) – no modification suggests but infers removal of the site from the LDP.		
Summary of responses (including reasons) by planning authority:		

WL/LDP/PP/0022 (Robert Wilson)

Housing Land

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan, SESplan (CDX - paras 85 – 92, 106 – 113 and policy 5, and page 6, Table 3.1). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024.

As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP2014 (CDX – para 110), the council has allocated a number of housing sites across West Lothian for housing development. The site is anticipated to commence delivery of housing within the first plan period. Deletion of the site would reduce the availability of housing land supply within the first plan period and over the plan period as a whole (CDX).

As an established site, there was no allocation of the site, or the surrounding area, in either the adopted 1996 Livingston Local Plan or the adopted West Lothian Local Plan (2009).

As a vacant former depot building, the council's Estates Services had identified it as surplus to the council's requirements and raised it at the "Expressions of Interest" stage to inform the Main Issues Report for the LDP (PJ 0005) (CDX). Within the Main Issues Report in 2014 it was considered a "Preferred New Site".

The site is located in the middle of an area dominated by housing and there is existing residential use

on all 4 sides of the development site, thereby the site lends itself to residential development by removing it from a business use within a residential neighbourhood, albeit, as it was operated as a Class 4 business use this was compatible with surrounding houses.

There is a small watercourse to the north west of the site. SEPA have no evidence to suggest it flows through the site, however any applicant should be minded that Planning Advice Note 69 'Planning for Flooding' states that *"Buildings must not be constructed over an existing drain (including a field drain) that is to remain active."*

The council's historical maps were reviewed, no evidence of potentially contaminative activities having been carried out on the site was recorded. Other potentially contaminative activities, e.g. quarries that form the adjacent play park and oil tanks related to the depot have operated within the vicinity of the site.

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 statement 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.

In terms of education capacity, the site is within the catchments of Harrysmuir and Howden St Andrew's Primary Schools and Inveralmond Community High and St Margaret's Academy. However, there are capacity issues emerging at Harrysmuir Primary School where a school extension would be required. The developer contributions required for the appropriate catchment schools would have to be paid.

Planning gain is required towards upgrading the quality of access and signage to Heatherbank Neighbourhood Park in Ladywell from the developers of site. There are trees within the site boundary and the council's arborist should be consulted on their health and longevity at an appropriate time in the process i.e. at the planning application stage.

Vehicular access would be via existing access at Eagle Brae, but details would again be considered at the planning application stage.

In terms of archaeology, the plot itself was depicted as largely undeveloped on the 1st edition Ordnance Survey (OS) Map, with the exception of a structure annotated as 'North Lodge', which occupied the northern-western corner. This was originally on the western side of the road shown on the 1st edition, but the re-alignment of Eagle Brae means that its location now lies within the plot. There may be some potential for elements of this structure to survive below ground level, but it appears unlikely to be of major archaeological significance.

The majority of the rest of the plot appears likely to have been subject to reasonably extensive levels of previous disturbance, meaning that there is a limited possibility of earlier deposits surviving. No sites have been recorded from within this large plot, which was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps of the area.

Modern maps and aerial photographs suggest that it remains as undeveloped farmland, and the fact that it does not appear to have been affected by disturbance during the modern period means that it retains some potential to produce buried deposits associated with earlier phases of occupation. It is likely that a programme of evaluation would be required to assess this potential in advance of development of the plot.

Overall it is considered there is no significant impediment to developing this site for housing (CDX).

Summary

The site is a brownfield site located in an established residential area. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

This site is within the settlement boundary and would present a logical next phase of residential development. The council does not intend to alter the Proposed Plan in response to this objection.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16l	Allocation of land for employment uses at Appleton Parkway, Eliburn Campus, Livingston	
Development plan reference:	Sites E-LV 13 & E-LV 14 – Appleton Parkway, Eliburn Campus, Livingston	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0184 (Robert & Maureen Sommerville) **21871541-ff7b3a** (Sandra Hebenton on behalf of Network Rail)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 91) Appendix 1 – Schedule of Employment Sites, Livingston (page 112) Proposals Map 3, Livingston	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0184 (Robert & Maureen Sommerville)
While not opposed to suitable development proposals, the respondents identify a number of concerns regarding both sites, E-LV 13 and E-LV 14, which lie to either side of their house. They are also keen to ensure that previous assurances given by former council officers should be honoured.

Notes that Map 3 accompanying the Proposed Plan obscures their house "Schoolhouse" under a label with the site name E-LV 13 and could wrongly give the impression to potential developers that it doesn't exist. They point out that on the supplied Map 3, "is obscured by the site name E-LV 13, and feel that anyone considering a development might think there is no house there. They are not totally against any suitable proposal, but state that previous assurances given by former Heads of the Planning Department should be honoured.

E-LV 14

Advises that a surface/flood water collection pond to catch and store flood water was constructed at Appleton Parkway Roundabout as part of the flood defences and queries whether this feature will be retained.

Concerned that there appears to be insufficient consideration given to the geological underground workings in this area although the whole of site E- LV 14 has been deep drilled on a number of occasions. This area has been mined for coal and large scale room and stoop shale workings and has previously been zoned only as suitable for single storey development, with large raft type foundations. The "Middleton Hall" fault is a well-documented major underground fault line which runs north easterly through this site. Collapses of mine workings have occurred on numerous occasions and these should be a major consideration for any proposed development.

Indicates that there is a 250 mm high pressure gas main just outside the bund fence to the south and east boundary of schoolhouse and advise that the owners of the School House had agreed to a raised bund or mound of soil with trees/shrubs planted on it, constructed to the south and east of their house, by Livingston Development Corporation before Houston Road West was constructed. The bund and trees was to afford some screening and noise protection from the "Houston Road West" and Appleton Parkway Roundabout and any proposed future developments, and it was

agreed this would be maintained and retained.

E-LV 13

The respondents note there is no firm commitment to the location of the road access to site E-LV 13.

Advises that there is a 250mm distribution water main in a T shape running from the under the railway, through the wood up to Houston Road West. Relocating this water main was a key reason why the site was considered uneconomical to develop in the past.

Concerned that since the construction of "Schoolhouse Road ", it has remained un-adopted and is not maintained by the council. This means that there are no arrangements for snow ploughing, gritting or grass cutting. Neighbouring house owners are also inconvenienced by illicit HGV parking with noisy refrigerated vehicles arriving and leaving at unsocial hours. Private hire taxis use the turning area to the west of the house as a toilet or to dump waste and the site is occasionally used by travellers which brings additional issues of noise and nuisance. Late night revelry and drug dealing are also commonplace. When Police Scotland are contacted they advise that they have no powers as it is a private road,

The pedestrian crossing on Schoolhouse Road was constructed to give access to the underpass at Houston Road West. The crossing appears to be built too high and vehicles are damaged. The public persist walking on the roadway despite there being a footpath. Suitable signs are required to make them aware there are still vehicles using it.

The respondent suggests that the only way to stop the continued disruption on Schoolhouse Road is to erect a temporary lockable barrier which could be accessed by authorized vehicles as required. Suggests that WLC and British Transport Police see no problem with a barrier. This barrier was requested by the school house owners at the original construction stage but never provided.

21871541-ff7b3a (Sandra Hebenton on behalf of Network Rail)
Notes that sites E-LV 13 and E-LV 14 are identified for employment uses falling within Use Classes 4 and 4, 5 and 6. Requests that consideration is instead given to identify these sites as residential allocations and modify the Proposed LDP.

Suggests that there is a surplus of employment land in West Lothian and implies that sites E-LV 13 and E-LV 14 are not required.

In support of removing the employment allocation, references:

- Policy 2 of the South East Scotland Strategic Development Plan (SESsplan) which states that the West Lothian Local Development Plan will support the delivery of 123ha of the established strategic employment land supply. Also states that "the development of mixed communities (with residential and compatible employment opportunities jointly provided) on strategic employment sites may be appropriate provided this is justified through an LDP and does not result in a net loss to the overall strategic land supply".

- Notes that the Proposed Plan (Figure 2) states that in relation to the SESplan employment land requirement of 123ha, there is 206ha currently marketable with a total of 575ha of identified employment land within the West Lothian area and suggests that this represents a significant surplus.

In support of allocating the sites for housing, references:

- paragraph 119 of Scottish Planning Policy which states that LDPs should allocate a range of

sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption;

- paragraph 122 of Scottish Planning Policy which states that LDPs should allocate appropriate sites to support the creation of sustainable mixed communities and successful places and help to ensure the continued delivery of new housing;

- paragraph 90 of the South East Scotland Strategic Development Plan (SESplan) which states that the scale of the housing requirements for West Lothian will require the identification of sites in sustainable locations where infrastructure is either available or can be provided and in locations where there are no environmental constraints; and

- Figure 5 of the Proposed Plan which shows a shortfall of 3,623 units over the period 2009-2019.

It is also noted that land to the east and north of sites E-LV 13 and E-LV 14 is identified for housing (H-LV 23, H-LV 25 , H-LV 26 and H-LV 27)

It is argued that the allocation of sites E-LV 13 and E-LV 14 would contribute to the identified current housing shortfall on the basis that:

- the site can be immediately made available;
- there is an existing site access and the site is flat;
- the site is in close proximity to Livingston North station, a bus route on Appleton Parkway and is also close to key road links;
- the site is in walking distance to the Deans 'Local Centre', primary school and is in close proximity to Livingston town centre;
- the Proposed Plan identifies housing to the north and east and Sites ELv13 and ELv14 would represent a logical 'rounding-off' of a residential area in this part of Livingston;
- Appleton Parkway provides a strong division between residential and business/industry uses; and
- there is a mature landscape framework which could assist in providing an attractive residential environment.

Modifications sought by those submitting representations:

WL/LDP/PP/0184 (Robert & Maureen Sommerville)
Mr & Mrs Sommerville state they are not against a suitable development.

21871541-ff7b3a (Sandra Hebenton on behalf of Network Rail)
Network Rail seeks wishes to change sites E-LV 13 and E-LV 14 from employment to residential use.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0184 (Robert & Maureen Sommerville)
The West Lothian Local Plan (2009) (CDX) carried forward the employment allocations on both sites (ELv22 and ELv23). Appendix 5.1 covering Employment Sites for ELv22 lists the "Development Requirements" and notes that it should to have "regard to the proximity and amenity of school house". The allocations and requirements are now carried forward into the Proposed Plan (sites E-LV 13 and E-LV 14).

At E-LV 14, the underground conditions and gas pipe line location were picked up in the detailed Stage A produced by LDC. They can be re-introduced into Proposed Plan - Appendix 1: Employment Land Allocations under "Infrastructure & other requirements" (page 112) to guide future applications.

Both the SUDs pond and planted embankment, to give protection to the residential amenity of the school house, are expected to remain in any development of E-LV 14.

The issue of travellers, late night revellers, taxi and overnight lorry use is outwith the scope of the Development Plan. However, development of both these site would lead to increased usage and surveillance and adoption of the road and removal of many of these issues.

The respondents claim there is "*no firm commitment to a location of the road access to E-LV13*" However, it is noted in Proposed Plan - Appendix 1: Employment Land Allocations under "Infrastructure & other requirements" (page 112) that "access from Appleton Parkway Roundabout" and this is the newly constructed road with an access stub opposite / west of School House.

Transportation engineers have checked the traffic calming on the School House Road and confirm it meets their standards. As Old School House Road is a public adopted road it is not possible to erect a barrier to restrict access.

It is unfortunate about the length of time it has taken to secure employment development on these sites within Eliburn Campus. Many of the anti-social issues listed would be reduced and/or removed through development, but they remain suitable for employment uses so long as future planning applications respect the existing residential amenity of the old School House.

21871541-ff7b3a (Sandra Hebenton on behalf of Network Rail)
Network Rail state that *"the railway bounds the sites to the north, beyond which is a large recreational park and a large established residential area*". However, the park area has been redeveloped for social housing and the Deans South area (sites H-LV 25, 26 & 27) is due for substantial redevelopment for c 240 units to transform this existing Deans residential neighbourhood which has suffered from structural issues through substandard design and construction.

They continue *"…….and vacant land to the south and east."* Land to the south is part of the Eliburn Campus area where the road network and services were laid into the entrance of sites. Several of these are owned by Scottish Enterprise and they have not been marketed. Until recently there was a single user allocation on E-LV 15 to the south and this restriction has now been removed and the site is capable of being split up for smaller employment uses.

The land to the east (site H-LV 23) is a former Scottish Enterprise site (WLLP site ELv24) that was advanced by them at the Main Issues Report (MIR) stage for a change from employment to housing. This has been carried through into the Proposed Plan. Scottish Enterprise, who own sites E-LV 13 & 14, did not advance a change of use on these sites at the MIR stage, nor during the Proposed Plan consultation.

In 2013, Scottish Enterprise applied for planning permission in principle (LIVE/0822/P/13) for a 7.6 ha residential development including access, parking and landscaping (grid ref. 302918 668237) on site H-LV 23. This application has yet to be determined due to agreeing the level of developer contributions to provide education capacity.

Network Rail has not given any significant reasons why the E-LV 13 &14 sites should be altered from employment use to housing. The argument on oversupply of employment land fails to recognise that many employment sites covered in the total supply figure are either under ownership for expansion or have some other constraint. The final set of bullet points Network Rail raise can equally be applied to the employment use for which these sites are allocated.

At a combined area of just over 6ha and say at a standard residential density of 25 dwellings per hectare, this could derive c 150 units. The local schools catchment would be Deans Primary and St John Ogilvie Primary school and Deans Community high School and St Margaret's Academy. There is insufficient capacity in the education system to cater for an additional 150 houses.

Overall, the council considers these sites to be a viable and appropriate location for employment uses and is satisfied that the concerns which have been raised can be satisfactorily addressed through the Development Management process. For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16J	Allocation of land for mixed use (including housing) at Murieston Valley Road, Livingston	
Development plan reference:	H-LV 31- Murieston Valley Road	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0195 (David Boland) **WL/LDP/PP/0222** (Michelle Fraser and Paul Brown) **21890399-18ce9b7** (Mrs Shelagh Taylor) **21061671-69be2b8** (Mrs Jill Simpson)		
Provision of the development Plan to which the issue relates:	Objection to allocation of H-LV 31 as a mixed use housing development. Chapter 6 - Development Proposals by Settlement, Livingston (page 90) Appendix 2 - Schedule of Housing Sites, Livingston (page 217) Map 3: Livingston	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-LV 31- Murieston Valley Road

WL/LDP/PP/0195 (David Boland)
The respondent resides adjacent to the allocated site and is concerned about additional traffic through the community and traffic movements in the immediate vicinity of his property that would require vehicles to either reduce speed or stop to turn left into the proposed development. The potential for overlooking and loss of privacy is also a concern.

WL/LDP/PP/0222 (Michelle Fraser and Paul Brown)
Object to the proposed use of the site for a "mixed development and housing".

Notes reference to the fact that the site has been contaminated in the past, but that it does not specify the type of contamination (which is understood to have been toxic waste from Edinburgh). This is believed to be the reason why the site was not developed for housing at the time when Murieston Valley was initially established.

Advises that the site is largely waterlogged and hence would need to be drained. Suggests that this runs the risk of toxic contamination entering local watercourses. Concludes that this makes it totally unsuitable for a housing development and that development of the site would be in contradiction of Environmental Policy ENV 11 on the water environment.

As a consequence of the waterlogging, states that the site is rich in wildlife with heron frequently seen feeding on the large populations of frogs that inhabit the site. The vegetation is typical of a wetland site, and some trees are beginning to become established on the site, which will enhance its value for wildlife and amenity. Development of the site would therefore be in contradiction of Environmental Policy ENV 19 on protection of local biodiversity

While the Plan has safeguards for protecting existing sites of landscape and conservation value, it has little to say about increasing the areas to be set aside for these purposes. The respondents recommend that the proposed use for the site be changed to nature conservation and that it should be set aside as a local wildlife sanctuary or nature reserve. The site is not large in terms of its potential contribution to the expected future demand for housing but in the context of Murieston Valley it is a valuable resource for landscape and biodiversity.

21890399-18ce9b7 (Mrs Shelagh Taylor)
Indicates that the allocation of this site for mixed use, including housing, would have an extremely detrimental effect to local wildlife in the Murieston area, as well as causing a significant impact on local residents and increasing traffic. Regards it as inevitable that the road would lead to further applications for development in this area. As a long term Murieston resident notes that local people frequently walk around this area with children and dogs and enjoy the peace, wild flora and fauna and regular sighting of deer and birds of prey. The area is also used for horse riding.

21061671-69be2b8 (Mrs Jill Simpson)
Seeks to require the developers of site H-LV 31 to improve broadband as it is poor in the Murieston Valley area.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-LV 31- Murieston Valley Road

WL/LDP/PP/0195 (David Boland)
Make no specific reference to modifications.

WL/LDP/PP/0222 (Michelle Fraser and Paul Brown)
21890399-18ce9b7 (Mrs Shelagh Taylor)
Proposes that the use of the site be changed to nature conservation and for it to be set aside as a local wildlife sanctuary or nature reserve or similar.

21061671-69be2b8 (Mrs Jill Simpson)
Seeks to require developers of the site to improve broadband.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-LV 31- Murieston Valley Road

Background
The site is of the former Dressellrig Farm House. The original "Stage A" prepared by the former Livingston Development Corporation (LDC) for this area considered it could be converted for local centre uses. However, due to vandalism and decay, the buildings needed to be demolished. Evidence from LDC is that this area was cleared of a tipped ash layer but suggests that there is no toxic contamination on the site.

The Livingston Area Local Plan (CDX), subsequently allocated the site for Local Centre uses (sites MSR2 / MSR3 & MS10B). The land was later transferred to the ownership of the council with the wind-up of the LDC.

The site is identified in the adopted West Lothian Local Plan 2009 (WLLP) (CDX) as site for a 'Local Neighbourhood Centre (Policy TC13). This is explained as a location where small-scale retail, business, community, leisure and recreation development serving local needs would be supported. However, the slow take up of land in the adjacent local centre to the north east, by Livingston South rail station, suggested that this site was probably larger than it needed to be for purely local facilities and it has been concluded that a more efficient use could be made of the site. The Proposed Plan now indicates that it should be developed for a mix of housing in addition to the uses previously envisaged and the site has been referenced as H-LV 31 in the Plan.

The council is aware that the site has mistakenly been identified in Chapter 6 - Development Proposals by Settlement (page 90) as a housing allocation, while the corresponding entry in Appendix 2 correctly identifies it as a new site for Mixed-use (including housing). The council would be pleased to be invited by the Reporter to delete the site entry from the housing table on page 90 and move it to the mixed use table on page 92 including reference to 24 units.

WL/LDP/PP/0195 (David Boland)
WL/LDP/PP/0222 (Michelle Fraser and Paul Brown)
21890399-18ce9b7 (Mrs Shelagh Taylor)
It will be apparent that the site has long been intended for some form of built development despite having become absorbed into the local environment and perceived as a natural green space over time. Despite this, the council disputes that it genuinely merits to be considered as a Local Biodiversity Site. The site has been previously occupied by farm buildings (now demolished) and any scrub is not natural. There are in any event substantial areas of formal and semi-formal open space within the Murieston Valley at Campbridge Pond Park and along the Murieston Trail.

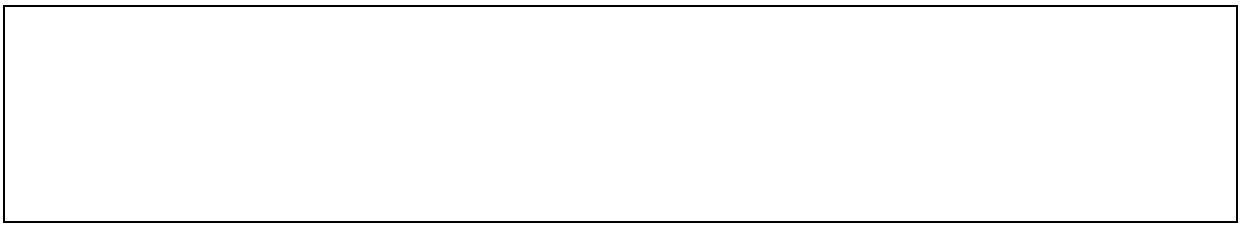
Because the site is located within a part Livingston where there has previously been a history of land contamination the precaution has been taken to require an appropriate site investigation to be undertaken and for any necessary remediation to be implemented should the site come to be developed. Developers would have to ensure the land was fit for the purpose proposed and did not carry an unacceptable risk from contamination to the health of future users of the site or pose a threat to the surrounding environment. The site would be dealt in accordance with the councils SPG - Development of potentially contaminated land. (CDX) This document sets out the standard procedures for such works which follows authoritative best practice which are designed to be protective of human health.

Overall, the council considers the site to be a viable and appropriate location for a modest urban infill development and is satisfied that the concerns which have been raised can be satisfactorily addressed through the Development Management process and by also having regard to the council's approved Residential Development Guide. (CDX) For these reasons, the council does not agree to modify the plan in response to these representations.

21061671-69be2b8 (Mrs Jill Simpson)
The council does not have the powers to enforce broad band improvements on developers and does not therefore propose to make any modification to the Proposed Plan.

Reporter's conclusions:

Reporter's recommendations:



West Lothian Council

Issue: 16K	Modification of Policy EMP 1 to facilitate a broader range of uses at 1 Simpson Parkway, Kirkton Campus, Livingston	
Development plan reference:	Policy EMP 1 - Safeguarding and Developing Existing Employment Land	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0250 and 21872446-ce48d2 (Rapleys on behalf St Francis Group Limited)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 83) Appendix 1 – Schedule of Employment Sites, Blackridge (page 104) Proposals Map 3, Livingston Area Policy EMP 1	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0250 and 21872446 / ace48d2 - (Rapleys on behalf St Francis Group Limited)
The respondents present evidence which they contend demonstrates that the need for employment land of the type and stock exemplified by this site at 1 Simpson Parkway and elsewhere within Livingston and West Lothian is now much reduced and unlikely to pick up during the currency of the LDP. A report prepared by Ryden states that; "*Areas such as Fife, West Lothian, Falkirk and Grangemouth have experienced a reduction in enquiries from this normally active (industrial) business sector*."

As of November 2015, the respondent advises that over 500,000 sq ft of available business property space was on the market for sale or let within 1 mile of 1 Simpson Parkway. This comprises over 150,000 sq ft of industrial and over 220,000 sq ft of office space not including the subject property of 120,000 sq ft. This is a regarded as a very significant supply of available business space. Most will be characteristically the same in terms of scale, type, function and form leading to a market lacking in variety, purpose and function fit for business needs today. In between the available buildings, there are also vacant, undeveloped sites which have been allocated for Employment Use in the current adopted West Lothian Local Plan and appear to have been carried through into the Proposed Plan.

No 1 Simpson Parkway is located within Kirkton Campus. It sits within a total gross area of 4 Hectares (11 acres) and comprises a modern detached headquarters building/production and warehouse facility with 200 car parking spaces. It is currently vacant and has been marketed by professional agents for lease or purchase on behalf of the landowners for over five years without success. There have been limited firm enquiries and few sustained notes of interest. Coupled with the limited market interest (due mainly to restrictive planning policies, and to the limited flexibility of the production facility to change itself without significant cost or reworking), there is a real challenge to sustain the property as a future employment area, without support from West Lothian Council to incentivise appropriate change.

The respondents are at the same time concerned that new allocations for Employment Use are still being identified in the Proposed Plan for locations elsewhere in Livingston, also within the Kirkton Campus and further afield around the district and cannot comprehend the reasons why the council should do this, given the evident over-supply of property and sites in the immediate surroundings
It is the case that the same allocated land was identified in the adopted Local Plan 2009 (sites E-LV 48, E-LV 39, E-LV 41 & E-LV 46). In the period of pre-adoption (2007-09) through to now, (8 years)

none of these sites have come forward and have not contributed to the employment land supply.

The respondents cite the case of a Proposal of Application Notice (PAN) which was lodged in 2015 for sites EL-V 48 and EL-V 46 at Gregory Road, and outlined the developer's intention to bring forward a future planning application for a "mixed use development including residential, business, industry, storage & distribution and community/leisure facilities" (CDX). This site lies immediately adjacent to No 1 Simpson Parkway and is said to provide evidence of developer interest, and policy pressure, that the current Local Plan proposals and restrictions on use and type of use at Kirkton is having a negative effect on future investment decisions. Additional research revealed that within 1 mile of 1 Simpson Parkway other developer-led change of use applications which demonstrate that the current Local Plan policy relating to Kirkton Campus is having a limited positive effect on development proposals coming forward for the allocated sites in the adopted plan (and for the proposed sites coming forward in the emerging LDP.

Policy EMP 1 of the Proposed Plan seeks to safeguard Employment Areas within the designated boundaries, including Kirkton Campus. In part, the policy confirms that proposals for non-business/non-industrial uses on allocated employment sites will only be supported in circumstances where certain criteria can be demonstrated. The respondents have sought to demonstrate through a property market analysis and developer interest activity the following:

(e) it has been satisfactorily demonstrated that there is no net detriment to the overall supply of employment land; It has been shown that the overall supply of employment land in the immediate vicinity of 1 Simpson Parkway, and within 1 mile of the site, remaining within the designated Employment Area, that around 500,000 sq ft of space is currently available. The supply of employment land is therefore excessive, and evidence shows there is limited, if any take up of this stock. So we do not consider that a net detriment would occur in the event of a proposal came forward for non-business/non-industrial use on the site within the Employment Area.

(f) it can be satisfactorily demonstrated that there is no reasonable or realistic demand for the retention of the existing premises or sites for use classes 4, 5 and 6. Prospective developers will be required to evidence their attempts to secure a continued employment-generating use and in particular that they have actively marketed the premises or site over a sustained period; On the basis of over five years marketing, and limited sustained notes of interest there is little reasonable or realistic demand. There is one potential business, subject to implementation of a planning permission for a meat processing plant, who may secure an employment-generating use following active marketing. However, that consent has not been implemented and there is no firm indication that this may materialise.

(g) the proposal would not restrict the range of uses which can lawfully be carried out by businesses and industry on nearby sites; The proposal, described in the following section, would not restrict the range of uses which can lawfully be carried out by businesses and industry on nearby sites. The nearby sites remain vacant and undeveloped. The PAN for a mixed use with business, residential and other commercial uses on Site Proposal E-LV 46 and E-LV 48 would not arise any use conflicts as there are no immediate neighbours operating an industrial or other incompatible use nearby.

(h) the development of the site would not serve to fragment a larger industrial area or disrupt links between industrial users in that area; Development of 1 Simpson Parkway would not serve to fragment a larger industrial area, as the immediate area is comprised of vacant land, where employment generating proposals have failed to come forward in the current adopted Local Plan and there is little future prospect of doing so. As such, the form, position and arrangement of these sites may better serve a new development opportunity site, or cluster, where fragmentation would not cause disruption.

(i) the proposal would have no unacceptable traffic, amenity or environmental impact and the site is accessible, or can be made accessible by public transport and footway connections to the surrounding area; The proposed development details below can be suitably studied, planned and mitigated to ensure no detrimental impacts.

(j) proposals are ancillary to, or complement the overall employment use, and can be satisfactorily demonstrated to directly benefit those working in that employment area. Proposals would be a mix of uses, including employment-generating uses predominately, with ancillary supporting uses with potential residential.

On the above analysis, the respondent considers there to be an opportunity for change of use of 1 Simpson Parkway. Detail of the proposed change of use is outlined below for consideration to demonstrate an effective and viable reuse of the site can be delivered.

The proposal, in outline, for redevelopment of 1 Simpson Parkway is as follows:

- Remove the single user/large production facility and car park to create a brownfield development site
- Retain more than 50% of the site (net) for employment uses within the Employment Area standard uses, Class 4 (business), Class 5 (general industrial) and Class 6 (warehouse and storage). There is potential to offer bespoke office accommodation however that sector and current stock is also in a state of decline in Livingston.
- Provide supporting or ancillary commercial services to include, subject to market interest – Childcare, leisure or community use with limited non-retail food e.g. hot food / restaurant / café.
- In order to enable the above predominately commercial development, there would be a proposal to provide residential development at a modest scale taking account of position, location and residential amenity in relation to the predominant uses. Landscaping and open space provision would ensure suitable buffering and place making in this context.

The respondents argue that there is a current lack of available small scale housing opportunities in Livingston, coupled with a falling demand for the type of large-scale industrial processing facility as existing. 1 Simpson Parkway is identified as providing an opportunity to contribute towards the strategic housing development objectives of the LDP through the re-use of the site for a use in need, and within a sustainable brownfield location.

The housing component is planned to offer a supporting facilitating role, rather than lead a redevelopment scheme. There are benefits that can be realised through delivery of housing – receipts to provide site clearance, place making and developer contributions towards key Council services such as education, affordable housing and open space.

It is anticipated the site could accommodate up to 75 residential homes of varying styles ranging from terraced, semi and detached family homes. This small number would provide a deliverable source of additional housing for Livingston and West Lothian, where the strategic housing land position is in need of a generous supply according to Scottish Planning Policy.

Paragraph 40 of SPP (CDX) requires spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area. To do this, decisions should be guided by the following policy principles:

- optimising the use of existing resource capacities, particularly by co-ordinating housing and business development with infrastructure investment including transport, education facilities, water and drainage, energy, heat networks and digital infrastructure;

- using land within or adjacent to settlements for a mix of uses. This will also support the creation of more compact, higher density, accessible and more vibrant cores;
- considering the re-use or re-development of brownfield land before new development takes place on greenfield sites;
- considering whether the permanent, temporary or advanced greening of all or some of a site could make a valuable contribution to green and open space networks, particularly where it is unlikely to be developed for some time, or is unsuitable for development due to its location or viability issues; and
- locating development where investment in growth or improvement would have most benefit for the amenity of local people and the vitality of the local economy.

The respondent references the SESplan housing requirement and how this translates to West Lothian. It notes that a substantial part of the delivery of new housing is expected to be in the Core Development Areas but suggests that the economic climate may serve to slow down the implementation of large complex schemes that are dependent on costly new infrastructure and servicing. The effectiveness of the projected housing supply is questioned and it is suggested that the council therefore needs to find alternative sites to replace and enhance the supply.

It is argued that small sites such as 1 Simpson Parkway, which require little investment in infrastructure, can quickly contribute towards meeting the LDP housing land requirement in the short to medium term, unlike the CDAs. It would provide a deliverable source of additional housing for Livingston and West Lothian, where the strategic housing land position is in need of a generous supply.

The respondents have assessed the site against the criteria of PAN 2/2010 (CDX) and conclude that it is 'effective'.

They have also had regard to paragraph 58 of PAN 2/2010 (CDX) which advises that Local Authorities should "ensure that at all times sufficient effective land is available to meet the housing land requirement for at least the following 5 years." It is suggested that a housing development would provide a sustainable and deliverable source of housing which is in high demand for this region. In keeping with the surroundings, development in this area would benefit from existing services and infrastructure and could be delivered without compromising the amenity of surrounding land uses.

In conclusion, the respondents are seeking the change of emphasis and wording relating to Proposed Plan Policy EMP 1 as it applies to the existing Employment Area. This would help relax what is considered by the respondents to be restrictive land use and delivery policies for the Kirkton Campus, particularly in relation to legacy issues where there is absolutely little prospect of such an initiative occurring in the life of the new LDP. There is little prospect for the Kirkton Campus, on the evidence of lack of development activity for adopted Local Plan allocated sites coming forward; on the evidence of limited developer activity to seek planning permission for any change of use (save for 3 proposals) and based on the market evidence that shows there is a very large over-supply of employment land within 1 mile of the Kirkton Campus and with limited prospect of change occurring in the life of the new plan, given the same allocations have been rolled over into the next plan.

The respondents seek to relax planning restrictions, open up the site for a wider range of employment generating uses, alongside a wider marketing effort as a result, may have a positive effect on re-energising the future for Kirkton Campus.

Modifications sought by those submitting representations:

WL/LDP/PP/0250 and 21872446-ce48d2 (Rapleys on behalf St Francis Group Limited)

The respondents seek modifications to Policy EMP 1 - Safeguarding and Developing Existing Employment Land as it applies to Employment Areas and which would allow for employment sites to be diversified and redeveloped for a mix of uses, including housing and relates this to a specific site at 1 Simpson Parkway, Kirkton Campus, Livingston.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0250 and 21872446-ce48d2 (Rapleys on behalf St Francis Group Limited)
The Livingston Area Local Plan (CDX) identified Kirkton Campus with an Industrial Area Boundary on the Proposals Map. Policy EM 1 safeguarded various industrial estates across the New Town for "employment generating development". The types of acceptable uses for Kirkton Campus were defined as "business and general industry. At the time this local plan was drawn up in early 1990s, 1 Simpson Parkway had already been built.

The West Lothian Local Plan 2009 (CDX) continued to protect Kirkton Campus as part of an Employment Area. Policy EM5 stated *the expansion, conversion or redevelopment of premises within the areas shown on the proposals map, and on other established sites will be encouraged for uses falling within classes 4,5 and 6, or as restricted in policy EM2 and specified in Appendix 5.1."*.

Consequently, there has been a long history of Kirkton Campus being laid out as the first high-amenity, science and technology campus in Livingston. This is stated on the road entrance signs into the Campus. It remains almost 75% developed with 6 undeveloped sites, including a new site following demolition of a building near to 1 Simpson Parkway.

The Campus has been able to accommodate the growth in the business sector and is home to Sky, the largest employer in West Lothian that is housed over a number of different units in the south part of the estate. There are also financial services accommodated with Lloyds Banking group call centre.

While it is acknowledged there is a large number of both vacant premises and sites across Livingston and West Lothian, this can allow a large choice of different sized buildings and plots and continue to generate employment opportunities.

The Agents claim there *"is a significant supply of available business space. Most will be characteristically the same in terms of scale, type, function and form leading to a market lacking in variety, purpose and function fit for business needs today".* However, they also point out the property is capable of sub- division. While it may be 35 years old, the adjacent properties on Kirkton Campus have either been refurbished or demolished and the site available for redevelopment for employment uses.

While the objector address Policy EMP 1 criteria (*e) to (j)* in relation non-business and non-industrial uses; they do not address criteria (a) to (d) related to conversion or redevelopment of sites within such areas as Kirkton Campus for similar uses such as 4/5/6 to ensure they are compatible to neighbouring land uses, do not effect amenity or that transport implications and crucially *"(d) infrastructure deficiencies or requirements are capable of being satisfactorily remedied".* This latter issue in relation to proposed new isolated residential development and addressing the ensuing school capacity deficiencies cannot be rectified.

It is most difficult to reconcile the respondents claim that the introduction of residential units onto the site would not fragment the industrial area; i.e. in contravention of Policy EMP 1 criteria (h).

The site is within a clearly contained business campus. It is remote from other housing areas and the

town centre or local centre for local services. The closest street is Charlesfield Lane over 500m to the east or beyond the Charelsfield distributor road along the south boundary in Adambrae.

The respondents claim *"there is a current lack of available small scale housing opportunities in Livingston" h*owever, there are 27 sites with capacities ranging from 8 - 15 – 29 – 36 units.

Fundamentally, in educational capacity terms, the site falls with the primary school catchment of Livingston Village and St Ninian's. For secondary schools, it is Inveralmond High School and St Margaret's Academy, From a 4ha site, at an average residential density of 25-30 dwellings per hectare, then a site such as this could accommodate between approximately 100 -120 units in excess of the 75 proposed. There is no educational capacity for these additional unplanned units.

In relation to overall housing demand, the agents claim *"given the financial crash, these growth areas were not as successful as hoped and did not deliver the housing figures as expected....."* However, despite the recession, of the 4 allocated major Core Development Areas (CDA), 3 CDA have approved master plans and housing development is well underway on these sites by different developers on different sized plot.

Piecemeal erosion of the Campus is not acceptable as this would allow existing employment sites to be interspersed with pockets of housing and the related expectation of enjoying residential amenity does not sit well with business and general industrial uses that can operate 24 hours a day. The agent proposes half the site be redeveloped for use classes 4,5,6 or offices uses, albeit acknowledging "*that sector and current stock is also in a state of decline in Livingston*", with the remaining half for residential use (approximately 75 houses) .

A scenario can be envisaged whereby the employment half could remain undeveloped and then the whole site is presented for increased residential use. Indeed, when considering the PAN 2 /2010 on effective housing criteria (CDX), it is admitted *"housing is the sole preferred use of the land in planning terms".*

During the Public Local Inquiry into the West Lothian Local Plan (2007), the owner of the site at Lister Road, Kirkton South sought residential use. The Reporter dismissed this objection due to the incompatibility of the uses and the removal of quality employment land. (CDX)

Similarly, the adjacent site at Lister Road was promoted for housing. It has recently re-opened as an office and depot facility.

SPP requires local planning authorities to provide a wide range and choice of employment sites.

SDP Policy 2 requires the council to allocate a further 123ha of employment land across the whole of West Lothian.

The agent does acknowledge that there have been 3 recent active enquiries to reuse the site for employment purposes.

Finally, the objector seeks to *"....open up the site for a wider range of employment generating uses...."* However, Policy EMP1 does allow for this flexibility, so long as various criteria are met, but it excludes retail use. Isolated housing use in Kirkton Campus would not be compatible with existing or future business, general industrial, storage and distribution and ancillary uses in the employment area.

For these reasons, the council does not propose to change Policy EMP1.

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16L	Re-definition of Employment Area Boundary at Fleming House, Simpson Parkway, Kirkton Campus, Livingston and modification of Policy EMP 1.	
Development plan reference:	Policy EMP 1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0252 and 21872215-270903f (Rapleys on behalf of Bizspace Limited)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 83) Appendix 1 – Schedule of Employment Sites, Blackridge (page 104) Proposals Map 3, Livingston Area Policy EMP 1 - Safeguarding and Developing Existing Employment Land	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0252 and 21872215-270903f (Rapleys on behalf of Bizspace Limited)
The respondents object to the property known as Fleming House being located within a defined Employment Area Boundary and being subject to the provisions of Policy EMP 1 – Safeguarding and Developing Existing Employment Land. The respondents seek the removal of the site from the Employment Area and a redefinition of the alternative uses permitted by Policy EMP 1 which would assist their aspirations to redevelop the site for housing.

The respondents present evidence which they contend demonstrates that the need for employment land of the type and stock exemplified by Fleming House and elsewhere within Livingston and West Lothian is now much reduced and unlikely to pick up during the currency of the LDP. A report prepared by Ryden states that; "*Areas such as Fife, West Lothian, Falkirk and Grangemouth have experienced a reduction in enquiries from this normally active (industrial) business sector*."

It is however argued that demand for housing in West Lothian, of the right type and scale, remains strong given the area's prime location with good strong transport connections to Edinburgh, Glasgow and other key employment areas within West Lothian along the M8 corridor. It is on this basis that they believe that the site should be identified as a housing allocation in the forthcoming Local Development Plan with a potential of delivering 50 - 60 units.

The site at Simpson Parkway extends to some 2.7 acres (1.1 ha), and is relatively small in comparison with other large housing sites allocated in the Proposed Plan. The site is located within the boundary of the Kirkton Campus Employment Area, however it is not specifically identified as a specific employment site. Kirkton Campus provides business accommodation for primarily Class 4, 5, and 6 uses. Appendix 1 - Employment Land Allocations, suggests that due to the decline in demand for the properties on site, there is a need to diversify the acceptable use classes as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997; from the familiar Class 4,5,6 (business, general industry, storage and distribution) to include Class 2 – Financial/Professional Services, or other uses not in a class of their own e.g. sui generis.

It is argued that this evidences a surplus of employment land available within Livingston and West Lothian. A review of the property's planning history shows that planning permission was granted in 2013 for the change of use of 3 units within Fleming House to change from office space to Fitness Centre (0809/FUL/12)(CDX).

The respondent contends that this strengthens the evidence that the need for serviced office accommodation of this form and scale within West Lothian is no longer in demand should other compatible uses be proposed where there is a market interest. With the building now ageing and with more superior and better located premises available elsewhere within West Lothian, the landlord is having difficulty in justifying rental values to compete with these other locations. The concern is that there is a risk of losing further occupiers and this may lead to a downward decline of the property itself.

The respondent is therefore looking for support and future certainty from the Local Development Plan process to help it address this situation and encourages the council to support additional alternative uses to prevent an increase in vacant properties. As such, it is suggested that this site presents an excellent opportunity for a quick and effective housing development which would contribute towards the strategic requirements whilst offering a wider flexible mix of business uses that are compatible and viable at this location.

Modifications sought by those submitting representations:

WL/LDP/PP/0252 and 21872215-270903f (Rapleys on behalf of Bizspace Limited)
It is proposed that Fleming House, an employment site located at Kirkton Campus, Livingston should be excluded from the Employment Area Boundary (where Policy EMP 1 applies) and the policy modified to allow for a wider range of uses to include housing. In this particular instance it is suggested that 50 to 60 houses could be accommodated.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0252 and 21872215-270903f (Rapleys on behalf of Bizspace Limited)
The Livingston Area Local Plan (CDX) originally defined the boundary of Kirkton Campus Industrial Area with boundary on the Proposals Map. Policy EM 1 safeguarded various industrial estates across the New Town for "employment generating development". The types of acceptable uses for Kirkton Campus were cited as "business and general industry".

The West Lothian Local Plan (CDX) 2009 continued to protect Kirkton Campus as part of an Employment Area. Policy EM5 stated "*the expansion, conversion or redevelopment of premises within the areas shown on the proposals map, and on other established sites will be encouraged for uses falling within classes 4,5 and 6, or as restricted in policy EM2 and specified in Appendix 5.1*."

Kirkton Campus has the distinction of being the first high-amenity, science and technology campus in Livingston. It remains almost 75% developed with 6 undeveloped sites, including a new site following demolition of a building south east of Fleming House.

The Campus has been able to accommodate the growth in the business sector and is home to SKY, the largest employer in West Lothian which is housed in a number of units in the southern part of the campus. There are also financial services accommodated with Lloyds Banking group call centre opposite Fleming House.

While it is acknowledged that there are a large number of vacant premises and sites across Livingston and West Lothian, this does present a wider selection of different sized buildings and plots for incoming businesses to choose from.

The respondents claim there *"is a significant supply of available business space. Most will be characteristically the same in terms of scale, type, function and form leading to a market lacking in variety, purpose and function fit for business needs today"*. However, they also point out the property is capable of sub-division. While it may be 35 years old, the adjacent properties on Kirkton

Campus have either been refurbished or demolished and the site made available for redevelopment for employment uses.

While the respondent addresses Policy EMP 1 criteria (*e) to(j)* in relation non-business and non-industrial uses, they do not address criteria (*a)* to (*d)* related to conversion or redevelopment of sites within such areas as Kirkton Campus for similar uses such as Classes 4/5/6 to ensure they are compatible with neighbouring land uses, do not effect amenity or that transport implications and crucially *"(d) infrastructure deficiencies or requirements are capable of being satisfactorily remedied".* This latter consideration in relation to proposed new isolated residential development and addressing the ensuing school capacity deficiencies cannot be rectified.

It is difficult to reconcile the respondents claim that the introduction of residential units onto the site would not fragment the industrial area; i.e. in contravention of Policy EMP1 criteria (h).

The consultants claim "*the Employment Land Allocation provided in Appendix 1 of the Proposed Plan suggests that due to the decline in demand for the properties on site, there is a need to diversify the acceptable use classes .....from the familiar Class 4,5,6 (business, general industry, storage and distribution) to include Class 2 – Financial/Professional Services or other uses not in a class of their own e.g. sui generis."*

This is not the case. In reviewing the employment land availability, to assist in site delivery the Proposed Plan further provides a detailed site categorisation of employment land supply and requirements. This categorisation recognises that different types of employment development within Use Classes 4, 5 and 6, will have different locational and environmental requirements. The granting of planning permission for uses such as a fitness centre, as in the case of Fleming House, demonstrates that the council have actively supported redevelopment for <u>appropriate</u> ancillary uses.

Residential use is however not appropriate. The site is located within a clearly contained business campus. It is remote from other housing areas and the town centre or local centre for local services. The closest residential street is Charlesfield Lane over 700m to the east.

The respondents claim *"there is a current lack of available small scale housing opportunities in Livingston".* However, there are actually 27 sites with capacities ranging from 8 - 15 – 29 – 36 units.

Fundamentally, in educational capacity terms, the site falls within the primary school catchment of Livingston Village Primary School and St Ninians RC Primary School. For secondary schools, it is Inveralmond High School and St Margaret's Academy. From a 1.1ha site, at a high residential density of 35-50 dwellings per hectare, then it could accommodate between approximately 50-60 units as the agent suggest. However, neither primary or secondary schools have capacity for this number of new housing units.

In relation to overall housing demand, the agents claim *"given the financial crash, these growth areas were not as successful as hoped and did not deliver the housing figures as expected....."* However, despite the recession, of the 4 allocated major Core Development Areas (CDA), 3 CDA have approved master plans and housing development is well underway on these sites by different developers on different sized plots.

Piecemeal erosion of the Campus is not acceptable to allow existing employment sites to be interspersed with pockets of housing and the related expectation of enjoying residential amenity do not sit well with business and general industrial uses that can operate 24hrs a day.

During the Local Plan Inquiry in 2007, the owner of Lister Road, Kirkton South (site E-LV 32) sought

residential use. The Reporter dismissed this objection due to housing uses being incompatible within the campus area, as well as the potential loss of quality, serviced employment land. (CDX)

Similarly, the adjacent site at Lister Road to the north that had contained a printers, became redundant and had been promoted for housing. It has recently re-opened as an office and depot facility for after having been acquired by the council.

SPP requires local planning authorities to provide a wide range and choice of employment sites.

SDP Policy 2 requires the council to allocate a further 123ha of employment land across the whole of West Lothian.

The agent does acknowledge that there have been 3 recent active enquiries to reuse the site for employment purposes.

Finally, the respondent seeks to *"....open up the site for a wider range of employment generating uses...."* However, Policy EMP 1 allows for this flexibility, so long as various criteria are met, but it excludes retail use. Isolated housing use in Kirkton Campus would not be compatible with existing or future business, general industrial, storage and distribution and ancillary uses in this employment area.

For these reasons, the council does not propose to re-define the Employment Area Boundary or change Policy EMP 1.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16M	Allocation of land for housing at Eucal Business Centre, Craigshill Road, Livingston.	
Development plan reference:	Craigshill Road (formerly HLv 68 in WLLP)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0253 and 21859634-10cb7de (Rapleys on behalf of Bizspace Limited)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 90) Appendix 2 - Schedule of Housing Sites, Livin (page 165-175) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

WL/LDP/PP/0253 and 21859634-10cb7de (Rapleys on behalf of Bizspace Limited)
The Eucal Business Centre is located within a predominately residential part of south east Livingston. The site has a gross area of 1.7acres (0.8ha). It can be accessed from the north (Craigshill Road) and the west (Craigshill Street). It comprises a small single storey business/industrial unit, offering serviced business space, storage, office and mechanical service uses. However there is only a 33% occupancy rate and despite refurbishment, tenant incentives and other interventions to improve the position there are 17 vacant units. Market evidence demonstrates that the need for employment land of this type and stock within Livingston and West Lothian is now much reduced, and unlikely to improve. It is therefore the case that the site is deemed suitable for redevelopment.

It is explained that the adopted West Lothian Local Plan (2009) identifies the site as HLv 68 and allocates it for housing, suggesting that the site could accommodate 25 units. (CDA) The site continues to form part of the established housing land supply (in the 2014 and 2015 Housing Land Audits) but it was decided not to carry it forward to the Proposed Plan as a consequence of a previous grant of planning permission for a flatted development (CDA) (ref. 0519/P/96) having lapsed some years before and because of a failure to confirm the effectiveness of the site at the time of the Main Issues Report. The respondents, who have newly acquired the property, are now seeking the re-instatement of the previous housing allocation.

The respondent references the SESplan housing requirement and how this translates to West Lothian. It notes that a substantial part of the delivery of new housing is expected to be in the Core Development Areas but suggests that the economic climate may serve to slow down the implementation of large complex schemes that are dependent on costly new infrastructure and servicing. The effectiveness of the projected housing supply is questioned and it is suggested that the council therefore needs to find alternative sites to replace and enhance the supply.

It is argued that small sites such as Craigshill, which require little investment in infrastructure, can quickly contribute towards meeting the LDP housing land requirement in the short to medium term, unlike the CDAs. It would provide a deliverable source of additional housing for Livingston and West Lothian, where the strategic housing land position is in need of a generous supply and would be compatible with Scottish Planning Policy (Para 40) (CDX) which requires spatial strategies within

development plans to promote a sustainable pattern of development appropriate to the area.

Public transport serves the site with frequent bus services running around the town providing connections to further beyond. It is bounded by green open space to the east beyond which is residential. To the south and the west lies residential housing and to the north is a fire station (with planning permission for housing), beyond which is further housing. It is argued that the redevelopment of this site for housing would not be out of keeping with the character of the area.

The respondents (new owners of the site) have undertaken a strategic review of its portfolio of sites and believe that if it is specifically allocated for housing (rather than just as 'white land' within the settlement boundary) it would greatly assist in marketing the site to developers and enhance the likelihood of redevelopment.

The respondents have assessed the site against the criteria of PAN 2/2010 (CDA) and conclude that it is 'effective'.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

WL/LDP/PP/0253 and 21859634-10cb7de (Rapleys on behalf of Bizspace Limited)
Seeks re-instatement of this site at Craigshill Road, Livingston as an allocated housing site, as shown in the adopted West Lothian Local Plan (site H-LV 68) with and indicative capacity of 25 units.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

WL/LDP/PP/0253 and 21859634-10cb7de (Rapleys on behalf of Bizspace Limited)
In the lead up to the preparation of the Main issues Report, there were no representations received from the owners of the site to have it retained and carried over to the LDP. Indeed, a questionnaire seeking to establish the effectiveness of allocated sites in the West Lothian Local Plan was not returned but it now appears that this may have been at the time of change of ownership. In the Main Issues Report (2014), due to the lapsed planning permission not being implemented, the site was identified as being "de-allocated" together with six other apparently 'non effective' housing sites in Livingston.

Having been presented with information which advises that the existing business centre is no longer fit for purpose, and suggesting that there is now genuine interest in redeveloping the site for housing, the council accepts that the circumstances which informed it's previous decision to 'de-allocate' this site have changed.

Given the previous planning history, and having already established that housing would not be out of character in this area, or adversely impact on adjacent uses, the council would not take issue to the Reporter recommending that the site should be allocated in the LDP for approximately 25 houses (as was the case in the adopted West Lothian Local Plan).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16N	Wellhead Farm, Murieston, South Livingston.	
Development plan reference:	None specific for site.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)		
Provision of the development Plan to which the issue relates:	Promotion of site for housing at Wellhead Farm, Murieston, Livingston. Policy ENV 7: Livingston Countryside Belt, page 44. Proposals 101: South Murieston / Linhouse distributor road. Proposals Map 3: Livingston.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Wallace Land Investment & Management propose a development in three phases for a total of 680 homes and a community hub. Each phase is stand-alone and the agents indicate the site can come forward in one, two or all three phases together.

The LDP Main Issues Report (MIR) identified part of the site as "Preferred New Site" (EOI- 0051). The council considered this site had capacity for 100 homes on 8.3ha site. This was part of a larger site promoted to the council, in advance of the MIR, by the owners of Wellhead Farm (EOI-0055).

This MIR Preferred Site was supported by the council's Site Assessment through the Strategic Environmental Assessment (SEA) process (SEA Environment Report: Appendix 2). This confirmed that the environmental impacts of the proposal were acceptable for 18 out of 23 SEA assessment questions. An identical Assessment was also included for the remainder of the site (EOI-0055).

In response to the MIR, Wallace Land submitted representations supported by Development Framework Reports for the phases of development at Wellhead Farm. The representation for Phase 1 supported the allocation of the MIR Preferred Site, albeit for a higher 150 homes capacity. The representation for Phase 2 (assessed by the Council as EOI-0055), promoted the additional allocation of 7.4ha of land for 130 homes. The representation for Phase 3 promoted the allocation of the remaining phase for 400 homes in the latter plan period (also assessed by the Council as EOI-0055). (Total = 680 houses).

The LDP Proposed Plan now excludes the MIR Preferred Site at Wellhead Farm. Instead, the whole site is proposed to form part of the *Countryside Belt* around Livingston. No justification is provided for this designation. No indication is given in the Proposed Plan or any of its supporting evidence, of the reasons for the change in position from the MIR stage.

The "*Assessment of the Housing Land Supply*" submitted with this representation demonstrates that the Proposed Plan fails to allocate sufficient effective housing land to meet the housing requirements set by SESplan. Further, that the council's assessment of the housing shortfall does

not comply with Scottish Planning Policy (SPP). Accordingly, more land should be allocated to ensure that the LDP accords with the requirements of SESplan and SPP.

This Supporting Statement confirms the council's conclusion that the proposal at Wellhead Farm is in a sustainable location. It forms an attractive and logical extension to the south side of Murieston.

The site is within walkable distance of existing amenities and has good public transport accessibility. The proposal will meet local housing need and demand, 170 homes (25% of this development will be affordable). The scale and design of the development will integrate with and be in keeping with the character of the local area.

This proposal has been updated to take account of public consultation, held in September 2015.

Phases 1 and 2 are promoted for residential development with Phase 3 incorporating a community hub. Earlier phases are capable of coming forward independently. The facilities in the community hub would be agreed with the Council. This could include a site for a new Primary School, should this be necessary to support later phases of development.

The site will be accessed by vehicles from two access points on Murieston Road. Pedestrian access will also be provided to Murieston Road. A new footpath will be provided along Murieston Road on the frontage to the proposal.

A new distributor road is identified as P-101 in the proposed LDP. The rationale and justification for this is not clear. If the road is required, it can be provided through the northern half of the Wellhouse Farm site. This will link through to the economic development site at Linhouse. It could help to alleviate traffic flows on Murieston Road and provide further vehicular connections around the south of Livingston to the wider area.

The agents undertook a Re-Assessment of the SEA appraisal of the site and consider the Council concludes that this site is in a sustainable location.

When the mitigation measures embedded in the design of the proposal are taken into account, then no unacceptable adverse environmental impacts will arise.

It is noted that the council has raised some concerns on the potential landscape and visual impacts in its Site Appraisal. Wallace Land has commissioned a Landscape and Visual Appraisal for Phases 1 and 2. This concludes that the site is well screened. This conclusion would equally apply to Phase 3.

Modifications sought by those submitting representations:

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Allocation of site for housing at Wellhead Farm, Murieston Road, Livingston

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The issue of housing land supply is dealt with in Schedule 4: 1A .

The issue of the Linhouse distributor road (P 101) is dealt with in 16Ap.

The issue of the Countryside Belt around south Livingston is addressed in Schedule 4: 26L and the council's position statement on countryside belt.

West Lothian Local Plan (2009) (CDX) designated the site as Livingston Countryside Belt, (Policy ENV22) although the southern half is part of the adjacent Linhouse extension safeguard as a "Proven Site of National Importance" (Policy EM1). The core Linhouse development site lies to the east, beyond the structural shelter belt.

The Main Issues Report (2014) (CDX) had the northern half of the Wellhead site (EOI 0051 / EOI 0055) as a "Preferred New Site", to help facilitate the adjacent "Preferred New Site" for housing at north Linhouse (WLLP-ELv54 / EOI 0099) in relation to numbers of units necessary to support primary school extensions or a new primary school; while the southern half of Wellhead, that was part of a larger submission (EOI 0051 / EOI 0055) extending to the south west, was a "Not Preferred Site".

The LDP Proposed Plan retains the Livingston Countryside Belt designation (Policy ENV 7), along with a Proposal 101 for the South Murieston / Linhouse distributor road.

The distributor road connecting onto Murieston South Road has been modelled by Transportation Services and found to be appropriate in accommodating the dispersal of additional traffic from the Linhouse site.

The link road is required to service the E-LV 46 industrial site. Depending on the scale of build out from the site there may be a requirement for a secondary access onto Murieston Road. Whether the link is completed all the way through to Oakbank Park Road will once again be dependent on proposed layouts for the development area.

Planning permission in principle (LIVE/0918/P/15) for a 16.6 ha residential development with associated landscaping, engineering and infrastructure works including new vehicular accesses (grid ref. 306208 664469) on land at Wellhead Farm, Murieston Road, Livingston was applied for in December 2015.

This was refused planning permission in May 2016 (CDX). The reasons for refusal were as follows:

"1. The proposal is contrary to Policy 1B of the Strategic Development Plan for Edinburgh and South East Scotland since the application site is a greenfield site located outwith the settlement envelope of Livingston on land designated in the adopted local plan as the Livingston Countryside Belt. Development of this site would have a significant adverse impact on the integrity and character of a local landscape designation and would be detrimental to the natural environmental qualities of the area.

2. The proposal is contrary to Policy 5 of the Strategic Development Plan for Edinburgh and South East Scotland. The site is unallocated and the majority of the SESplan requirement for additional housing in West Lothian will be met through sites allocated in the current local plan or which have gained planning permission since the local plan was adopted.

3. The proposal is contrary to Policy 6 of the Strategic Development Plan for Edinburgh and South East Scotland. The council adopts the position that there is a generous supply of housing land in West Lothian and granting permission to this unallocated site would be outwith the terms of this policy. In any event, it is unlikely that this site could contribute to any perceived short term deficit in housing land supply in the period to 2019.

4. The proposal is contrary to Policy 7 of the Strategic Development Plan for Edinburgh and South East Scotland insofar as the site is not allocated for housing in the adopted local plan. The proposal would not be in keeping with the countryside setting of the site and the proposal does not comply with criterion (a). There are known education infrastructure issues which mean that the proposal does not comply with criterion (c).

5 The proposal is contrary to Policy 8 of the Strategic Development Plan for Edinburgh and South East Scotland. The development site is outwith the settlement envelope of Livingston and a large proportion of the site is remote from local facilities, schools and public transport connections. Granting permission to the development is likely to result in a high proportion of journeys by car and potentially lead to a resource commitment by the council in terms of transporting children to catchment schools.

6. The proposal is contrary to Policy 9 of the Strategic Development Plan for Edinburgh and South East Scotland. There are known educational infrastructure constraints within the catchment schools. Granting permission would exacerbate this situation and potentially prejudice the development of allocated housing sites.

7. The proposal is contrary to Policy ENV22 of the adopted West Lothian Local Plan. The Livingston Countryside Belt forms an area of high amenity on this edge of the town. The proposed development within the Countryside Belt is unjustified and would neither protect nor enhance that designation.

8. The proposal is contrary to Policy ENV23 of the adopted West Lothian Local Plan. The application site is outwith the Livingston settlement envelope in an area designated as the Livingston Countryside Belt. Development of the site will have a significant adverse impact on the integrity and character of this local landscape designation and would be detrimental to the natural environmental qualities of the area.

9. The proposal is contrary to Policy ENV31 of the adopted West Lothian Local Plan as the site is located outside the settlement boundary of Livingston, where there is a presumption against development except in limited circumstances where development is compatible with a rural area. The proposed development can be characterised as an unjustified development of a greenfield site and, therefore, does not meet the criteria contained in policy ENV31 of the local plan for allowing development in the countryside.

10. The proposal is contrary to Policy HOU1 of the adopted West Lothian Local Plan. The application site is not allocated as a housing site in the adopted local plan. As such, the proposal is contrary to Policy HOU1.

11. The proposal is contrary to Policies IMP2 and IMP3 of the adopted West Lothian Local Plan as there are known educational infrastructure constraints within the catchment schools. Granting permission would exacerbate this situation and potentially prejudice the development of allocated housing sites.

12. The proposal is contrary to the policies and provisions of the emerging West Lothian Local Development Plan. In particular, it is contrary to the following proposed policies :
(i) ENV2, Housing development in the countryside,
(ii) ENV7, Countryside Belts and settlement setting,
(iii) HOU1 & 2, Housing sites and Maintaining an effective land supply and
(iv) INF 1, Infrastructure.

13. By granting planning permission in principle, the council would set an undesirable precedent for other similar developments in the countryside. The cumulative effect of which would be the gradual erosion of rural areas of West Lothian and the coalescence of settlements and these factors would be to the detriment of the area's visual amenity and rural character."

The agent raises various points on the need for additional housing land. The council's position on housing land supply is covered in Schedule 4: 1A that addresses "housing land supply and housing need and demand".

Under the SEA re-assessment , the consultant picked 2 comparator sites: Site H-LW 1: Gavieside, by Polbeth and Sites H-WC 2/ H-WC 3/ H-WC 4: Mossend Core Development Area

However, Site H-LW 1 was the subject of a planning permission, while Mossend was previously allocated in the West Lothian Local Plan as part of the wider West Livingston CDA.

The catchment area schools for this site are Bankton and St Ninian's Primaries and James Young High School (JYHS) and St Margaret's Academy. There would be educational catchment issues at both primaries and secondary schools for this significant level of c 680 additional unplanned for houses.

While Bankton Primary would have some capacity and more limited capacity at St Ninian's, there is a concern that both these primary schools are more remote and could potentially require off-site improvements works to underpasses and overbridges to enhance the safe route to school from the edge of town.

Also across Livingston as a whole, the oversupply of pupils in the north of the town means that JYHS is a popular school. However, by 2020 there will have insufficient places at S1 across the whole of Livingston.

For these reasons, the council does not propose to allocate some or all of Wellhead Farm in south Livingston to allow residential use. No modification is proposed.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16O	Open space designation at Murieston Valley, Livingston.	
Development plan reference:	Open Space designation at Murieston Valley, Livingston	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21910008-a0bfa45 (Mr Craig Browning)		
Provision of the development Plan to which the issue relates:	Allocation of land as open space Proposals Map 3, Livingston Area	
Planning authority's summary of the representation(s):		
21910008-a0bfa45 (Mr Craig Browning) Observes that the area to the south of Murieston, behind Murieston Gardens and Murieston Court, is a very valuable area for recreation and offers the possibility of "escaping to the countryside" whilst still remaining in Livingston. It is presumed that the respondent supports the designation of this area as open space.		
Modifications sought by those submitting representations:		
21910008-a0bfa45 (Mr Craig Browning) Make no specific reference to any modification.		
Summary of responses (including reasons) by planning authority:		
21910008-a0bfa45 (Mr Craig Browning) The area referred to lies to the south of Murieston, behind Murieston Gardens and Murieston Court, and is known as Southern Woods. It is owned by West Lothian Council. The area was technically outwith the Livingston 'new town' boundary and came to be designated in the Calders Area Local Plan (CDX) as part of the Livingston Countryside Belt (Policy ENV 18). This identified a general presumption against development and afforded it a degree of protection that it might not otherwise have had. The Livingston Countryside Belt designation was carried over into the Adopted West Lothian Local Plan (Policy ENV 22) (CDX). The area has been designated as "Land Safeguarded for Open Space" in the LDP Proposed Plan in recognition of being an open space asset associated with the urban area of south Livingston. Key recreational routes around the Linhouse site continue to be protected as core paths (#13 in the adopted Core Path Plan 2013)(CDX) The council is pleased to receive support for the safeguarding of this site as open space.		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

Issue: 16P	Allocation of land for employment uses at Caputhall Road, Deans Industrial Estate, Livingston	
Development plan reference:	E-LV 8 - Caputhall Road (Central) E-LV 9 - Caputhall Road (West 1)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0021 (Stephen A Matthews for Caledonian Group)		
Provision of the development Plan to which the issue relates:	Allocation of land for employment uses. Chapter 6 - Development Proposals by Settlement, Livingston (page 91) Appendix 2 - Schedule of Housing Sites, Livingston (page 111) Proposals Map 3, Livingston Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

E-LV 8 - Caputhall Road (Central)
E-LV 9 - Caputhall Road (West 1)

WL/LDP/PP/0021 (Stephen A Matthews for Caledonian Group)
The respondents support the allocation of these sites at Caputhall Road, Livingston.

Modifications sought by those submitting representations:

Representations to Allocated Sites

E-LV 8 - Caputhall Road (Central)
E-LV 9 - Caputhall Road (West 1)

WL/LDP/PP/0021 (Stephen A Matthews for Caledonian Group)
No modification of allocations E-LV 8 and E-LV 9 has been sought.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

E-LV 8 - Caputhall Road (Central)
E-LV 9 - Caputhall Road (West 1)

WL/LDP/PP/0021(Stephen A Matthews for Caledonian Group)
Both these small employment sites have been carried forward from the Adopted West Lothian Local Plan 2009 (CDX) and the council is pleased to receive support for their continued allocation for employment uses within Deans Industrial Estate, Livingston.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Q	Policy TCR2	
Development plan reference:	Proposed Plan - policy TCR2	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0160 + 21450464-c80b28f (Scottish Enterprise c/o Scott Hobbs Planning) **WL/WLP/PP/0220 + 21416622-3fd8b29** (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP)		
Provision of the development Plan to which the issue relates:	Policy TCR 2 Location of New Retail and Commercial Leisure Developments.	
Planning authority's summary of the representation(s):		

Representations to Policy TCR2

WL/LDP/PP/0160 + 21450464-c80b28f (Scottish Enterprise (SE) c/o Scott Hobbs Planning) Fully supports policy TCR2 which meets the requirements of Scottish Planning Policy relating to town centres first approach, without conflicting with the requirements of other employment policies (particularly regarding Class 4 development). For this reason, SE would not support any future amendment to this policy which may introduce the requirements for sequential testing for office development.

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP) Supports the requirement for the LDP to identify, support and promote the network of town centres, including appropriate opportunities for their improvement, links to green networks and any new retail provision which may be required. It is noted that Livingston is referred to as the 'prime shopping centre' within West Lothian and that The Centre provides for wider shopping needs, whilst neighbourhood centres provide for more local needs.

However, concerns are raised regarding Policy TCR2: for the following reasons: Policy TCR2 requires a sequential approach to be taken for new retail and commercial leisure developments within town centres. In principle, this is supported by our client. However, the town centre boundary for Livingston is such that new unrestricted Class 1 retail development could be developed remotely from The Centre, which the LDP recognises as the primary shopping centre for Livingston, and on sites which may serve a better town centre use.

A situation could occur where new Class 1 unrestricted retail development is proposed on an area within the defined town centre for Livingston but on a site that is allocated for another use, such as business or leisure etc. It could also be a site that is located a significant distance from The Centre, with inadequate or no public transport or pedestrian links to The Centre. West Lothian Council would require to be flexible in determining such an application on the basis that a retail development within the town centre is likely to be acceptable in principle, even if it is not located close to the existing retail area or public transport and pedestrian links. In order to combat this situation from arising, it is submitted that a Prime Retail Area should be identified within Livingston.

The Prime Retail Area should be the first place for retail development to be located before other town centre sites are considered appropriate. It is submitted that this will protect the vitality and viability of the town centre and protect the threat that dispersed retail areas could have within Livingston.

Modifications sought by those submitting representations:

WL/LDP/PP/0160 + 21450464-c80b28f (Scottish Enterprise (SE) c/o Scott Hobbs Planning) SE would not support any future amendment to policy TCR 2 which may introduce the requirements for sequential testing for office development.

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP) Suggests that the town centre boundary should identify a "Prime Retail Area" where new retail development should be directed in the first instance. This boundary should include The Centre, The Designer Outlet Centre, Almondvale West Retail Park and Almondvale Retail Park.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0160 + 21450464-c80b28f (Scottish Enterprise (SE) c/o Scott Hobbs Planning)
Noted. The council does not propose any amendment to this policy.

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP)

Scottish Planning Policy (SPP) states that "*planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into town centres. The planning system should; apply a town centre first policy when planning for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities; encourage a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening and consider opportunities for promoting residential use within town centres where this fits with local need and demand*" (paragraph 60 SPP CDX).

In line with SPP, Livingston as a sub-regional centre has an established town centre boundary at Almondvale within which a range of appropriate town centre uses are located. Within this boundary the plan identifies a number of sequentially suitable and viable sites with regard to size, location and availability. All allocated sites within the town centre boundary at Almondvale will help to reinforce and strengthen the town centre by providing a range of opportunities which would contribute to the consolidation of its status as a strategic town centre as identified in Strategic Development Plan (SDP) (SDP table 1 network of centres CDX).

In terms of responding to comments on the accessibility of allocated sites within the town centre boundary at Almondvale it should be noted that the LDP has been subject to transport appraisal for all sites in the proposed plan (transport appraisal LDP CDX). Within the context that the town centre covers a large area the council is satisfied that the allocated sites are not remote from the centre and are within an acceptable walking distance of the primary shopping centre, can be accessed by public transport or car and that any upgrades to these links could be made satisfactorily with specific arrangements being addressed through any eventual planning application. As such, the council disagrees with the suggestion that a "Prime Retail Area" boundary should be defined in the plan.

In light of the above, the Council does not agree to modify the Plan in response to this

representation.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16R	Livingston General	
Development plan reference:	N/A	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21910008-a0bfa45 (Craig Browning) **21690215-f53d2c1** (Robert Rae) **WL/LDP/PP/0240** (Brian Johnstone on behalf of Livingston Village Community Council)		
Provision of the development Plan to which the issue relates:	Miscellaneous	
Planning authority's summary of the representation(s):		

21910008-a0bfa45 (Craig Browning)
The area to the south of Murieston behind Murieston Gardens and Murieston Court is a very valuable area for recreation and offers the possibility of "escaping to the countryside" whilst still remaining in Livingston.

A71 Corridor (page 35, paragraphs 5.114-5.115)

21690215-f53d2c1 (Robert Rae)
The respondent observes that the parking at Livingston South Station is frequently full, on normal working days, which discourages the use of the train service. Electrification of the route is also likely to increase passenger numbers at the station and the respondent suggests that the station itself is now too small for the peak hour passenger flows due to the narrow wooden platforms. The respondent acknowledges that this is the responsibility of Network Rail but questions if the Council has any influence on the facilities provided.

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)
The respondent has commented on 9 topics:

1. Maps or plans as tabled at a public event
Suggests some legibility improvements in the Maps. For instance large green areas obscure paths and roads. The town centre boundary requires to be checked by allocation MU 5. Additionally, the majority of a designated local biodiversity site opposite Almondvale Stadium to the west, is now occupied by council housing.

2. Housing developments
The area of greatest potential growth throughout West Lothian is housing. Given the housing targets set by the Scottish Government, the respondent has concerns about the supporting infrastructure.

3. Infrastructure concerns
Concerned at the likely strain on existing infrastructure within Livingston, principally education, medical facilities and roads; also reference to drainage systems and primary energy provision; notes reference in the LDP to limited capacity at both at East Calder and Newbridge waste water treatment plants; suggests pressure is applied to Scottish Water for funding to augment capacity for waste water treatment to fit into the housing growth plan; advises that support infrastructure must

be part of the composite planning and grown similarly and contemporaneously and where funding is the issue the council must seek and obtain additional Scottish Government funding for fast infrastructure growth; intolerable to saddle private developers with huge infrastructure developer contributions all the time; private sector should make contributions however, reasonableness has to prevail; other fund sources are also needed if the infrastructure growth stands a chance of keeping pace with 1100 plus houses per year. Suggests a financial element be introduced by loans or whatever for infrastructure to load the front end capital of developments so that delays are minimized for the integrated planned proposal.

4. Transport issues

Suggests that the council should identify ways of funding infrastructure costs up front, developers should contribute to the improvements as their development progresses. North/south traffic movements should be addressed with improvements to Alderston Road. A71 improvements are required now and should not wait until developers are in a position to provide the improvements. Seek update on delivery of A801 Avon Gorge improvement.

5. Edge of centre retail provision

As housing sites sprawl further and further outward toward the Livingston town boundaries there should be some provision for the smaller retail zones.

6. Allotment provision

Following the resounding success of the Killandean Allotment site this sort of development should find space in the Plan. This is a growing interest activity in West Lothian and should be encouraged either as Killandean a private enterprise leasing council land or by West Lothian Council running similar sites.

7. Affordable housing percentage

Concerned that the affordable housing requirement from new market housing is proposed to increase from the current 15% to 25%. Suggest that this risks deterring some developers because the economics no longer stand up.

8. Unconventional gas extraction

References Policy MRW 5 and notes that a moratorium is in place over this at present but that there could be pressure for this to be lifted. Advises that INEOS are holding exhibitions in the potential extraction areas to the west of West Lothian and anticipates there being interest in West Lothian at some point. In that event there would be concern that the drilling process would be visible above ground and also that horizontal drilling and extraction radiates outward from the well deep underground. Questions how the council as planning authority would define a boundary for this radiated extraction to prevent unforeseen problems of contamination, or other issues, spreading in the substrata and affecting ground below properties.

9. Planning Integration

Seeks the integration and co-ordination of developers and infrastructure providers. Lack of funding will be raised as the reason why infrastructure tends to be reactive. Therefore suggests a financial element be introduced by loans or whatever to load the front end capital of developments so that delays are minimised for the integrated planned proposal.

Modifications sought by those submitting representations:

21910008-a0bfa45 (Craig Browning)
21690215-f53d2c1 (Robert Rae)
No modification proposed

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)

1. Maps or plans as tabled at a public event
No modification proposed

2. Housing developments
The council should forward fund infrastructure improvements and then recover the cost as developments are built out.

3. Infrastructure concerns
The council should forward fund infrastructure improvements and then recover the cost as developments are built out.

4. Transport issues
The council should forward fund infrastructure improvements and then recover the cost as developments are built out.

5. Edge of centre retail provision
No modification proposed

6. Allotment provision
No modification proposed

7. Affordable housing percentage
No modification proposed

8. Unconventional gas extraction
No modification proposed

9. Planning Integration
No modification proposed

Summary of responses (including reasons) by planning authority:

21910008-a0bfa45 (Craig Browning)
Comments are noted, however no modifications are necessary.

21690215-f53d2c1 (Robert Rae)
Comments are noted, however no modifications are necessary.

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)

1. Maps or plans as tabled at a public event
Comments noted, however no modifications are necessary.
2. Housing developments
The council's response to infrastructure and developer contributions is set out in a separate Schedule 4 number 1F.

3. Infrastructure concerns
The council's response to infrastructure and developer contributions is set out in a separate Schedule 4 number 1F.

4. Transport issues
The council's response to the Transport Infrastructure is set out in a separate Schedule 4 number 1T and 26V.

5. Edge of centre retail provision
The council notes the comments made, and no modifications are necessary.

6. Allotment provision
The council's response to the Allotment Provision is set out in a separate Schedule 4 number 26O.

7. Affordable housing percentage
The council notes the comments made, but does intend to make any further changes to the plan. The council's response to Affordable Housing is set out in a separate Schedule 4 number 1H.

8. Unconventional gas extraction
The council notes the comments made, and no modifications are necessary.

9. Planning Integration
The council notes the comments made, and no modifications are necessary.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16S	Livingston - Issues raised by Murieston Community Council and Livingston Village Community Council.	
Development plan reference:	H-LV3 Tarbert Drive, Murieston. P-101 South Murieston, Linhouse Distributor Road. Policy ENV 10 - Protection of Urban Woodland. MU5 – Adambrae. P-51- Killandean Allotments, South Kirkton. Policy MRW 5.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0346 (Murieston Community Council). **WL/LDP/PP/0410 (**Livingston Village Community Council).		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (pages 90-92). Appendix 2 - Schedule of Housing Sites, Livingston (pages 201-217). Appendix 6 – List of Proposals (pages 277-278). Proposals Map 3: Livingston Area.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0346 - Murieston Community Council
Three specific issues are commented upon:

(1) Allocation of site H-LV 3 (Tarbert Drive, Murieston) for housing
The proposal to develop this site was rejected by the Scottish Government's Directorate for Planning and Environmental Appeals Ref: PPA-400-284 on 3rd April 2009 (CDX) and is the subject of a Tree Preservation Order. The Community Council therefore consider the inclusion of this site in the proposed plan as inappropriate and oppose any development of this site.

(2) Proposal P-101 (South Murieston, Linhouse Distributor Road)
It is assumed that the function of this new road is to provide access to site E-LV 46 (Linhouse) employment. The Community Council considers the extension of this road from E-LV 46 to Murieston Road to be unnecessary and inappropriate, and suggest that the road from Oakbank Industrial Park to E-LV 46 should be terminated within E-LV 46. Consequently, the Community Council oppose the development of this road west of E-LV 46.

(3) Policy ENV 10 - Protection of Urban Woodland
The Community Council agree with the Proposed Plan to designate land parallel to the Edinburgh-Glasgow railway line and Murieston Valley limited to the west by Murieston Road and to the east by Robin's Lane as "Land Safeguarded for Open Space".

WL/LDP/PP/0410 - Livingston Village Community Council
9 specific issues are commented upon:

(1) Maps/plans tabled at briefing sessions
Suggests some legibility improvements to aid interpretation of these maps. The dominance of the dark green denoting "land safeguarded for open spaces" obliterates some map features such as paths and roads. At this scale the faintness of the background street maps can make navigation tricky. A similar obliteration is also present in the larger light green areas denoting "countryside belt".

The dark blue line meant to delineate the town centre area requires to be checked throughout its length. There is at least one error adjacent to area MU5 at Adambrae.

The land to the west of Alderstone Road opposite the stadium is almost fully covered by green diamonds which we interpret as "local diversity". The majority of this land has had council housing and an access road built here under planning reference 0778/FUL/10 (CDX) This map therefore needs to be refreshed to reflect the current development.

(2) Housing Developments
The area of greatest potential growth throughout West Lothian is housing. The level of completions, approximately 1,100 per year up to 2024, is probably greater than for any other council. This is obviously heaviest in the named core areas such as Winchburgh but Livingston also has a significant share in the allocation of land for housing.

The Community Council is of the view that the Scottish Government has set the housing targets and which West Lothian Council is required to meet, rather than let the council decide what it can realistically contribute, and issue is taken with is approach.

Notes that the Proposed Plan has not taken forward some of the preferred housing sites in the Main Issues Report and in particular the areas to the south of Murieston. Queries whether this may give rise to some non-compliant planning applications or indeed appeals.

Advises that the Community Council's main concern regarding the provision of houses is not the number of houses per se but the lack of infrastructure to support them. This is more of a concern in areas NOT defined as the core areas where new infrastructure seems to be reasonably well catered for.

(3) Infrastructure Concerns.
Indicates that there is strain on existing infrastructure support within Livingston as a whole. The main areas are education, medical facilities and roads. Less at risk but still important are drainage systems and primary energy provision. Re drainage, it is noted within the plan that there are repeated mentions of limited capacity at both at East Calder and Newbridge waste water treatment plants. Pressure must therefore be applied to Scottish Water for funding to augment capacity for waste water treatment to fit into the housing growth plan.

Indicates that the support infrastructure must be part of the composite planning and grow contemporaneously. Lack of funding seems to be the barrier to the early development of adequate infrastructure capacity. Notes that it is procurement always lags behind the need. Recognises that the council cannot support the development without external funding and proposes that Scottish Government should contribute. It is considered intolerable to saddle private developers with monstrous infrastructure developer contributions all the time. While agreeing that they should make some contributions, reasonableness has to prevail. Hence, other fund sources are also needed if the infrastructure growth stands a chance of keeping pace with 1,100 plus houses per year.

(4) Transport Issues
Observes that North/South routing within Livingston is primarily served by the dual carriage way to the east which seems to cope – and Alderstone Road to the west – which does not cope at present at peak times and there are concerns about any increase of traffic here. Suggests that improvements are required to Alderstone Road.

Identifies a need for longer term upgrading of the A71 to address the volume of existing traffic and the likely increase in commuter traffic due to new development. While some improvements are identified in the Plan it is doubtful if these will be sufficient longer term.

Suggests that the A801 corridor improvements need to be brought forward. In particular the cross border Avon Gorge scheme should be implemented without delay. Notes that it has been approved for some time. Aware of rumours that the savings achieved for the Queensferry Crossing would be re-allocated to Avon Gorge but unsure what the current situation is.

(5) Edge of Centre Retail Provision
Suggests that provision should be made for smaller, more localised retail zones as housing sites sprawl further and further outward from the Livingston town boundaries.

(6) Allotment Provision
Following the resounding success of the Killandean Allotment site it is suggested that this sort of development should be encouraged and promoted in the Proposed Plan. There is a growing interest in this activity in West Lothian and should be provided for, either as at Killandean, a private enterprise leasing council land, or by West Lothian Council operating similar sites.

(7) Affordable Housing provision
Raises concern about proposed increase in affordable housing requirements from the current 15% to 25% in some instances and believes that this creates a risk that some developers will be dissuaded from building because the economics no longer stand up.

(8) Unconventional Gas Extraction (fracking) - Policy MRW 5.
Understands that Scottish Government have placed a moratorium for the time being but suspect that INEOS and possibly others operators will lobby for this to be lifted thereby raising the prospect of drilling in West Lothian. The Community Council is aware of events being staged by the fracking industry to promote and improve the image of fracking. In practical terms there are concerns that the drilling process is visible above ground but the horizontal drilling and extraction radiates outward from the well deep underground. Queries how a planning authority would define and police a boundary for this radiated extraction to prevent unforeseen problems of contamination – or other issues- spreading in the substrata and affecting ground below properties.

(9) Planning Integration
Identify an urgent need to introduce some mechanisms into development planning whereby early co-ordination from the developer's embryo and first alert of housing proposals appearing on the horizon is conveyed to the various infrastructure providers at the earliest possible opportunity.
This can also be defined as pro-active planning rather than re-active reaction and should be an integral part of the planning process. As previously stated, the main areas of infrastructure that often lag too far behind housing building are education and medical facilities. The respondents are unsure how these agencies are made aware of development proposals in order that they can plan for them. Question whether 'triggers' are early enough, powerful enough to get reaction, or if they really exist at all.

Suspect that a lack of funding will be put forward as the reason why infrastructure tends to be

reactive and therefore suggest that a financial element be introduced by loans or whatever to load the front end capital of developments so that delays are minimized for the integrated planned proposal.

Modifications sought by those submitting representations:

WL/LDP/PP/0346 - Murieston Community Council
No specific modifications proposed.

WL/LDP/PP/0410 - Livingston Village Community Council
Indicate that the land to the west of Alderstone Road, opposite the stadium and shown as a Local Biodiversity Site (relating to the River Almond) should have the boundary redrawn back to the river corridor to reflect the recent council house building on this vacant site. In addition, the Almondvale town centre boundary is drawn in error adjacent to area MU5 at Adambrae; i.e. it should be placed around the south and west boundaries of the MU5 site.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0346 - Murieston Community Council
In response to the issues raised the council offers the following comments:

(1) Site H-LV 3 Tarbert Drive is addressed in a separate Schedule 4, reference number (**16A**)

(2) Linhouse distributor road - WLC Transportation has confirmed that the Transport Assessment prepared in support of the LDP (CDX)) indicates no significant impact on the road network, or with the present level of information on use and density, no need for improvement arising from the development. Indeed, this new road would aid the network. This issue is also address in Schedule 4 reference number (**16Ap**)

(3) Policy ENV 10 "Protection of Urban Woodland", it is acknowledged that Murieston Community Council, in relation to land west by Murieston Road and to the east by Robin's Lane, support this designation.

WL/LDP/PP/0410 - Livingston Village Community Council
In response to the issues raised, the council offers the following comments:

(1) Mapping - There were specific Geographic Information Systems (GIS) issues related to the mapping package that produced the Proposed Plan maps. The council is aware of the legibility and transparency issue of the Ordnance Survey map bases and would seek to address it in the final map production run of the adopted Proposed Plan.

It is recognised that the Almondvale Town Centre boundary is erroneous adjacent to area MU5 at Adambrae and that it should be drawn around the south and west boundaries of the MU5 site to locate it within the town centre. A Planning brief has been approved by the council advocating a number of mixed uses (CDX). The council would therefore have no objection to the Reporter requiring the boundary to be amended to accurately define the boundary in the interests of accuracy of the Plan.

(2) Housing developments – the council cannot anticipate whether a landowner or developer will submit a planning application and then appeal a decision. However, it is beneficial to have an up-to-date development plan that is the first point of reference in determining planning applications and is one of the reasons why the council is keen to expedite the

process of having the Local Development Plan approved.

(3) Infrastructure concerns – It is acknowledged that school roles are often close to the maximum capacity but capacity nevertheless exists in both the primary and secondary sector for those houses allocated in the Proposed Plan, albeit in some cases with the need for developer contributions for school extensions to manage the additional pressure arising from their development or for the commencement of development to be delayed pending the provision of a new school or an extension.

In terms of medical facilities, NHS Lothian was consulted on the plan and confirmed the existing and proposed level of development was at a level which they believed could be accommodated by the health service. It is however ultimately for the health providers to make the necessary provisions.

Transport Assessment prepared in support of the LDP (CDX) advises of no significant impact on the Livingston road network or need for major improvement arising from the overall development outwith the CDAs.

Scottish Water has advised of capacity constraints in some communities but has not objected to developments within the plan.

Developer contributions are an acceptable practice across Scotland and governed by a Planning Circular (CDX) that ensures they are proportionate and related to the application.

(4) Transport Issues - Alderstone Road has been identified as an issue on the overall Livingston road network. However, there are no major new planned developments that feed onto this road. Should any non-residential schemes come forward, then the required Transport Assessment would identify improvements to the network. This could also include sustainable transport solutions involving more Active Travel improvements. As part of the west Livingston CDA a new distributor road is planned at Gavieside to link the A71 northwards to Toll Roundabout / A779. This will relieve pressure on Alderstone Road.

The A71 corridor is the subject of a study by consultants to identify active travel corridor improvements to help reduce car journeys. This is associated with the Calderwood CDA developer having been required to create a park & ride facility at Kirknewton Station. A planning application has been submitted for this facility. (CDX)

It is the council view that the A801 link road and bridge over the Avon linking the M8 to M9 is a strategic road connection of national importance and should be funded by the Scottish Government. The council will to continue to lobby for the implementation of the project at the earliest opportunity.

(5) Edge of Centre Retail Provision – "Smaller retail zones" are already catered for by the 9 local centre boundaries identified across Livingston.

(6) Allotment Provision – The council has an Allotment Strategy that addresses many of the issues raised. It will be noted that land to the west of Killandean Allotments in Kirkton South has been identified for expansion (Proposal P51).

(7) Affordable Housing – the 25% rate has been in place with CDA developments since 1999 and there is no evidence to suggest that it has held back development. The council is currently in the process of revising its affordable housing policy.

(8) Unconventional Gas Extraction (fracking) - as mentioned, a moratorium on Unconventional Gas Extraction is currently in place. If the moratorium should end, then the suggestion for additional training for community councils on this issue will be raised with the Improvement Service and Planning Aid Scotland.

(9) Planning Integration - Consultation was undertaken with all key agencies (such as NHS Lothian, Transport Scotland, Scottish Water etc during the preparation of the Main Issue Report that sets the stage for the Proposed Plan. There is ongoing dialogue between the council and these key agencies; e.g. quarterly liaison meetings with Scottish Water. This is part of the forward planning exercise that it forms the Local Development Plan allocation and phasing of housing and employment sites. It also establishes what development infrastructure needs are required for particular sites and these are highlighted in the LDP so that developers are aware that these requirements must be costed, designed for and accommodated within their planning applications.

Either Section 75 legal agreements, between the council and developer or planning conditions can be placed on a planning application to ensure that developers' contributions from sites are linked to the council for e.g.; provision of school extensions. The government is progressing integration of the social care and health aspects of local government provision with local authorities and NHS Trust through the Health Care Partnerships.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16T	Employment Sites (E-LV 33 and E-LV 35), Gregory Road, Kirkton South Livingston.	
Development plan reference:	E-LV 33 (Gregory Road East) and E-LV 35 (Gregory Road West)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0352 & WL/LDP/PP/0420 (Naomi Cunningham, Holder Planning for Manse LLP)		
Provision of the development Plan to which the issue relates:	Landowner seeking change from employment land to residential use. Appendix 1: Employment Land Allocations (page 114). Proposals Map 3: Livingston Area.	
Planning authority's summary of the representation(s):		

Holder Planning for Manse LLP **(WL/LDP/PP/0352 & WL/LDP/PP/0420)** re-submitted to the Proposed Plan their statement that they had lodged at the Main Issues Report stage in Autumn 2014 when the sites were known as ELv46 Gregory Road east and ELv48 Gregory Road west as allocated in the adopted West Lothian Local Plan (CDX).

This submission supports the allocation of two sites identified on MIR Map 6 South Livingston with references ELv48 (Gregory Road West) and ELv46 (Gregory Road East) for housing. Gregory Road West is approximately 8.4 hectares in size and Gregory Road East measures 3.69 hectares. The sites are identified on Map 6 as committed employment sites.

The council is advised that the land has been in their clients ownership for some time with little prospect emerging of viable development for their allocated use. The council is advised thatthe owners of the site were not aware of the Council's 'Expression of Interest" exercise undertaken in 2011, and so the subject sites have not previously been brought to the attention of the council.

The council is asked to read this representation in conjunction with the agents representation on housing supply and demand issues, which considers the context set by SESplan and its Supplementary Guidance in terms of the housing requirements for West Lothian and the housing supply position set out in the MIR. This concludes that there do not appear to be enough preferred sites for housing identified in the MIR to meet the Housing Supply Target in the two periods identified by SESplan i.e. 2009 – 2019 and 2019 – 2024.

They contend the sites at Gregory Road, within the existing urban area of Livingston, are well placed to assist in meeting this apparent shortfall in identified housing sites. The sites are serviced and currently comprise and have the appearance of wasteland and can be defined as brownfield.

A meeting to discuss the sites' availability for housing was discussed with the Council in March 2014, at which they were advised by the planning officer that it was then too late to refer to the sites within the MIR. However, Manse LLP was encouraged to respond to the MIR to support their case for the sites' allocation for housing in the Proposed LDP.

The agents indicate they are aware that a great deal of work has been undertaken by the Council in assessing the suitability of many sites for development, and understand that to date the subject sites have not been considered in this context. The purpose of this submission, therefore, is to provide

information that will assist the Council is assessing its merits. Welcome further discussion with the council on the potential for allocating the sites for housing development and to provide any further information that might be required.

The sites have been allocated for employment use for a number of years. Realistically, there is no prospect of them coming forward for such use in the foreseeable future. This is also in the context that there is currently an over-supply of employment land in Livingston, and the fact that additional land for such use is identified in the existing Core Development Areas, which are likely to be more attractive to potential occupiers.

The sites are located within the urban area and are within walking distance of local services and facilities. Whilst other proposed housing sites in West Lothian are constrained by education capacity, the sites are located within a local catchment where capacity is available.

The sites are extremely well connected by public transport and there are bus stops at both ends of Gregory Road, which have a choice of regular buses (First Group and Horsburgh Coaches), connecting the area with Livingston Town Centre, Edinburgh and Glasgow. Moreover, the sites are within walking distance of employment opportunities in Kirkton Campus.

The proposed development offers an opportunity to create a new, distinctive residential development in a sustainable location. Allocating the sites for housing will enhance the character of the area, by bringing unused sites back into use and will create a genuinely mixed use environment.

The capacity for new housing is significant, amounting to almost 300 units between both sites, assuming a broad mix of accommodation from 2 bed terraced houses to 5 bedroom detached houses. Site A (to the east) has a capacity for approximately 90 new homes, including affordable housing. Site B (to the west) has a capacity for approximately 195 new homes, including affordable housing.

Indicative layouts have been prepared for both sites; the sites meet the effectiveness criteria set out in Scottish Government guidance.

Modifications sought by those submitting representations:

WL/LDP/PP/0352 & WL/LDP/PP/0420 (Naomi Cunningham, Holder Planning for Manse LLP) - seek a change from employment land to residential use in order to meet the shortfall in housing land supply at two sites within Kirkton Campus ELv33 Gregory Road (East) and ELv35 Gregory Road (West) Livingston.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0352 & WL/LDP/PP/0420 (Naomi Cunningham, Holder Planning for Manse LLP) - wider housing land supply issues are dealt with in a separate Schedule 4: 1A and Position Statement on Housing Land.

The Livingston Local Plan (CDX) identified Kirkton Campus with an Industrial Area Boundary on the Proposals Map. Policy EM 1 safeguarded various industrial estates across the New Town for "employment generating development". The types of acceptable uses for Kirkton Campus were defined as "business and general industry. At the time this local plan was drawn up in early 1990s, the site to the north had been built and occupied by Apollo Computers.

The West Lothian Local Plan (CDX) continued to protect Kirkton Campus as part of an Employment Area. Policy EM5 stated the expansion, conversion or redevelopment of premises within the areas shown on the proposals map, and on other established sites will be encouraged for uses falling

within classes 4,5 and 6, or as restricted in policy EM2 and specified in Appendix 5.1.

Consequently, there has been a long history of Kirkton Campus being laid out as the first high-amenity, science and technology campus in Livingston. This is stated on the road entrance signs into the Campus. It remains almost 75% developed with 6 undeveloped sites, including a new site following demolition of a building on Simpson Parkway.

The Campus has been able to accommodate the growth in the business sector and is home to Sky, the largest employer in West Lothian that is housed over a number of different units in the south part of the estate. Sky also use part of the Alba Campus to the west and they lease the car park of the former Apollo Computers building for staff use. There are also financial services accommodated with Lloyds Banking group call centre, and multinational firms such as WL Gore and Johnston & Johnston. On the east side of the Campus, there is a wide range of smaller class 4 offices and also medium sized units along Charlesfield Road.

While it is acknowledged there is a large number of both vacant premises and sites across Livingston and West Lothian, this can allow a large choice of different sized buildings and plots and continue to generate employment opportunities.

There is no evidence that the owners have marketed the sites for employment use.

The Agents claim "*the sites form part of the extension to Kirkton Campus*", while in fact they are centrally located and part of the Campus laid out and serviced by the former Livingston Development Corporation.

Further the agents state the sites "are within walking distance of local services and facilities" However, the main retail and bus interchange at Almondvale Centre are well over 800m.

Fundamentally, the agent claims, under the assessment of site effectiveness, "that there are no infrastructure constraints". The reference to West Calder High School and Livingston Village Primary School are misleading as they are not within the school catchment of these 2 sites.

The catchment area schools are Bankton and St Ninian's Primaries and James Young High School (JYHS) and St Margaret's Academy. There would be educational catchment issues at both primaries and secondary schools for this significant level of c 300 additional unplanned for houses, isolated within the centre of Kirkton Campus.

While Bankton Primary would have some capacity and more limited capacity at St Ninian's, there is a concern that both these primary schools are more remote and could potentially require off-site improvements works to underpasses and overbridges to enhance safe route to school.

Also across Livingston as a whole, the oversupply of pupils in the north town means that JYHS is a popular school. However, by 2020 there will have insufficient places at S1 across the whole of Livingston.

For these reasons, the council does not propose to change the LDP to allow residential use of these 2 employment sites.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16U	Livingston Town Centre Mixed Use Sites MU1-MU9.	
Development plan reference:	MU1 – Site east of Almondvale Stadium MU2 – Site north of Almondvale Road MU3 – Site north of Almondvale Road MU4 – Site south of Almondvale Way MU5 – Almondvale Roundabout South, north of Bluebell Glade, Adambrae MU6 – Site north of Almondvale Roundabout MU7 –Site west of , Almondvale Roundabout MU8 –Site south of Almondvale Way MU9 – Site west of Almondvale Place	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP). **21889062-c99098f** (Bellsquarry and Adambrae Community Council c/o Mr Peter Jeppeson). **WL/LDP/PP/0413** (Petition Bellsquarry and Adambrae Community Council c/o Mr Jim Wilkie). **21620319-b51c95b** (Henry Boot Developments Ltd c/o Alex Mitchell of Zander Planning Ltd). **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Mixed use allocations in Livingston; Livingston settlement statement (page 92 CDXXX); Livingston Settlement Map 3.	
Planning authority's summary of the representation(s):		

Representations to allocated sites

MU1, MU2, MU3, MU4, MU5, MU6 and MU9

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP)

The representation supports the Vision Statement to provide an adequate and diverse range and quality of employment land and maintain West Lothian's attraction as an area which provides a range of choice for those wishing to invest and do business. Supports the promotion of West Lothian as an attractive tourist destination. Supports the development and regeneration of town and village centres. In particular, supports the consolidation and enhancement of Livingston's role as a sub-regional retail and commercial centre, as outlined in the vision statement.

However, the representation has concerns with respect to unrestricted Class 1 retail development being allowed on these sites, prior to other suitable existing retail sites being available. These sites are not well linked to The Centre and do not provide adequate pedestrian links between each other or The Centre. The location of these sites will lead to a dispersed shopping area with an increased reliance upon the use of private transport (car) to undertake shopping trips. This is not in accordance with Scottish Planning Policy.

MU5

21889062-c99098f (Bellsquarry and Adambrae Community Council c/o Mr Peter Jeppeson) MU5 was originally intended for amenity use by the former Livingston Development Corporation. It is mixed woodland and bounded to the south by more woodland, which is safeguarded for open space in the Proposed Plan and with which it forms a natural continuation. There is also a short boundary to the west with open land reserved for future cemetery expansion. The remaining sides are bounded by Charlesfield Road, Almondvale Roundabout and Alderstone Road.

The site was carried over from West Lothian Local Plan (2009), when it was included in the Livingston Town Centre area and designated TCU11, zoned for mixed town centre use. In the West Lothian Development Plan, Proposed Plan, the site is now shown outside the Town Centre boundary (Map 3), but it is still proposed that it be zoned for mixed use. As the site is apparently no longer considered part of the Town Centre, we believe that mixed town centre use is inappropriate and the zoning should be reconsidered. The difficulty in accessing this site from either of the adjacent roads, owing to the proximity of the busy Almondvale Roundabout, also argues against developing it for housing. This land is popular with the local community for recreational purposes, dog walking, etc. The site should be retained as open amenity space. A much more appropriate use than a housing development, for the reasons given above.

WL/LDP/PP/0413 (Petition Bellsquarry and Adambrae Community Council c/o Mr Jim Wilkie) A community petition which seeks to have this site (MU5) designated as 'Land Safeguarded for Open Space'. The extent of community support for this petition of 670 voters, who are exclusively Adambrae residents, is overwhelming. 97% of Adambrae voters resolutely supported the petition. Desire as Council Tax Payers that our concerns and aspirations are recognised by your Planning Officials.

MU2 and MU3

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP) Supports the use of MU2 (temporary car park, Almondvale Road) and MU3 (former police station, Almondvale Road) for mixed use development, in principle. Site MU2, in particular has well established pedestrian links to The Centre and is accessible by public transport.

MU8 and MU9

21620319-b51c95b (Henry Boot Developments Ltd c/o Alex Mitchell, Zander Planning Ltd)
The allocation within the Proposed LDP or Mixed Use (MU) requires to be defined in the plan. These are town centre sites and it needs to be made clear in this schedule that town centre uses are acceptable and included Classes 1, 2, 3, 4, 11 and "sui generis" uses. The location description of MU8 as a temporary car park is not correct - this has never been used as a car park. The reference in the schedule to 'residential capacity' is also misleading. These particular sites are not being promoted for residential use. At face value this table could be interpreted to mean residential use is all that is permitted, although that is not the intention.

MU1, MU4, MU5, MU6, MU7 and MU9

WL/LDP/PP/0243 (SEPA) The requirement for flood risk assessment (FRA) should be included in the LDP for mixed use sites MU1, MU4, MU5, MU6, MU7 and MU9. SEPA have been unable to locate the site in the Appendix. If the LDP is updated to include details for the sites then SEPA's requirement for an FRA should be reflected.

Modifications sought by those submitting representations:

Representations to allocated sites

MU1, MU2, MU3, MU4, MU5, MU6 and MU9

WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP). The allocation of these sites is not in accordance with SPP.

MU5

21889062-c99098f (Bellsquarry and Adambrae Community Council c/o Mr Peter Jeppeson), Request that the site MU5 be retained as open amenity space for the local community.

WL/LDP/PP/0413 (Petition Bellsquarry and Adambrae Community Council c/o Mr Jim Wilkie) Seek to have site MU5 re-designated as 'Land Safeguarded for Open Space'.

MU8 and MU9

21620319-b51c95b (Henry Boot Developments Ltd c/o Alex Mitchell Zander Planning Ltd)
Reference to residential capacity in the mixed use table is misleading (e.g. LDP page 92 CDxxx). This title should be replaced with the title 'use classes' that identifies which uses can be supported on each site. With specific reference to MU8 and MU9, the amended table should note that Use Classes 1, 2, 3, 4, 7, 9, 11 and "sui generis" uses are acceptable at these locations.

The location description of MU8 need to be changed as it has never been a temporary car park.

MU1, MU4, MU5, MU6, MU7 and MU9

WL/LDP/PP/0243 (SEPA) If the sites are included in an appendix, site delivery requirements should include SEPA's requirement for an FRA.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

MU1, MU2, MU3, MU4, MU5, MU6 and MU9
WL/WLP/PP/0220 + 21416622-3fd8b29 (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell of Montague Evans LLP)

Scottish Planning Policy (SPP) states that "*planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into town centres. The planning system should; apply a town centre first policy when planning for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities; encourage a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening and consider opportunities for promoting residential use within town centres where this fits with local need and demand*" (paragraph 60 SPP CDX).

In line with SPP, Livingston as a sub-regional centre has an established town centre boundary at Almondvale within which a range of appropriate town centre uses are located. Within this boundary the plan identifies a number of sequentially suitable and viable sites with regard to size, location and availability. The mixed use sites help to reinforce and strengthen the town centre by providing a range of opportunities which would contribute to the consolidation of its status as a strategic town

centre as identified in Strategic Development Plan (SDP) (SDP table 1 network of centres CDX).

In terms of responding to comments on the accessibility of the mixed use sites it should be noted that the LDP has been subject to transport appraisal for all sites in the proposed plan (transport appraisal LDP CDX). Within the context that the Almondvale town centre covers a large area the council is satisfied that the mixed use sites are within an acceptable walking distance of the primary shopping centre, can be accessed by public transport or car and that any upgrades to these links could be made satisfactorily with specific arrangements being addressed through any eventual planning applications.

In light of the above, the Council does not agree to modify the Plan in response to this representation.

MU5

21889062-c99098f (Bellsquarry and Adambrae Community Council c/o Mr Peter Jeppeson); **WL/LDP/PP/0413** (Petition Bellsquarry and Adambrae Community Council c/o Mr Jim Wilkie) and **WL/WLP/PP/0220 + 21416622-3fd8b29** (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP)

When Livingston Development Corporation formed the road network they included underpasses on the north and east boundaries. Access was intended from the NW corner of the site off Charlesfield Road. However, in the interim, since the roads were formed the site was wooded over. The site was first allocated for mixed use in the West Lothian Local Plan, which was adopted by the council on 13 January 2009 (WLLP CDX). The allocation is retained in the LDP and contributes to the growth of Livingston as a sub-regional centre by providing a mixed use opportunity within the town centre boundary. The site is subject to an approved planning brief (Almondvale Road, SW Quadrant Planning Brief CDX). The approved brief identifies a range of uses suitable to a town centre location which could be accommodated on the site including retail, leisure, offices, business, recreation and residential development. The site is included in the council's capital programme for disposal.

The approved planning brief was the subject of consultation with interested parties. Local members were consulted on the brief prior to a wider consultation being carried out. The wider consultation encompassed neighbouring properties and the local Community Council.

The site is considered to be an appropriate development site in the town centre that is subject to an approved planning brief. With regard to the representations received in relation to site MU5 being retained for amenity open space, the council does not consider that the plan should be modified in respect of any of these issues. It should be noted however, that Map 3: Livingston Area includes a cartographic error which wrongly shows site MU5 outwith the town centre boundary. The council proposes to correct the cartographic error amending the town centre boundary to include site MU5, as it was shown in the West Lothian Local Plan 2009 (Map 3 CDx) and considers this to be a non-notifiable modification.

MU8 and MU9

21620319-b51c95b (Henry Boot Developments Ltd c/o Alex Mitchell Zander Planning Ltd) and **WL/WLP/PP/0220 + 21416622-3fd8b29** (Livingston Centre Ltd and Livingston Almondvale Ltd c/o Ms Ally Campbell Montague Evans LLP).

Scottish Planning Policy (SPP) states that "planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into town centres. The planning system should; apply a town centre first policy when planning for uses which attract significant numbers of people,

including retail and commercial leisure, offices, community and cultural facilities; encourage a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening and consider opportunities for promoting residential use within town centres where this fits with local need and demand" (paragraph 60 SPP CDX). SPP clearly identifies uses that can be supported within the town centre and this has been translated through policy TCR 1 Town Centres of the Proposed Plan (page 40 LDP CDx), therefore the council does not propose to include any further information in the table titled mixed use (page 92 LDP CDx) that identifies specific use classes for those sites.

It is agreed the locational description of mixed use site MU8 (page 92 LDP CDx) has been wrongly identified as a temporary car park, Almondvale Road. The council propose to amend the descriptions to a number of Livingston town centre sites as noted below.

MU1, MU4, MU5, MU6, MU7 and MU9
WL/LDP/PP/0243 (SEPA)

The LDP does not include an Appendix which provides specific details on the uses supported on mixed use sites therefore there is no place to include site delivery requirements. The council does not propose to include an appendix section for mixed use sites however, it should be noted that any eventual planning application would involve reviewing flood risk map data which would flag up any flood risk issue and the need for a FRA. In addition, SEPA are consulted on planning applications as a statutory consultee and able to provide comments and advice at that stage.

Errors in Livingston Settlement Statement mixed use table – page 92
It should be noted that a number of the site descriptions in the Livingston settlement statement mixed use table (page 92) have been incorrectly referenced to Map 3 Livingston Area and will be amended as follows. This is considered to be a non-notifiable modification.

LDP (page 92):
MU1 Site east of Almondvale Stadium
MU2 Site north of Almondvale Way
MU3 Site north of Almondvale Road
MU4 Site south of Almondvale Way
MU5 Almondvale Roundabout South North of Bluebell Glade, Adambrae
MU6 Site West of Almondvale Roundabout
MU7 Former Police Station, Almondvale Road
MU8 Temporary, Car Park, Almondvale Road
MU9 Site west of Almondvale Place

Amended Site Descriptions:
MU1 Site east of Almondvale Stadium
MU2 Temporary, Car Park, Almondvale Road
MU3 Former Police Station, Almondvale Road
MU4 Site West of Almondvale Roundabout
MU5 Almondvale Roundabout South North of Bluebell Glade, Adambrae
MU6 Site north of College Roundabout
MU7 Site north of Almondvale Way
MU8 Site south of Almondvale Way
MU9 Site north of Almondvale Road/west of Almondvale Place

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16V	Livingston CDA	
Development plan reference:	Housing allocations	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21716490-c057327 (John Orr) **WL/LDP/PP/0243** (Alasdair Milne for SEPA)		
Provision of the development Plan to which the issue relates:	West Livingston CDAs housing allocations. H-LV 13 Appendix 2: Housing Site Requirements; page 207. H-WC 1-4 Appendix 2 Housing Site Requirements; page 203-231.	
Planning authority's summary of the representation(s):		

21716490-c057327 (Mr Orr) objects in relation to sustainable housing locations. A large proportion of housing sites are non-effective and have significant infrastructure issues which make them both impractical and uneconomic to develop; to continue to support the principle of further housing development in existing CDAs is misguided and pointless, the allocations are not delivering and some are virtually undevelopable.

Lack of any progress in CDA at West Livingston. Suggests the allocation is not economically viable and suffers from some of the worst ground conditions in the area. The roads and transport links are inadequate. In addition, it has incompatible neighbouring uses which may give rise to major environmental issues.

In relation to Livingston CDA (Previous WLLP ref: CDA-GF), SEPA **(WL/LDP/PP/0243)** cannot see this site within the table in the proposed plan.

They require a FRA to assess risk to site from Breich Water and River Almond. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

At Polbeth part of the wider West Livingston CDA (Previous WLLP ref: CDA-MO), SEPA point out no developer requirements noted in proposed plan relating to flood risk.

They require a FRA to determine flood risk to site from Breich Water and West Calder Burn. They previously commented on LIVE/0349/FUL/11 and LIVE/0875/FUL/14 and had no objection as the sites did not encroach on the functional floodplain. This larger site includes area immediately adjacent to the watercourses. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. SEPA have a river gauging station on Breich Water adjacent to site.

Also at Polbeth CDA (WLLP ref: CDA-CB) No developer requirements noted in proposed plan relating to flood risk. SEPA require a FRA to determine flood risk to site from the West Calder Burn. It is likely

the majority of the site is developable and site layout and topographic information may be sufficient. Report of surface water flooding adjacent to site in July 2007.

Modifications sought by those submitting representations:

21716490-c057327 (Mr Orr) suggests that alternative housing sites are required which are as far as possible free from constraints, although none are specifically identified.

WL/LDP/PP/0243 (SEPA) seek Flood Risk Assessment at Sites H-LV13 and H-WC 1-4 in the West Livingston CDA.

Summary of responses (including reasons) by planning authority:

21716490-c057327 (Mr Orr) **-** whilst development is not yet underway at the more major part of the West Livingston Core Development Area (CDA) at Gavieside Farm, planning applications have been approved in other parts of the CDA at Mossend by West Calder.

The Core Development Areas remain a key strand of the development strategy for West Lothian and are supported through the Strategic Development Plan (paragraphs 90-91) (CDX).

It is anticipated that the major electrification and upgrade of the Edinburgh – Shotts rail line that goes through West Calder station and due to open in Autumn / Winter 2016, combined with a new replacement West Calder secondary school will kick start the Gavieside CDA. There will be a new entrance to West Calder Station and a 200 space park and ride facility provided by the developer that will contribute to the site's overall sustainability. Of the 4 CDAs identified in the LDP proposed plan, those at Winchburgh, Armadale and Calderwood are well underway with hundreds of houses either complete or on site.

The council's approach to housing land is set out in its Housing Land Position Statement and Schedule 4 number 1A.

In relation to SEPA comments about Flood Risk Assessments **(WL/LDP/PP/0243)** being required these are already stated at Appendix 2 Housing Site Requirements, under column 10, "Flood Risk", page 207. Similarly , with the 4 sites at West Calder/Polbeth also identified as requiring a Flood risk Assessment (page 230-231).

The council does not propose to amend the LDP in relation to the issues raised.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 W	Brucefield Industrial Park, Livingston	
Development plan reference:	E-LV 1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 111. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned in the LDP. SEPA would require a Flood Risk Assessment (FRA) to assess the flood risk from the small watercourse which runs along the western and southern boundary of the site. The impact of culverts on flood levels in the watercourse should be considered. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 111, under site entry: E-LV1 Brucefield Park West, column 7 "Infrastructure & other requirements" i.e.; *"A Flood Risk Assessment by a developer is required for the site in relation to the small water courses along the site boundaries".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) <u>Background</u> The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xix, site reference ELv2 and proposals map 3). It is carried forward into the LDP. It received planning permission for 3 units in 2000, but this has not been implemented. It remains one of the few remaining sites to be developed in the South west corner of the Estate. <u>Flooding</u> SEPA advise that a small part of the site may be subject to flooding. However, it has not objected to development of the site, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1. Infrastructure requirements). The WLC Flood Risk Officer is aware of the issue and is content that a FRA study be carried out to inform any future planning		

application.

The Estate has a history of water quality issues due to connections from the estate direct to a culvert through it and the council have been working with the estate owners, SEPA and others to improve the water quality by a series of off-line ponds to the east of the estate in Bellsquarry & Dedridge.

Consequently, the council's Flood Risk Team generally agrees with SEPA comments and note that some minor surface water flooding is possible on the site.

Therefore, the council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16X	Caputhall Road, Deans, North Livingston	
Development plan reference:	E-LV 11	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 111. Proposals Map 3.	
Planning authority's summary of the representation(s):		

Employment Land

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use.

No developer requirements are mentioned. SEPA would require a Flood Risk Assessment (FRA) to assess risk from the small drain to the north of site. Given proposed site use, basic information likely to be acceptable including site layout and levels. Measures to ensure no increased run-off likely to be required.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 111, under site entry:
E-LV 11 Caputhall Road column 7 "Infrastructure & other requirements" i.e.;
" A Flood Risk Assessment by a developer is required for the site in relation to the small water courses along the site boundaries".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background

The Deans Industrial Estate was a former large shale bing that was rehabilitated by the former Livingston Development Corporation in the 1970's and the industrial estate laid out. It was identified for "Business, General Industrial & Storage & Distribution use" in the Livingston Local Plan (1996) as site DI 34.

The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xix, site reference ELv18 and proposals map 3).

It is carried forward into the LDP. It is owned by West Lothian Council and received planning permission for a Waste Transfer Station / Management Facility. However, the council altered their Waste Strategy and have now pursued another alternative site (north part of E-BB 4: Inchmuir Road

3) at Whitehill Industrial Estate and work is underway on that site.

Flooding

SEPA advise that there is a small drain on the north part of the E-LV 11 site and if a waste management facility were to be pursued at some future date, then specific information, such as site levels and ensuring no increased surface water run-off, would be required.

However, SEPA has not objected to development of the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1. Infrastructure requirements).

The council's Flood Risk Team generally agree with SEPA comments and note some minor surface water flooding is possible on site.

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 Y	Appleton Parkway East, Eliburn, Livingston	
Development plan reference:	E-LV 15	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.

Planning authority's summary of the representation(s):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raised an issue on potential flooding related to allocation of the site for employment use.

Developer requirements mention *"Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary*". SEPA require a Flood Risk Assessment (FRA) to determine the risk to the site from the Lochshot Burn and also small watercourses that run along north and west boundaries.

Advise that the majority of the site is likely developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 112, under site entry: E-LV 15 Appleton Parkway east, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the site in relation to the Lochshot Burn along the south boundary and adjacent small water courses".

Summary of responses (including reasons) by planning authority:

Background
The former Livingston Development Corporation laid out and serviced Eliburn Campus in the mid-1990's. It was identified for "High Amenity Industrial or Business" use in the Livingston Local Plan (1996) as site ENW 3 (CDX).

The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xx, site reference ELv25 and proposals map 3). It is owned by Scottish Enterprise and was considered a "single-user" site due to its large size and related to earlier Scottish Planning Policy and the former Edinburgh & Lothian Structure Plan. However, the single-user caveat has been removed. The site is carried forward into the LDP as E-LV15.

Flooding

SEPA note the existing LDP site requirements related to a stand-off from Lochshot Burn, but request that a Flood Risk Assessment should be carried out to determine the flood risk associated not only with the Lochshot Burn, but also adjacent smaller water courses on the north and west boundaries.

While the existing site requirements also identifies, *"Additional structural woodland shelterbelt planting along south boundary"*, this buffer would also allow for measures to mitigate flood risk and surface water run-off.

SEPA indicate there may be flooding issues on part of the site. The council's Flood Risk Officer's initial view is that due to the site location upstream in the catchment and the existing level of the site above the Lochshot Burn, there should be no major flooding issues, but a Flood Risk Assessment would assist and help identify development platform levels and the position of the development boundary along the south site boundary. There is some minor surface water flooding possible on the site.

However, SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Z	Appleton Parkway South, Eliburn, Livingston	
Development plan reference:	E-LV 16	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.

Planning authority's summary of the representation(s):

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. Advise that developer requirements mention "*Respect Lochshot Burn and Greenway to north*". SEPA require a Flood Risk Assessment (FRA) to determine flood risk to the site from the Lochshot Burn. The majority of the site is likely developable and site layout and topographic information may be sufficient.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 112, under site entry: E-LV 16 Appleton Parkway south, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the site in relation to the Lochshot Burn along the north boundary.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background
The former Livingston Development Corporation laid out and serviced Eliburn Campus in the mid-1990's. It was identified for "High Amenity Industrial or Business" use in the Livingston Local Plan (1996) as site ENW 4 (CDX). The former agricultural fields sit someway above the level of the Lochshot Burn along the northern boundary that is formed by a steep wooded slope.

The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xx, site reference ELv26 and proposals map 3). It is owned by Scottish Enterprise and suitable for sub-division. The site is carried forward into the LDP as E-LV16.

Flooding
SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council's Flood Risk Team generally agrees with SEPA comments. The council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Aa	Appleton Parkway south west, Eliburn, Livingston	
Development plan reference:	E-LV 17	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.	

Planning authority's summary of the representation(s):

WL/LDP/PP/0243 (SEPA)
raise an issue on potential flooding related to allocation of the site for employment use.

No developer requirements mentioned. SEPA require a Flood Risk Assessment (FRA) to assess the risk of flooding to the site from the small watercourse to the west of the site.

Consideration of flood risk from the pond is also advised.

It is likely the majority of the site is developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in the developed area of Appleton Place and the map may also be indicating a pond on site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (SEPA) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment land Allocations, page 112, under site entry:
E-LV 17 Appleton Parkway south west, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the site in relation to a water course to the west of the site".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (SEPA)

Background
The former Livingston Development Corporation laid out and serviced Eliburn Campus in the mid-1990's. It was identified for "High Amenity Industrial or Business" as part of a wider single-user site in the Livingston Local Plan (1996) as site ESW2 & R1 (CDX). The site has subsequently been split into a number of parcels for employment uses to the west that have been constructed and more recently mixed uses and housing uses (H-LV14) to the east that are under construction.

The site was identified in the adopted West Lothian Local Plan (2009) for employment development (CDX, Appendix 5.1 page xxi, site reference ELv27 and proposals map 3). The site is carried forward into the LDP as E-LV17.

The pond referred to is a major SUDs facility relating to the development of the adjacent E-LV18. The WLC Flood Risk Officer is content that it is serving its purpose. His view is that some minor surface water flooding may be expected in the south west corner of the site. The existing basin on site deals with surface water run-off from the developed areas.

Flooding

SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ab	Former Rosebank Nursery, Kirkton, Livingston	
Development plan reference:	E-LV 23	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 113. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raised an issue on potential flooding related to allocation of the site for employment use. SEPA require a Flood Risk Assessment (FRA) to determine the flood risk to the site from the Killandean Burn and advise that the majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk. However, flood risk from the small watercourse issuing to the southwest of the site should also be considered.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified as a developer requirement and amendment to Appendix 1: Employment land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV23, column 7 "Infrastructure & other requirements" - *"A Flood Risk Assessment by a developer is required for the site in relation to the adjacent Killandean Burn and small watercourse / culvert issuing to the south west".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) <u>Background</u> The site was originally the site of Rosebank Farm which the former Livingston Development Corporation (LDC) used as their horticultural nursery and grounds maintenance depot .LDC laid out and serviced Kirkton Campus in the 1980's. Rosebank was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KSR2 (CDX). The site has subsequently been split into a number of development parcels for employment uses with the farmhouse being demolished and some business units initially built either side of Rosebank Road. The site was identified in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxii, site reference ELv39 (part) and proposals map 3). The site is carried forward into the LDP as E-LV23. However, the north east / lower part of the ELv39 area, adjacent to the Killandean Burn was removed from the allocation due to known flooding issues that left a smaller site alongside the B7015 (E-LV23) While the development requirements in the		

WLLP had asked for a "Flood Risk Assessment", this was removed with the reduction of the site that left the higher road site. The site is the subject of an approved planning brief (CDX). The council's Flood Risk team generally agree with SEPA comments, although the "small watercourse to south west of site" is shown as a culvert on their records. <u>Flooding</u> SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ac	Former Rosebank Nursery, Kirkton, Livingston	
Development plan reference:	E-LV 24	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned. SEPA require a Flood risk Assessment (FRA) to determine the flood risk to the site from the Killandean Burn. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk. Flood risk from the small watercourse in the southwest and northeast of the site should also be considered.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV24, column 7 "Infrastructure & other requirements" i.e.; - *"A Flood Risk Assessment by a developer is required for the site in relation to the adjacent Killandean Burn and small watercourse / culvert to the southwest and watercourse northeast of the site".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) The site was originally the site of Rosebank Farm which the former Livingston Development Corporation (LDC) used as their horticultural nursery and grounds maintenance depot .LDC laid out and serviced Kirkton Campus in the 1980's. Rosebank was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KSR2 (CDX). The site has subsequently been split into a number of development parcels for employment uses with the farmhouse being demolished and some business units initially built either side of Rosebank Road that crates the access to the north into E-LV 24. The site was identified in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxii, site reference ELv39 (part C) and proposals map 3).		

The site is carried forward into the LDP as E-LV24. However, the north east / lower part of the ELv39 area, adjacent to the Killandean Burn, was removed from the allocation due to known flooding issues that left a smaller site alongside the B7015 (E-LV23) and E-LV24 that was part of the former horticultural nursery lying above the lower area and separated by a steep wooded slope. The small water course to the north east is known to have a high discharge.

While the development requirements in the WLLP had asked for a "Flood Risk Assessment", this was removed with the reduction of the site to the higher former horticultural nursery area.

However, the Flood Risk Team generally agree with SEPA comments, albeit the "small watercourse to south west of site" is shown as a culvert on our records.

Flooding

SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ad	Former Rosebank Nursery, Kirkton Livingston	
Development plan reference:	E-LV 25	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 112. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned. SEPA require a Flood risk Assessment (FRA) to determine the flood risk to the site from the Killandean Burn and small drain running through the site. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV25, column 7 "Infrastructure & other requirements" i.e.; *"Following discussion with the council's Flood Risk Management Team, a Flood Risk Assessment by a developer may be required in relation to the adjacent Killandean Burn and small watercourse within the site".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - <u>Background</u> The site was originally the site of Rosebank Farm which the former Livingston Development Corporation (LDC) used as their horticultural nursery and grounds maintenance depot .LDC laid out and serviced Kirkton Campus in the 1980's. Rosebank was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KSR2 (CDX). The site has subsequently been split into a number of development parcels for employment uses with the farmhouse being demolished (principally E-LV 25) and some business units initially built to the west at Rosebank Road. There are two houses to the east.		

The site was identified in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxii, site reference ELv39 (part d) and proposals map 3).

The site is carried forward into the LDP as E-LV25. However, the north east / lower part of the ELv39 area, adjacent to the Killandean Burn was removed from the allocation due to known flooding issues that left the main horticultural area alongside two smaller sites (E-LV23 and E-LV24) that lay above the lower area closer to the burn and separated by a steep wooded slope.

While the development requirements in the WLLP had asked for a "Flood Risk Assessment" for the larger site, this was removed with the reduction of the site to the higher former horticultural nursery area.

The Flood Risk team are not convinced there is a real flood risk associated with this site. Some drainage infrastructure (SUDS basin/surface water outfall and foul outfall) has been constructed on this site by the Council.

Flooding

SEPA has not objected to development of the site and note "*the majority of the site is likely developable"*, subject to a Flood Risk Assessment being carried out. This consideration can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ae	Kirkton Road South, Kirkton Livingston	
Development plan reference:	E-LV 34	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 114. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned. SEPA require a Flood Risk Assessment (FRA) for the small watercourses running along the western boundary and through the middle of the site. SEPA also indicate the impact of culverts on flood levels should be considered.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 114, under site entry "Kirkton South Road": E-LV 34, column 7 "Infrastructure & other requirements" i.e.; *"A Flood Risk Assessment by a developer is required for the small watercourses running along the western boundary and through the middle of the site".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) <u>Background</u> Livingston Development Corporation (LDC) laid out and serviced Kirkton Campus in the 1980's. The site was originally the extension site for the adjacent building to the west. It was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KC28B (CDX). An enlarged site, extending south east was identified in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxii, site reference ELv47: Gregory Road and proposals map 3). The site is carried forward into the LDP as E-LV34. <u>Flooding</u> SEPA has not objected to development of the site, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The council's Flood Risk Team generally agrees with SEPA comments.		

Consequently, the council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Af	Gregory Road, Kirkton, Livingston	
Development plan reference:	E-LV 36	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 114. Proposals Map 3.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use.

No developer requirements are mentioned. SEPA require a Flood Risk Assessment (FRA) for the small watercourse on the northern boundary. The majority of the site is likely developable and site layout and topographical information may be sufficient.

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues along the east and south parts of the site. This should be investigated further and it is recommended that contact is made with the council's flood prevention officer.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: page 114, under site entry "Gregory Road": E-LV 36, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the small watercourse along the northern boundary".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background
Livingston Development Corporation (LDC) laid out and serviced Kirkton Campus in the 1980's. The site was originally part of a larger site. It was identified for "High Amenity Industrial or Business Use" in the Livingston Local Plan (1996) as site KC34 (**WL/LDP/PP/0243 (**Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))
Appendix 5.1 page xxii, site reference ELv49: Gregory Road and proposals map 3). The site is carried forward into the LDP as E-LV 36.

Flooding
SEPA consider the "*majority of the site is likely developable*" and has not objected to development of

the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The WLC Flood Prevention Officer generally agrees with SEPA comments and is aware of possible surface water flooding on and adjacent to the site and the watercourse to north of it, but these are unlikely to raise any major development issues. The council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ag	Allocation of land for employment uses at Starlaw Park, (Central) Livingston	
Development plan reference:	E-LV 42 – Starlaw Park (Central)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Livingston (page 91) Appendix 1 - Employment Land Allocations, Livingston (page 115) Proposal Map 3, Livingston Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

E-LV 42 – Starlaw Park (Central)

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation however requires a Flood Risk Assessment (FRA) which assesses the risk from the small watercourse which runs under the Tailend Roundabout adjacent to the site. The SEPA flood map indicates that should the culvert under the roundabout surcharge the site may be impacted. Concludes that the site is likely to be developable and site layout and topographic information may be sufficient.

Modifications sought by those submitting representations:

Representations to Allocated Sites

E-LV 42 – Starlaw Park (Central)

WL/LDP/ PP/0243 (SEPA)
Suggests an addition to the text of the entry in Appendix 1 – Employment Land Allocations, Livingston (page 115) requiring a Flood Risk Assessment (FRA) which assesses the risk from the small watercourse which runs under the Tailend Roundabout adjacent to the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

E-LV 42 – Starlaw Park (Central)

Background

The opportunity to develop the vacant Starlaw Farm was identified by the former District Council in the Bathgate Area Local Plan (1998) for "Mainstream Employment Development" as site 2: Starlaw Park East on the west edge of Livingston close to the then new Junction 3A – M8. (CD 113). The remaining undeveloped parts of the wider Starlaw Farm site were rolled forward into the adopted West Lothian Local Plan 2009 (WLLP) for employment development (, Appendix 5.1 page xxiv, site reference ELv57: Starlaw Park and proposals map 3). (CD093) The site has been carried forward into the LDP as E-LV 42.

WL/LDP/ PP/0243 (SEPA)
SEPA consider the "*majority of the site to be developable*" and has not objected to development of the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council's Flood Risk Team state that they are not sure if is there is a real flood risk associated with this site and while there is some minor surface water flooding, the majority of the site has been developed.

However, the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 1 with the addition of text that requires a Flood Risk Assessment be submitted and that contact is made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ah	Starlaw Park (east), West Livingston	
Development plan reference:	E-LV 43	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 115. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use. No developer requirements are mentioned. SEPA require a Flood Risk Assessment (FRA) for the small watercourse which runs under the Tailend Roundabout adjacent to the site. The SEPA flood map indicates that, should the culvert under the roundabout surcharge, the site may be impacted. The majority of the site is likely to be developable and site layout and topographic information may be sufficient.		
Modifications sought by those submitting representations:		
SEPA **(WL/LDP/PP/0243)** seek a Flood Risk Assessment to be identified via a developer requirement. This can occur in Appendix 1: Employment Land Allocations, page 115, under site entry "Starlaw Park east": E-LV 43, column 7 "Infrastructure & other requirements" i.e.; *"A Flood Risk Assessment by a developer is required for the small watercourse which runs under the adjacent Tailend Roundabout".*		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) <u>Background</u> The opportunity to develop the vacant Starlaw Farm was identified by the former West Lothian District Council in the Bathgate Area Local Plan (1998) (CDX) for "Mainstream Employment Development" as site 2: Starlaw Park East on the west edge of Livingston, close to the, then new, Junction 3A – M8. The remaining undeveloped parts of the wider Starlaw Farm site were rolled forward into the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxiv, site reference ELv57: Starlaw Park and proposals map 3). The site is carried forward into the LDP as E-LV 43 to the north of the main access into the estate. <u>Flooding</u>		

SEPA consider the "*majority of the site to be developable*" and has not objected to development of the site, subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The council's Flood Risk Team generally agrees with SEPA comments. There is some minor surface water flooding possible on site. The council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ai	Beugh Burn, North Livingston	
Development plan reference:	E-LV 45	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 116. Proposals Map 3.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use.
Developer requirements mention "*Re-alignment of Beugh Burn and integrated SUDS scheme*". SEPA would require a Flood Risk Assessment (FRA) to assess the risk to the site from the Beugh Burn and any proposed re-alignment works.

A number of small watercourses / drains run through the site and flood risk from these should also be assessed. Developer requirements need to include a requirement for a FRA as burn re-alignment should not be undertaken without detailed assessment. Re-alignment works will also require a CAR licence.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 116, under site entry "Beugh Burn": E-LV 45, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for the Beugh Burn, and several other small watercourses that run through the site and any proposed burn realignment, which will also require a CARS licence from SEPA".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background

The Beugh Burn area was designated part of the Livingston Countryside Belt (policy ENV 9) in the Livingston Local Plan (1998) (CDX).

The site was subsequently identified, after revision of the countryside belt boundaries, as a strategic employment site close to M8-J3 in the adopted West Lothian Local Plan (WLLP 2009) for employment development (CDX, Appendix 5.1 page xxiv, site reference ELv64: Beugh Burn and proposals map 3). The site is carried forward into the LDP as E-LV 45.

Flooding

SEPA has not objected to development of the site, subject to a Flood Risk Assessment being carried out on the potential realignment of the Beugh Burn. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements).

The council's Flood Risk Team generally agrees with SEPA comments.

Consequently, the council is agreeable to this minor modification if it is acceptable to the Reporter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Aj	Linhouse, South Livingston	
Development plan reference:	E-LV 46	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations Page 116. Proposals Map 3.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - raise an issue on potential flooding related to allocation of the site for employment use.

Developer requirements mention "*Separation of Linhouse Water and protection of watercourse from surface water contamination*". SEPA require a Flood Risk Assessment (FRA) to determine flood risk from the small water courses that run through the site. This should include any culverted watercourses and no development should take place above these structures.

The majority of the site is likely to be developable and site layout and topographical information may be sufficient.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - seek a Flood Risk Assessment to be identified via a developer requirement.

This can occur in Appendix 1: Employment Land Allocations, page 116, under site entry "Linhouse": E-LV 46, column 7 "Infrastructure & other requirements" i.e.;
"A Flood Risk Assessment by a developer is required for several small watercourses that run through the Linhouse site, including culverted water courses".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))

Background

Linhouse has a long history of development arising from its original national safeguarded single – user site designation and was allocated in the Calders Area Local Plan (1995 – Policy E5) (CDX) for large scale industry that would comprise "high-technology business / industrial development".

The site was subsequently identified as a "Proven site of national importance" in the adopted West Lothian Local Plan (WLLP 2009) (CDX, Appendix 5.1 page xxiii, site reference ELv54: Linhouse and proposals map 3). The site is carried forward into the LDP as E-LV 46.

Flooding SEPA consider "*the majority of the site is likely to be developable*" and has not objected to development of the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The councils' Flood Risk Team generally agrees with SEPA comments. Consequently, the council is agreeable to this minor modification if it is acceptable to the Reporter.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ak	Site at Kirkton North (H-LV 9) west Livingston.	
Development plan reference:	Site H-LV 9.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 2: schedule of Housing Sites / Site Delivery Requirements Page 205. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - note that the Developer Requirements mentions *"Introduction of water resilience measures required. The site has a history of flooding and retaining run-off. There is a culverted watercourse traversing the site".* Although no flood risk is identified from SEPA flood maps or historic records, given the comments SEPA would **require a FRA** to determine the flood risk from the culverted watercourse. There should also be no development above, or immediately adjacent to, a culverted watercourse.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - indicate a requirement for a Flood Risk Assessment should be entered into the Site Delivery Requirements in Appendix 2: Schedule of Housing Sites, Page 205 / Column 10, under "Flood Risk"		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) This site at Kirkton North (H-LV9) is carried forward from the West Lothian Local Plan. The presence of a small water course on the west side of the site was identified when the Planning Brief was drawn up Should the Reporter find it warranted, this is an acceptable amendment to the council to aid better development of the site.		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

Issue: 16Al	Site at Howden South (H-LV 29) Livingston.	
Development plan reference:	Site H-LV 29.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA))		
Provision of the development Plan to which the issue relates:	Appendix 2: schedule of Housing Sites / Site Delivery Requirements Page 215. Proposals Map 3.	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - note that no developer requirements are mentioned in relation to flood risk for the site. They **require a Flood Risk Assessment (FRA)** to assess the risk to the site from the River Almond. This should consider any impacts of structures i.e. culverts and bridges. A FRA has been carried out by Mott MacDonald for Rivers and Fisheries Trusts of Scotland to investigate potential removal of Howden Bridge Weir. This does not extend to the full site but indicates potential risk to part of site.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) - indicate a requirement for a Flood Risk Assessment should be entered into the Site Delivery Requirements in Appendix 2: Schedule of Housing Sites Page 215 / Column 10, under "Flood Risk".		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0243 (Alasdair Milne on behalf of Scottish Environment Protection Agency (SEPA)) This site is a new housing allocation, as in the adopted West Lothian Local Plan (2009) it was allocated for town centre uses such as offices and retail and it had originally been set out by the former Livingston Development Corporation as a trim track and trail. While the development platform is likely to be associated with the south boundary, Howden Road and therefore well above the level of the River Almond along the north boundary, this is an acceptable amendment to aid better development of the site and the council would not be averse to a requirement for a Flood Risk Assessment being entered into the Site Delivery Requirements in Appendix 2, if that was acceptable to the Reporter.		
Reporter's conclusions:		

Reporter's recommendations:

West Lothian Council

Issue: 16Am	Primary School Extension at Bellsquarry, Livingston.	
Development plan reference:	Proposal P-55.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry and Adambrae Community Council)		
Provision of the development Plan to which the issue relates:	Chapter 6, Development Proposal by Settlement: Livingston - Page 92. Proposals Map3: Livingston Area	
Planning authority's summary of the representation(s):		

21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry and Adambrae Community Council) - raise two issues in relation to Proposal P-55 concerning the proposed extension to Bellsquarry Primary School:

1. It is not clear where the land for any extension to Bellsquarry Primary School would come from. There does not seem to be any spare land available adjacent to the school.

2. The Community Council would not support extending Bellsquarry Primary School unless and until the school roll from the catchment area warrants it. This is a popular school and at present the school roll is full, swelled by pupils from outside the catchment area taking up spare capacity at the school.

Also advise of increased traffic congestion near the school at drop-off and pick-up times from intake of children to the school from outwith the area giving rise to safety concerns for local residents which would only be exacerbated by extending the school with no corresponding increase in pupil numbers from the official catchment area; advise that the school is full to capacity, albeit not entirely with children from the official catchment area. If Limefields site is developed this will put additional strain on the school to cope with the increased number of pupils and amidst uncertainty as to how the school could be extended. Local infrastructure constraints would not currently support any major new housing developments in the Bellsquarry and Adambrae area.

Modifications sought by those submitting representations:

21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry and Adambrae Community Council) - none specified.

Summary of responses (including reasons) by planning authority:

21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry and Adambrae Community Council) –

The council's position in relation to education is set out in the council's position statement on education (CDX) and in Schedule 4 number 1J.

The existing Bellsquarry Primary School has been previously extended by the council to the north of

the old school building.

While it is acknowledged the playground space available to the school is restricted, requirements would be informed by a feasibility study to determine the options. Currently the school is operating slightly over capacity, however, school capacity issues can be managed through placing requests.

Any school extension would be funded by developer contributions from those developments within the catchment area.

The adjacent existing West Calder High School is to be relocated to Parkhead, West Calder and the original school buildings demolished. A cleared site has been allocated for housing use (site H-PB1). The primary school catchment area for this new site will involve Polbeth & St Marys Primary Schools and not Bellsquarry Primary School.

The council awaits a final decision from the DPEA in relation to a site at Brotherton Farm, Livingston which may impact on the education estate within the Bellsquarry and Adambrae area, Schedule 4 number 16B refers.

There are only two residential sites allocated in the LDP within the Bellsquarry Primary School catchment area that are anticipated to come forward within the 5 year Proposed Plan period:

- H-LV 4 at Calder Road Bellsquarry for 5 units; and
- H-LV 31 at Murieston Valley Road for 24 units.

There are no allocations within the Adambrae area, other than a small site at Almondvale Roundabout (SW corner) MU- 5. While this site is allocated for mixed use, it could accommodate residential development however, as yet no site capacity is identified as contributing towards housing land requirements for the LDP. At 0.5ha, the site could accommodate approximately 20 flats.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16An	Calder Road, Bellsquarry, Livingston.	
Development plan reference:	Site H-LV 4: Calder Road, Bellsquarry.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry & Adambrae Community Council)		
Provision of the development Plan to which the issue relates:	Appendix 2: Schedule of Housing Sites / Site delivery Requirements Site H-LV 4 (page 202) Appendix 3: Schedule of Land Ownership (page 261) Proposals Map 3: Livingston Area	
Planning authority's summary of the representation(s):		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry & Adambrae Community Council) - advise that reference in Appendix 3 (page 202) to site H-LV 4 having planning permission are incorrect; accept that a planning brief has been prepared for the site; advise that the hedge separating the site from Calder Road is of ancient origin and in any planning application the community council would seek to ensure that this hedge is preserved; advise that a Tree Preservation Order (TPO) might be appropriate.		
Modifications sought by those submitting representations:		
21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry & Adambrae Community Council) - seek a correction of error in Appendix 3: Schedule of Land Ownership (page 261) and suggest a TPO for the hedge along the north boundary of H-LV4 Calder Road.		
Summary of responses (including reasons) by planning authority:		

21889062-c99098f (Peter Jeppesen on behalf of Bellsquarry & Adambrae Community Council)

The reference to site H-LV 4 in Appendix 3 (page 202) to planning permission having being granted is incorrect and is a typographical error. The council would propose to amend the LDP to correct this error and amend the text to read *"H-LV 4: Proposed housing site. Approved Planning Brief"*

The mature hedge feature along the south side of Calder Road is a recognised feature in the village. However, it is patchy in places with gaps and some non-native species. The approved Planning Brief (2011) (CDX) notes that it should be retained, other than where the access points will need to be created to access the 5 individual house plots; i.e.; page 3 of the approved planning brief states under *"Boundary Treatment: The development proposals shall include details of the boundary treatment of the site including new walls and fencing. Where not removed to form access points, the vegetation onto Calder Road should be retained."*

Given the change that is likely to occur to the mature hedge with the future development proposals, it is not considered necessary to create a Tree Preservation Order for this section of hedge. Further landscaping of this key natural edge within the village can be controlled by appropriate planning conditions on attached to any future grant of planning consent.

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 16Ao	Balgreen Farm, south Livingston.	
Development plan reference:	No specific Proposed Plan reference. Main Issues Report stage reference EOI-0111.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21871160-08ca39a (Rick Finc of Rick Finc Associates for Davidson & Robertson Rural (DRR) on behalf of George Duncan)

Provision of the development Plan to which the issue relates:	Allocation of land for housing. Policy ENV 7 "Countryside Belts and settlement setting" (page 44). Proposals Map 3: Livingston Area

Planning authority's summary of the representation(s):

21871160-08ca39a (Rick Finc of Rick Finc Associates for Davidson & Robertson Rural (DRR) on behalf of George Duncan) - proposes an alternative housing site for inclusion in the LDP; does not accept the council's reasons for the non-inclusion of this land and wishes to challenge the decision through a formal objection to the Proposed LDP. MIR site EOI-0111, Balgreen Farm, Livingston is effective, capable of being delivered in the short to medium term and will help to meet housing need in West Lothian and the site should be allocated for housing development in the LDP: advises that the housing land audit 2015 should inform the LDP; does not agree with the effective supply and advises that the constrained sites programmed for implementation of 4,358 is an over estimate; advises that programming mentioned in Paragraph 5.48 referring to the period beyond the LDP does not assist in meeting immediate and 'effective' land requirements and that in the interim it is not clear how output on currently identified sites can or has been increased. Advises that site EOI-0111 is effective and deliverable within the next 5 years, it does not have any overarching infrastructure constraints and can be serviced to allow development, it is well located for local services and can assist the council in meeting the strategic housing land requirements within the Housing Market Area (HMA), and provide an enhanced range and mix of housing including affordable housing for Livingston in accordance with SESplan's SDP and Scottish Planning Policy objectives. The site is immediately adjacent to the settlement envelope and would allow a logical expansion to the urban area over the plan period. Advises that there is an over reliance on the CDAs and other strategic allocations.

Modifications sought by those submitting representations:

21871160-08ca39a (Rick Finc of Rick Finc Associates for Davidson & Robertson Rural (DRR) on behalf of George Duncan) - requests that the land at Balgreen Farm, identified at the MIR stage (EOI-0111), is reallocated from a countryside designation to a housing allocation in the LDP that can be taken forward in the short-medium term.

Summary of responses (including reasons) by planning authority:

21871160-08ca39a (Rick Finc of Rick Finc Associates for Davidson & Robertson Rural (DRR) on behalf of George Duncan)

The general issues raised on housing land supply, Countryside Belts, other landscape designations and education infrastructure are addressed under schedule 4 number 1A relating to housing land

supply (CDX) and the council's position statements on housing land (CDX), countryside belt (CDX) and local landscape designations. (CDX). This Schedule 4 relates to the planning policy background to the site and its context within south Livingston.

This site fell outwith the new town designated area that was covered by the Livingston Local Plan (CDX) in 1996. The northern boundary of the site with Skivo Tip has been replanted and was designated as "Livingston Countryside Belt" (Policy EN 9). It states, "*The Livingston Countryside Belt is defined on the Proposals Map. Within the Countryside Belt, development will be resisted which could lead to the coalescence of the New Town with neighbouring settlements. There is a presumption against development in the area unless it is of the highest standard in terms of location and design."*

However, the Calders Area Local Plan, adopted in 1995 (CDX), identified all the land south of Livingston, (excluding the Linhouse national safeguarded employment site), up to the Edinburgh – Carstairs rail line and west to the minor C-road that accesses Harburn Village from the east, as Livingston Countryside Belt (Policy EV 18). It states,*" A defined area around the western and southern boundaries of Livingston New Town will be protected as the Livingston Countryside Belt. Development will be resisted which could lead to the coalescence of West Calder/Polbeth, Polbeth/Livingston and Mid/East Calder."*

The preamble in the Calders Area Local Plan to policy EV 8 indicates (Paragraph 5, page 53), *"South of Livingston the countryside belt guards against piecemeal development between Murieston and Harburn*."

Two other sections of the Calders Area Local Plan related to south Livingston:
Section 3.3 Murieston stated, (page 14, paragraph 1)……."*any future proposals to build on the high and exposed land to the south–west of Murieston Road will have to be carefully considered so as to preserve the existing amenity and views……."*

In relation to the review of the boundaries of the then national safeguarded large single user employment site at Linhouse, there was a consideration to a wider safeguarding issue (page 25, paragraph 1). This indicates *"The Linhouse site forms the eastern half of a 200ha tract of land extending to Balgreen Farm and including the new town designated area south of Murieston Road.* (This land subsequently was developed for the very low density housing at Castle View/Lin View/Hill View Lanes and at a later date, Well View Lane).

It continues, *"This tract is of homogeneous character and relatively free of constraints. It may be of interest in whole or larger part for the unpredictable extensive kind of development which has been discussed."* (i.e. page 23/paragraph 4; covered Alternative Large Site Uses for Linhouse in an era of inward investment where *"there are increasingly frequent enquiries for large readily available areas for other purposes. These may be employment related or mixed-development packages, commonly they include leisure components and may be very extensive land users")*

"While it is not proposed to allocate this additional area for development, it is particularly important to safeguard it from piecemeal encroachment in terms of the policies which apply severally to it (Murieston 3.3, E4 – Linhouse, EV18 - Livingston Countryside Belt). Any development proposals for this wider area will be reviewed on their merits as departures from the Local Plan".

Consequently, there has been a long standing acknowledgement in the development plan over the unique open character of the land at Balgreen around south Livingston.

The West Lothian Local Plan in 2009 (CDX) continued the Livingston Countryside Belt allocation

across Balgreen Farm in policies ENV 22 & ENV 23. The latter policy states: "*Within the Countryside Belts, development that will lead to coalescence between settlements and for which there is no specific locational need will be resisted. Proposals that would result in sporadic development, or the expansion of existing clusters of houses and for which there is no specific locational need, will be similarly resisted."*

At the Main Issues Report stage for the LDP, in the assessment of consultation responses in Autumn 2014 (CDX), it concluded for the site EOI-0111 at Balgreen Farm, that as a green field site:

- *"Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the redevelopment of brownfield land.*

- *This is a greenfield site and there are other more suitable sites available for development. There is no education capacity available to support development of the site at the moment, but there could be in the future.*

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement beyond the existing Murieston Road and housing south of the road." This remains the view of the council and it sees no need to allocate this large remote site on the south west edge of the town for development with a consequent impact on education and local road capacities. There are other sites elsewhere in the LDP area to accommodate housing requirements.

The agent claims the site "*is well located for local services* ", However, the local centre at Livingston South Station, which serves the Murieston area would be in excess of 2,500m from the edge of Balgreen site on Castleview Lane/Skivo Road and consequently also remote from the public transport interchange at the rail station.

As the agent points out, the council's position in Autumn 2014 at the Main Issues Report stage that the Balgreen site was not supported was for 3 main reasons:

• *"Development of the site is not in accordance with the Council's preferred development strategy which supports development within the core development areas and other strategic locations and the release of brown-field land in the first instance for development. There are other more suitable sites available for development.*

• *The physical development of this site would constitute an intrusive physical expansion into the Countryside Belt and that more acceptable sites are proposed to be brought forward to support development requirements.*

• *Those education capacity constraints within the area which prevent development of this site in the short term."*

Nothing has changed in the interim 18 months to alter the council's views on this site.

To summarise, with regards to the representations received in relation to Balgreen Farm, the council does not consider that the LDP should be modified in respect of any of the issues raised in the representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Ap	South Murieston / Linhouse Distributor Road, Livingston	
Development plan reference:	Proposal P-101: South Murieston/Linhouse Distributor Road	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21899921-4c8efa5 (Arthur Marris) **21893213-fc072f1** (Gillian de Felice)		
Provision of the development Plan to which the issue relates:	Section 6: Development proposals by Settlement: Livingston Proposal P-101: South Murieston/Linhouse Distributor Road (page 92) Proposals Map 3: Livingston Area	
Planning authority's summary of the representation(s):		
21899921-4c8efa5 (Arthur Marris) - objects to the proposed new road link and while supporting non-allocation of sites at Murieston Castle and almost everywhere else in south Livingston, objects to new housing at Linhouse; advises that the *proposed new road is unnecessary and will lead to pressure to put lots of houses in Linhouse and Linhouse is unsuitable for housing because it is too cold leading to increased carbon emissions due to the need for extra heating.* **21893213-fc072f1**(Gillian de Felice) objects to proposed new road on grounds of increase in traffic and an adverse impact on wildlife.		
Modifications sought by those submitting representations:		
21899921-4c8efa5 (Arthur Marris) and **21893213-fc072f1** (Gillian de Felice) - none specified but assume removal of Proposal P-101 relating to South Murieston/Linhouse Distributor Road from the Proposed Plan.		
Summary of responses (including reasons) by planning authority:		
21899921-4c8efa5 (Arthur Marris) and **21893213-fc072f1** (Gillian de Felice) The Linhouse site has a long development history through the safeguarding of it in the Calders Area Local Plan (CDX) adopted in 1996 and the West Lothian Local Plan (CDX) adopted in 2009. Proposals maps with both plans showed an access from the A71 into the site. Both local plans discussed the potential access to the large development site: The Calders Area Local Plan noted (page 24) that in any planning brief that was to be prepared for the site it was to address …….. *"e) means of a secondary access and employee transport* *f) upgrading the access onto the A71 to form a roundabout"* (this subsequently became Oakbank Roundabout). In the West Lothian Local Plan, in Chapter 8 "Transport and accessibility", within the section on "Other Roads", page 146, para 8.74 states, *"Land will be safeguarded for the provision of a distributor road to access the employment site at Linhouse which is identified as a site of national*		

importance".

Policy TRAN 30 states, *"Land for the following road schemes will be safeguarded which would be realised through development …….*

- *Linhouse access road".*
-

The distributor road connecting onto Murieston South Road has been modelled by Transportation Services and found to be appropriate in accommodating the dispersal of additional traffic from the Linhouse site.

The link road is required to service the E-LV 46 industrial site. Depending on the scale of build out from the site, there may be a requirement for a secondary access onto Murieston Road. Whether the link is completed all the way through to Oakbank Park Road will once again be dependent on proposed layouts and uses for the development area.

The "Oakbank Loop" recreational walkway would remain in any development proposal for Linhouse, though the issue of location and specification of pedestrian / cyclist crossings of the distributor road at its west and east ends has yet to be determined. This would occur at the outline design stage of the carriageway when the specific alignment and interacting issues such as crossings would be assessed in detail should the proposal be advanced.

The "loop path" around the Linhouse site remains protected by large swathes of either an open space designation, or the countryside belt policy. The SSSI at Linhouse Valley on the south side of the rail line remains unaffected by the Linhouse proposal.

The council does not propose to modify the LDP in relation to the submissions received.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16Aq	Murieston Castle Farm, south west Livingston.	
Development plan reference:	Main Issues Report reference – EOI 0110	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21863641-89d0459 (David Howel for BDW Trading Ltd and H&J Russell)		
Provision of the development Plan to which the issue relates:	Allocation of greenfield land within the countryside belt for housing. Policies: HOU1, HOU2, HOU8, INF1. Proposals Map 3: Livingston Area.	
Planning authority's summary of the representation(s):		

21863641-89d0459 (David Howel for BDW Trading Ltd and H&J Russell) - raised a large number of points concerning the development of Murieston Castle Farm, south west Livingston for housing use and they can be grouped under the following headings:

SESplan:
The objector supports the:
• role and purpose of plan, but disputes that the plan is compliant with SPP 2014 which requires a generous supply of housing land and maintenance of a 5 year effective housing land supply.
• key aims and vision statement but does not believe these can be achieved until the council can demonstrate a 5 year effective housing land supply;
but calls for additional housing land to be identified in the plan.

The objector:
• suggests that SESplan Figure 7 showing Strategic Development Area in West Lothian should be included in the LDP for clarity and would also serve to highlight that new housing can come forward in locations which can satisfactorily address SESplan Policy 7 criteria;
and is critical of:
• references to HONDA 2 and their weighting in addressing housing land requirements and cites recent appeal decisions which emphasises the need for the LDP to conform with the SDP; and
• failure to meet housing land requirements over the first period 2014 to 2019 and the subsequent shortfall.

They query the numbers set out in figure 5 of the Proposed Plan and provides alternatives and concludes that the council has failed to meet SESplan and SPP 2014 requirements.

Housing Land Audit:
They are critical that:
• re-programming of 2014 HLA was not agreed with the house building industry; and
• "constrained" sites have been included in 2009 to 2019 programming and suggests that there is little prospect of them coming forward; and regard the proportion of "constrained" sites in the second period to be too high and is critical that no evidence has been presented to support this figure as required by SPP.

They conclude that the LDP is flawed and that additional deliverable short term housing sites should

be identified and Figure 5 should be reworked to exclude "constrained" sites and suggests that this identifies a requirement for a further 4,300 houses, the majority being required in the first period.

They allege that the council is failing in its obligation to facilitate the identified housing land requirement and are critical of the council for not having justified the 10% generosity allowance it has adopted and as required by SPP.

They suggest that:
• reference to the SESplan paper "*Maintaining an Effective Five Year land Supply*" should be removed as it was not consulted on and has no material status;
• revisions to the text to reflect the need to meet the requirements of both SESplan plan periods; and
• in the absence of there being a clear commitment to infrastructure delivery, the council will fail to meet its housing growth requirements and economic aims.

The objectors are critical of responsibility for providing additional education infrastructure being placed on developers and suggest that there is a fundamental requirement for the council to forward fund such infrastructure and to then recoup expenditure later. Hence they object to Policy HOU8 as being unreasonable, unquantifiable and addressed by other funding.

CDAs
The objector:
• concludes that there is an over reliance on constrained sites and historic large scale allocations within the CDAs.

They note that:
• previous structure plan requirement were not achieved.
• development in CDAs accounts for 47% of total effective land supply but that this is heavily dependent on infrastructure being available; and suggests that the development industry is unable to maintain funding beyond current section 75 agreements and that future development could stall unless the council is willing to forward fund.

Consequently they propose that:
• an additional range of small to medium potentially effective sites should be identified to help meet the SESplan housing requirement to 2019; and
• identifies SG on Developer Contributions for Transportation Infrastructure as being fundamental to delivery of LDP strategy and suggests that there is a risk until the content of this document is confirmed and agreed.

Murieston Castle Farm, south west Livingston
The agent:
• objects to the non- inclusion of the site as an LDP housing allocation and cites the housing land supply shortfall as justification for now including it and supporting documents as part of this representation
.
• notes Planning Permission in Principle has been sought to develop the northern part of the site for approximately 100-120 units with the intention that the southern part of the site forms a longer term growth option to be safeguarded for residential development in this LDP.

The development of the site:
• for housing is supported for reasons allied to SPP and specifically because it would contribute to sustainable housing, it would outweigh any adverse impacts and because the development plan is

out of date.
• is supportable against SESplan Policy 7 criteria.
• would be consistent with national planning outcomes.

It is claimed there would be:
• economic benefits arising from the development of this site including the realisation of developer contribution for infrastructure and services employment opportunities, affordable housing provision and opportunities to sustain local services;
• consistent with place-making agenda and would support good design and address the six qualities of successful places;
• support for Murieston's local centre;
• no adverse impact on the natural or historic environment;
• in keeping with the character of the local area and would integrate with established housing within a strong woodland setting; and
• could be implemented to exclude areas of known flood risk.

The site is well located in terms of accessibility and public transport and provides opportunities for new walking and cycling linkages and public access generally and could be integrated with the wider green network.

Development would address the deficit in the housing land supply while increasing choice and affordable housing availability.

Finally the site:
• is recognised as being greenfield and in the Countryside Belt, but it is argued that such releases are needed as there are not enough brownfield opportunities and that development can in any event be accommodated without detrimental impact.
• will also provide a logical extension to the west side of Livingston.
• lies with the Harburn/Hartwood Fringe Landscape Character Area (LCA) but is not subject to specific landscape restrictions and development would not be inconsistent with the main characteristics.

There is education capacity available to service the site, albeit that contributions may be required to fund extensions.

Transport mitigation measures can be funded through developer contributions.

The site is effective in terms of SPP criteria.

The MIR previously supported the development

Modifications sought by those submitting representations:

21863641-89d0459 (David Howel for BDW Trading Ltd and H&J Russell) propose that:

• Policy HOU2 is amended to remove the word '*endeavour*' and should provide criteria to assess new sites (consistent with SESplan Policy 7).
• Policy INF1 is amended to reflect Supplementary Guidance.

and object to the non-inclusion of the Murieston Castle Farm, south west Livingston site as an LDP housing allocation with Phase1 forming the northern part of the site and Phase 2 forming the southern part of the site.

Summary of responses (including reasons) by planning authority:

21863641-89d0459 (David Howel for BDW Trading Ltd and H&J Russell)

The general issues raised above on housing land supply, countryside belts, other landscape designations and education infrastructure are addressed under the council's position statements on housing land (CDX), countryside belts (CDX) and landscape designations (CDX) and associated Schedule 4s. This Schedule 4 relates to the planning policy background to the site at Murieston Castle Farm and its context within south west Livingston.

The site was always located outwith the new town designated area covered by the Livingston Local Plan (CDX). The Livingston Local Plan adopted in 1995 designated the area as Countryside Belt (Policy EN 9). It states, "*The Livingston Countryside Belt is defined on the Proposals Map. Within the Countryside Belt, development will be resisted which could lead to the coalescence of the New Town with neighbouring settlements. There is a presumption against development in the area unless it is of the highest standard in terms of location and design."*

However, the Calders Area Local Plan, adopted in 1995 (CDX), identified all the land south of Livingston, (excluding the Linhouse national safeguarded employment site), up to the Edinburgh – Carstairs rail line and west to the minor C-road that accesses Harburn Village from the east, as Livingston Countryside Belt (Policy EV 18). It states,*" A defined area around the western and southern boundaries of Livingston New Town will be protected as the Livingston Countryside Belt. Development will be resisted which could lead to the coalescence of West Calder/Polbeth, Polbeth/Livingston and Mid/East Calder."*

The preamble in the Calders Area Local Plan to the policy, indicates (Paragraph 5, page 53), *"South of Livingston the countryside belt guards against piecemeal development between Murieston and Harburn*."

Two other sections of the Calders Area Local Plan related to south and west Livingston:
Section 3.3 Murieston stated, (page 14 , paragraph 1)……."*any future proposals to build on the high and exposed land to the south–west of Murieston Road will have to be carefully considered so as to preserve the existing amenity and views……."*

Page 25 / paragraph 3 states in relation to the adjacent Balgreen Farm, *"While it is not proposed to allocate this additional area for development, it is particularly important to safeguard it from piecemeal encroachment in terms of the policies which apply severally to it (Murieston 3.3, E4 – Linhouse, EV18 - Livingston Countryside Belt). Any development proposals for this wider area will be reviewed on their merits as departures from the Local Plan".*

Consequently, there has been a long standing acknowledgement in development plans over the unique open character of the land at Balgreen around south Livingston as well as west at Murieston Castle and Westfield Farm.

The West Lothian Local Plan in 2009 (CDX) continued the Livingston Countryside Belt allocation across Murieston Castle and Westfield Farms in policies ENV 22 & ENV 23. The latter policy states: "*Within the Countryside Belts, development that will lead to coalescence between settlements and for which there is no specific locational need will be resisted. Proposals that would result in sporadic development, or the expansion of existing clusters of houses and for which there is no specific locational need, will be similarly resisted."*

However, at the Main Issues Report stage, in the assessment of consultation responses in Autumn 2014, (CDX , page 351), the conclusion for the greenfield site EOI-0110 at Murieston Castle Farm was that:

- *"Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance on part of the site as an alternative to other sites in the Murieston Valley locality.*

- *The overall integrity and function of the countryside belt will be minimal through the area suggested to be allocated. It will also present a logical extension to the west side of Livingston.*

- *Education capacity is available.*

- *Capacity in and access to the local road network would, however, require to be fully assessed and agreed"*.

However, the council view was that part of the site was an "alternative" to the development of the long standing Linhouse development area, for housing use to the east. The northern section of the Linhouse site was identified as a "Preferred New Housing" site, (Site EOI - 0099 at 9.1ha for 250 units), with the reminder rolled forward as a committed employment site.

Fundamentally, an extensive greenfield area of approximately 85ha with a suggested 375+ houses was considered to create to great an impact on education capacity, local services and road capacities in the Murieston Valley to sanction the whole Murieston Castle and Westfield Farms as a sin gel greenfield release.

A Planning Permission in Principle application was submitted to WLC in May 2015 for the northern part of the promoted landholding (Phase 1). The application, as amended, is for approximately 100-120 units which can be accommodated with feasible extensions to education infrastructure (CDX).

The southern part of the site forms a longer term growth option (Phase 2) which the objector seek to be safeguarded for residential development in this LDP and can be delivered once necessary infrastructure capacity becomes available.

The application for planning permission in principle at Murieston was referred to the West Lothian Council Planning Committee in February 2016 with the summary that the application is significantly contrary to the development plan (CDX).

While it is acknowledged that the effective housing land supply and any potential short term deficit is a material consideration in determining the application, it was judged that the SESplan criteria in Policy 7, against which any shortfall should be assessed, cannot be met as the development proposal does not meet the terms of 7a nor 7c (CDX).

A defensible western boundary to the settlement of Livingston is formed by Murieston Road. Development to the west of that road will have a detrimental impact on the rural setting of Murieston and that of the Category B Listed, Westfield House.

The site is a greenfield site in an unsustainable location and is remote from public transport connections. There is no locational justification for the proposed development, which is contrary to strategic and local policies in respect of housing land supply; development in the countryside;

infrastructure provision and cultural heritage.

While there is a responsibility on the council to maintain a supply of land, in the right places, for a mixture of tenures and which is free from constraints which would prohibit early development of the site, HoNDA2 identifies that there is a very significant reduction in the housing requirements in West Lothian up to 2038 compared to the requirements set out in the SESplan SDP.

Even without this reduction the application site is unlikely to be able to contribute to any housing completion figures by March 2019 and would therefore not meet the tests for effectiveness set out in PAN 2/2010 (Affordable Housing and Housing Land Audits) (CDX).

In summary, the planning application conflicts with a number of development plan policies and there are no the material considerations that outweigh the presumption against development in this location.

Minute of West Lothian Planning Committee on 3rd February 2016 (CDX) on application 0355/P/15 notes:
"Having concluded the pre-determination of the application, agreed to refer the planning application to a meeting of West Lothian Council (Planning) for decision."

The West Lothian Council (Planning) also on 3rd February 2016 view on application 0355/P/15 for Planning permission in principle for a 14.5ha residential development with associated landscaping, roads and footpaths at land at Murieston Road, Murieston, Livingston with a recommendation to refuse planning permission in principle was:

"*To refuse planning permission in principle as the application had immediately beforehand been the subject to a pre-determination hearing by West Lothian Planning Committee and had been referred to the meeting for determination."*

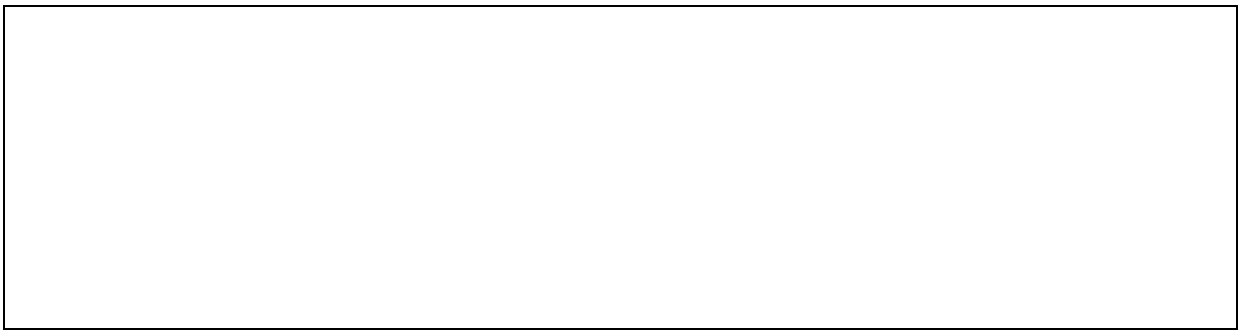
Decision: To unanimously approve the terms of the report and refuse planning permission." (CD XXX)

The application was then submitted to the DPEA for consideration at appeal (PPA-400-2067 - Planning Permission Appeal) in May 2016. The outcome of this appeal is awaited by the council. The council's submission documents set out the council's case for refusal of planning consent (CDX).

To summarise, with regards to the representation received in relation to Murieston Castle Farm, the council does not consider that the plan should be modified in respect of any of the issues raised in the representation.

Reporter's conclusions:

Reporter's recommendations:



West Lothian Council

Issue: 16Ar	Houstoun Road North, north west Livingston.	
Development plan reference:	Site H-LV 23.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21842643-ad77b89 (Andrew McNab of Colliers International on behalf of Scottish Enterprise)		
Provision of the development Plan to which the issue relates:	Housing Growth (pages 20- 28). Appendix 2: Schedule of Housing Sites (page 212). Proposals Map 3.	
Planning authority's summary of the representation(s):		
21842643-ad77b89 (Andrew McNab of Colliers International on behalf of Scottish Enterprise) - support the allocation of the H-LV 23 as a housing site; marketing of the site over several years for business use as been unsuccessful; the site is located adjacent to a residential area and within comfortable walking distance of Livingston North Station. The site is effective and can be added to the 5 year effective housing land supply as developer contributions are able to overcome local education constraints; the site is located close to Eliburn Park, offering leisure facilities. All of the issues raised in Appendix 2 of the LDP (page 212) have been considered in a suite of documents supported a planning application 0822/P/13 which is currently before West Lothian Council. The applicants are currently discussing the terms of a section 75 agreement regarding developer contributions prior to the consent being issued. Proposals set out in the LDP action programme relating to extension of primary and secondary schools in the Livingston area are noted and education capacity at educational facilities recognised as a longstanding issue for West Lothian Council. However, the agents believe that there is need for more transparency from council officials on how new development can be utilised to assist in overcoming these issues and claim that obtaining information from the council on what is required to overcome these issues is difficult and is hindering development.		
Modifications sought by those submitting representations:		
21842643-ad77b89 (Andrew McNab of Colliers International on behalf of Scottish Enterprise) – no modification sought.		
Summary of responses (including reasons) by planning authority:		
21842643-ad77b89 (Andrew McNab of Colliers International on behalf of Scottish Enterprise) In the early days of Livingston New Town, the Livingston Development Corporation originally designated all the land north of the Houstoun distributor road for residential development. However, a re-appraisal of the need for employment land in the 1980's, saw the 4 pockets of land north of the roads and westwards from Livingston North Station, allocated for employment uses. Later further revisions for the housing land supply saw the east sections (sites EN 2A and EN 3) revert to housing allocations in the 1996 Livingston Local Plan (CDX). These housing sites, which subsequently became Waverley Crescent and Buchanan Crescent, were to support the adjacent		

Carmondean Centre providing for local services and take advantage of the location next to the rail station. Site EN 4 was safeguarded by Policy EM3 as an extension to Eliburn Campus.

In the West Lothian Local Plan (2009), site EN 4 was re-titled site ELv 24 and allocated for business uses (CDX). However, representation from the owner, Scottish Enterprise, and their view that there was sufficient undeveloped employment land remaining in Eliburn Campus and adjacent Starlaw Park, saw the site identified as a Preferred New Housing site for c 130 units within the Main Issues Report (2014), site EOI-XXX (CDX). The Proposed Plan (2015) continued this housing use as Site H-LV 23.

The planning permission in principle application (0822/P/13) submitted for a 7.6 ha residential development including access, parking and landscaping on H-LV 23 and negotiations on a suitable Section 75 agreement continue in relation to education infrastructure.

The council's position on education capacity is set out in its position statement on education (CDX) and in Schedule 4 number 1J.

The council does not propose to amend the LDP in relation to this submission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 As	Former Buchanan House, Kirkton, Livingston.	
Development plan reference:	Site H-LV 22 Kirkton North Road (site of former Buchanan House)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21836104 / 23aee9d (Fiona Stewart for Manor Forrest Ltd.)
21528269 / 5b19fdc (Catherine Brown)

Provision of the development Plan to which the issue relates:	Appendix 2: Schedule of Housing Sites - Livingston (page 212). Proposals Map 3.

Planning authority's summary of the representation(s):

21836104-23aee9d (Fiona Stewart on behalf of Manor Forrest Ltd) - support the allocation of the site for housing; advise that planning permission in principle has been secured; legal agreement outlines the delivery of affordable housing and planning gain contributions; development is expected to commence in early 2016 with the demolition of Buchanan House. Detailed technical assessments illustrate that the site is effective.

21528269-5b19fdc (Catherine Brown) - seeks provision by the developers of a secure fence between the proposed site and the strip of woodland owned by the Woodland Trust.

Modifications sought by those submitting representations:

21836104/23aee9d (Fiona Stewart on behalf of Manor Forrest Ltd) – no modifications sought.
21528269-5b19fdc (Catherine Brown) - seeks provision of secure boundary fence between the site and adjacent woodland.

Summary of responses (including reasons) by planning authority:

The former Buchanan House office building situated within, Kirkton, Livingston adjacent to the Kirkton residential area has been vacant for some considerable time and subject to extensive vandalism and fire raising.

An initial outline planning permission (0676/P/07) for a 3.85ha residential development at Buchanan House in 2007 was withdrawn (CDX). A further planning permission in principle for a 3.85ha residential development (0499/P/09) was refused planning permission in October 2010 (CDX). Another planning permission in principle application (0737/P/11) for a smaller 1.9Ha residential development was submitted in November 2011 and subsequently granted in principle, subject to a Section 75 agreement, in October 2015 (CDX).

An application (0926/MSC/15) for approval of matters specified in conditions of planning permission 0773/P/11 for a residential development of 55 houses including access road, parking and landscaping, was granted in February 2016 (CDX).

Thereafter an application (LIVE/0927/MSC/15) for approval of matters specified in conditions of

planning permission 0737/P/11 for a residential development of 57 houses including access roads, parking and landscaping (grid ref. 304248 667361) was approved in February 2016 (CDX).

The approved landscape plan clearly shows the retention of the woodland strip along the west side of the site along with "retention of the existing fencing" on the west side of the woodland as it abuts Kirkfield View (CDX).

Demolition of the former Buchanan House is underway.

The council does not propose to amend the LDP in relation to this submission other than to update page 212 of Appendix 2: Schedule of Housing Sites/Site Delivery Requirements to reflect the grant of planning permission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 At	Williamston South site at entrance to Linhouse area, south Livingston.	
Development plan reference:	E-LV 39: Williamston South (and E-LV 46: Linhouse)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21833765-2871a29 (Richard Dickson) **21830524-3c4db33** (Joanna MacLaine) **21780505-2277f65** (Nick Lansdell)		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations (pages 115 & 116). Proposals Map 3.	
Planning authority's summary of the representation(s):		
21833765-2871a29 Richard Dickson) and **21830524-3c4db33** (Joanna MacLaine**)** - object to the sites due to loss of open space and adverse impact on wildlife. (**21833765-2871a29)** (Richard Dickson) - states both sites are well used by the local and wider community for recreational use. (**21830524-3c4db33)** Joanna MacLaine - adds that both these areas are extensively used by locals and visitors; they attract wildlife for which there are no other similar sites. **21780505-2277f65** (Nick Lansdell) - states that E-LV46 retains employment site status; a secondary access is not required for development within this context; the proposal does not represent value for the tax payer with no planning application for employment land identified access road creates pressure for speculative housing which puts strategic employment site at risk from housing. Employment site does not require access into residential area and would contravene policies ENV 7 by impinging on countryside, ENV 21 by impacting upon Core Path Network through intersection, NRG 1 by increasing potential of motor vehicle use and by damaging the amenity of new and existing development including environmental quality and adversely impacting on linkages of communities to the land, EMG 4 by encouraging additional vehicles of a commercial nature to pass through residential areas – Brucefield Industrial Estate to Oakbank Industrial Estate, and EMG 5 by increasing road traffic.	
Modifications sought by those submitting representations:		
21833765-2871a29 (Richard Dickson), **21830524-3c4db33** (Joanna MacLaine) and **21780505-2277f65** (Nick Lansdell) – none specified but it is implied that removal of the sites from the LDP is sought.		
Summary of responses (including reasons) by planning authority:		
21833765-2871a29 (Richard Dickson), **21830524-3c4db33** (Joanna MacLaine) and **21780505-2277f65** (Nick Lansdell) Site E-LV 46 Linhouse has a long standing development history through the safeguarding of it in the		

Calders Area Local Plan (CDX) adopted in 1996 and the West Lothian Local Plan (CDX) adopted in 2009.

Site E-LV 39 Williamston South was set out for development through the major rehabilitation scheme undertaken by the former Lothian Regional Council in the 1990's as one of 4 entrance sites into the Linhouse Complex. The Contentibus Bing, which lay to the east, was removed and development platforms created for employment sites off the newly constructed A71 Bypass.

Both sites are within the Livingston urban area with the Edinburgh to Shotts train line forming the southern boundary.

Of the 4 entrance sites, Williamston South is the only site remaining undeveloped. The woodland shelter belts and paths around the site have now matured over the last 25 years. However, they will remain in any future employment development and are protected as "Land safeguarded for open space" on the LDP Proposals Map with a range of LDP policies applicable, most notably policy ENV21 "Protection of Formal and Informal Open Space" (LDP, Page 54).

In relation to Countryside Belts, the sites are clearly surrounded by the countryside belt designation and were never originally designated countryside belt, but have been considered for development since the 1981 National Planning Guidelines identified the Linhouse area as a safeguarded site of national importance.

With open space and the core path network, the substantial woodland shelter belt area that was originally planted around the Linhouse core area in the mid-1990's by the former Lothian Regional Council to screen any future development, will remain. It is protected by either Policy ENV 21 on open space, close the urban area in South Murieston, or the southern portion is protected by Policy ENV 7: Countryside Belts (LDP page 44).

Again, the Core Path surrounding the Linhouse area is recognised on the proposals map as a "protected right of way / core path."

Site E-LV46 is judged to be a sustainable location on the edge of the built up area that has a long history of development. It is within 800 of Livingston South Rail Station.

Air quality is not known to be an issue in the south Livingston area as occurs in the 2 other Air Quality Management Areas in West Lothian at Broxburn and potentially Linlithgow. It is most likely that HGVs will not navigate through residential areas along Murieston South road but take the more direct route via the A71 onto A899 or west Calder Rd rather than go through Brucefield Industrial Estate; however, such matters can be addressed at planning application stage and with any requirements for transport assessment.

Any noise matters arising from development would be also be addressed at planning application stage.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 16 Au	Deer Park, North Livingston.	
Development plan reference:	Site E-LV 44: Deer Park.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21809901-109e2c2 (James Lochhead of Lochhead Consultancy on behalf of The Muir Group).		
Provision of the development Plan to which the issue relates:	Economic Development & Growth (pages 12-19). Appendix 1: Employment Land Allocations (page 116). Proposals Map 3.	
Planning authority's summary of the representation(s):		
21809901-109e2c2 (James Lochhead of Lochhead Consultancy on behalf of The Muir Group) - supports the economic strategy but seek a broader range of uses on the site E-LV 44 at Deer Park.		
Modifications sought by those submitting representations:		
21809901-109e2c2 (James Lochhead of Lochhead Consultancy on behalf of The Muir Group) - a broader range of uses on the site and extension of the site boundary to the north west up to the M8 boundary.		
Summary of responses (including reasons) by planning authority:		

21809901-109e2c2 (James Lochhead of Lochhead Consultancy on behalf of The Muir Group)

The support for the economic strategy is acknowledged.

The Livingston Local Plan in 1996 (CDX) allocated the site (KW 13) for "Business, commercial or Leisure uses". Policy EM 8 indicated it was "*safeguarded for a high amenity office park development".*

The majority of the site was built out by the time the West Lothian Local Plan was adopted in 2009. The site was referenced as ELv61 in the West Lothian Local Plan (CDX). One site remained on the north boundary along the frontage with the M8. Due to the awkward shape of the site and the development platform that had been created setting out the rest of the estate, the north west corner was outwith the ELv61 site allocation.

In Appendix 5.1 of the West Lothian Local Plan relating to Employment sites (page xxiv) it noted that site ELv61 was identified as suitable for use class 4: business use and under "Requirements" noted:

- *"Site safeguarded for high amenity office park development;*
- *M8 frontage requires high standard of architectural and landscape design"*

Site ELv61 was rolled forward into the LDP Proposed Plan as site E-LV 44. Within Appendix 1: *Employment Land Allocations* of the LDP the site is categorised the site as "D" – i.e. for office use

only that states:

"while recognising the flexibility that is afforded by use class 4, allowing development for office, research and development, as well as light industrial uses, in the same locality, the LDP also recognises that in certain locations development for industrial use may still be inappropriate. The inclusion of this category is therefore intended to ensure that development will take place exclusively for office purposes. Sites included in this category will include the flagship Alba Campus (which is normally restricted to class 4 uses), as well as established office parks, such as Almondvale and Fairways, all in Livingston, protecting the status and quality of these office parks." The Fairways is the marketing name for Deer Park.

The masterplan for the site was for class 4 office development. Road improvements carried out at the start of the development were based on the predicted additional traffic flows. If there is an addition to the area of development, or a change to the classification then the impact of the new allocation would be required to be assesses against the original allocation. Any increases in impact would need to be addressed by the developer, especially on the carriageways at Livingston East (Deer Park) roundabout towards the M8 and A899 towards Livingston.

It is acknowledged that as such a prominent site on the entrance to the town, it would be beneficial for high quality landscaping along this north boundary with the M8 and that inclusion of the north west corner within E-LV 44 would secure this improvement.

The council does not propose to change the LDP in relation to this matter however, it does see merit in the representation and would not oppose any change to the LDP should the Reporter be minded to amend the LDP in relation to this matter.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 17A	Allocation of land for housing in Longridge	
Development plan reference:	H-LR 1 - Curling Pond Lane H-LR 2 - Fauldhouse Road H-LR 3 - Land at Back O Moss and Main Street H-LR 4 - Longridge Park	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0048 & 21905532-572f69a (Alexander Smith Jnr.) **WL/LDP/PP/0169** (Dawn Brownlie & Stephen Bryce) **WL/LDP/0243** (SEPA) **WL/LDP/PP/0331** (Dr Stig A. Walsh & Dr Monja A. Knoll) **WL/LDP/0409** (Scottish Water) **21903583-08d20d6** (James Ford)		
Provision of the development plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Longridge (page 93) Appendix 2 - Schedule of Housing Sites, Longridge (pages 183-188) Proposals Map 5, Villages (Longridge)	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

H-LR 1 - Curling Pond Lane

21903583-08d20d6 (James Ford)
Objects to proposed housing sites at Longridge on grounds that some of the sites were obtained through CPO (Compulsory Purchase Order).

H-LR 2 - Fauldhouse Road (North)

21903583-08d20d6 (James Ford)
Objects to proposed housing sites at Longridge on grounds that some of the sites were obtained through CPO (Compulsory Purchase Order).

Housing Land

WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Objection to allocation of the site for housing.

Community Facilities
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Suggests development would place extra pressure on existing community facilities such as schools, medical centre and dentist; there is only one local shop and takeaway in Longridge.

Traffic and Roads
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Concerns raised regarding impact of traffic on the B7010 which is already a dangerous road; seek traffic calming on the proposed entrance to the site but question if this would be a safe solution to

address concerns.

Water and Drainage
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Suggests that increased demand for mains water will affect pressure in existing developments; water pressure at present is only just adequate.

WL/LDP/0409 (Scottish Water)
No objections to development of the site; advises that 'insufficient capacity should not be seen as a barrier to development'.

Flooding
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Notes that the site is waterlogged all year round; flooding continues to be an issue for houses in the village; development of the site will displace flooding to elsewhere around Longridge. Previous refusal of planning consent as this would encroach access to a water facility.

WL/LDP/0243 (SEPA)
Support the relevant development requirements in relation to flood risk.

House Prices and loss of outlook
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Development will likely affect house prices in Longridge and remove current moorland outlook.

Wildlife and Habitat
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Development will result in loss of wildlife habitat.

H-LR 3 - Land at Back O Moss and Main Street

21903583-08d20d6 (James Ford)
Objects to proposed housing sites at Longridge on grounds that some of the sites were obtained through CPO (Compulsory Purchase Order).

WL/LDP/PP/0169 (Dawn Brownlie & Stephen Bryce)
Objects to the allocation of site H-LR 3 for the following reasons:

- possible impact any work might have on already problematic drainage in the area including overflowing raw sewage;
- impact of new development on saturation of garden which required installation of field drains;
- impact of potential traffic volume on noise pollution and vibrations; and
- limited local education capacity and budget to pay for expansion of school.

H-LR 4 - Longridge Park

21903583-08d20d6 (James Ford)
Objects to proposed housing sites at Longridge on grounds that some of the sites were obtained through CPO (Compulsory Purchase Order).

WL/LDP/PP/0048 &21905532-572f69a (Alexander Smith Jnr.)
Understands that the site was donated or compulsory purchased from Easter Longridge Farm on the express condition that it could only be used for recreational use for the village (i.e. football field or

village hall, swing park) but under no circumstances was residential development to be permitted. The current proposal is in breach of that contract.

Representations to Non Allocated Sites

21903583-08d20d6 (James Ford)
Seeks allocation of sites proposed (and rejected) at earlier stages of the LDP process, specifically EOI-0028, Back O Moss Farm (Site A) – 0.98ha / 20 units capacity, and, EOI-0029, Back O Moss Farm (Site B) – 2.2ha / 55 units capacity. The respondent considers that the sites which were submitted have not been allocated due to personal discrimination and claims to have been 'black listed' by the council.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H- LR 1 - Curling Pond Lane

21903583-08d20d6 (James Ford)
Intimates that the site should not be allocated for housing.

H-LR 2 - Fauldhouse Road (North)

21903583-08d20d6 (James Ford)
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
Intimates that the site should not be allocated for housing.

H-LR 3 - Land at Back O Moss and Main Street

21903583-08d20d6 (James Ford)
WL/LDP/PP/0048 & 21905532-572f69a (Alexander Smith Jnr.)
WL/LDP/PP/0169 (Dawn Brownlie & Stephen Bryce)
Intimates that the site should not be allocated for housing.

H-LR - 4 Longridge Park

21903583-08d20d6 (James Ford)
WL/LDP/PP/0048 &21905532-572f69a (Alexander Smith Jnr.)
Intimates that the site should not be allocated for housing.

Representations to Non Allocated Sites

21903583-08d20d6 (James Ford)
Seeks the allocation of two sites which were proposed (and rejected) at earlier stages of the LDP process : EOI-0028, Back O Moss Farm (Site A) and, EOI-0029, Back O Moss Farm (Site B)

Summary of responses (including reasons) by planning authority:

Background

The council is required to meet specific housing targets based on the requirements set out in the approved Strategic Development Plan, paragraphs 85-92, 106-113 and policy 5 and page 6, Table 3.1

(CDX). There is a need to provide sufficient effective housing land which can allow the delivery of housing in the period to 2024. As a result of the need to identify a range and choice of sites to ensure a generous effective housing land supply as required by SPP – paragraph 110) (CDX) the council has allocated a number of housing sites across West Lothian for housing development.

The proposed plan designates four housing site in the settlement of Longridge which are identified in Appendix Two: Schedule of Housing Sites / Site Delivery Requirements (pages 218-219) and on the Proposals Map 5: Villages.

Two of these sites were carried forward from the adopted West Lothian Local Plan 2009 (CDX):-

- H-LR 1 Curling Pond Lane was previously allocated as site HLr3; and
- H-LR 2 Fauldhouse Road (North) was previously allocated as site HLr6

And two of the sites are new allocations:

- H-LR 3 Land at Back O Moss and Main Street; and
- H-LR 4 Longridge Park

Further site details regarding representations are given in responses below.

Representations to Allocated Sites

H-LR 1 - Curling Pond Lane

21903583-08d20d6 (James Ford)
This site has an effective planning permission and is largely built out. Construction stalled during the recession due to the developer going out of business but work has recently recommenced. The council looks forward to seeing the completion of this site and does not propose to modify the Plan.

H-LR 2 - Fauldhouse Road (North)

21903583-08d20d6 (James Ford)
WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)
WL/LDP/0409 (Scottish Water)
WL/LDP/0243 (SEPA)
The 'background' section above details the requirements placed on the council to identify and deliver housing sites across West Lothian.

Site H-LR 2 (16.8ha, 30 unit capacity) is anticipated to commence delivery of housing within the first plan period. It is an established site having been previously allocated in the West Lothian Local Plan as site HLr6.

It should be noted that this site has a valid planning approval 0493/P/02 granted on 10 May 2006 which has been kept live through subsequent reserved matters applications (CDX). Site specific issues raised by the respondents are capable of being addressed through conditions of the planning permission. The council does not therefore agree to modify the Plan in response to these representations.

WL/LDP/0331 (Dr Stig A. Walsh & Dr Monja A. Knoll)

Community Facilities
The allocation of new development within Longridge may attract further local shops and facilities.

NHS Lothian has raised no concerns about development of the site. The recently completed Fauldhouse Partnership Centre provides for health needs. NHS Lothian has advised that there is capacity for health provision and has raised no concerns with development of the site. The site falls within the school catchment areas of Longridge Primary School, St John the Baptist Primary School, St Kentigern's High School and Whitburn Academy where there is capacity to accommodate development. The council does not therefore agree to modify the Plan in response to this issue.

House Prices and loss of outlook

House values and loss of outlook/view are not planning matters. The council does not therefore agree to modify the Plan in response to this issue.

H-LR 3 - Land at Back O Moss and Main Street

21903583-08d20d6 (James Ford
WL/LDP/PP/0169 (Dawn Brownlie & Stephen Bryce)
Many of the issues raised in these representations are covered in the council's response to similar issues raised at site H-LR 2 Fauldhouse Road (North) above.

Site H-LR 3 Land at Back O Moss and Main Street is a new allocation for the proposed plan with an area of 2.5ha and capacity estimated as 20 housing units.

Flood risk and drainage

Appendix Two: *Schedule of Housing Sites / Site Delivery Requirements* (CDX, pp. 218 – 219) notes that there is an issues of surface water flooding at this site and thus requires that Flood Risk Assessment and Water impact assessment work is carried out. It is also noted that a 'small watercourse flows behind the existing development on Northfield Meadows' (west across the A706 / Main Street) 'and may be culverted beneath Main Street and the development site'. The feasibility of opening up the watercourse is advised to be considered subject to impacts on localised flooding. For site H-LR 3 it is stated that 'no development should occur on top of the culvert'. Whilst posing a difficulty for site development, it is not insurmountable and the council does not propose to modify the Plan in response to this issue due to the express requirements for site delivery.

Education

The only issues raised in Appendix Two: Schedule of Housing Sites / Site Delivery Requirements (pp. 218-219) with respect to education capacity is at Whitburn Academy which will require to be assessed. Educational capacity changes as cohorts of students move through the school system thus it is a development planning task to ensure that forthcoming sites are allocated and phased to support local education facilities. Should there be any capacity issues regarding this relatively small site then phasing would overcome such a capacity shortage in the near term. The council does not therefore agree to modify the Plan in response to this representation.

H-LR 4 - Longridge Park

21903583-08d20d6 (James Ford
WL/LDP/PP/0048 &21905532-572f69a (Alexander Smith Jnr.)
WLC Property records show that 4.4 acres of land at Easter Longridge Farm, Whitburn was sold and disponed in favour of the former Whitburn and Livingston Council for a cash value and was not therefore subject to Compulsory Purchase Order or other restrictive covenant. No such restrictions can be found in the disposition as recorded at the County of West Lothian on 5 September 1968. While this is first and foremost not regarded as a wholly pertinent consideration for the allocation of land in the Proposed Plan, it is the case that the council does not in any event agree to modify the Plan in response to this representation.

Representations to Non Allocated Sites

21903583-08d20d6 (James Ford)
This representation seeks the allocation of two sites (EOI-0028 and EOI-0029) from Main Issues Report stage for residential purposes - MIR, Settlement Statement (page164, Settlement Map 10). (CDX). Neither of these sites were taken forward into the proposed plan as noted below.

EOI--0028: Back O Moss Farm (Site A):

- housing site: 0.98ha/20 units
- MIR status: 'not preferred'
- Not allocated in the Proposed Plan due to access and utilities issues

EOI-0029: Back O Moss Farm (Site B):

- Housing site: 2,2ha/55 units
- MIR status: alternative site to HLr6 (Proposed Plan site H-LR 2 (Fauldhouse Road North)
- Not allocated in the Proposed Plan because other preferable sites were available

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development. The council does not therefore agree to modify the Plan in response to this representation.

Complaint
West Lothian Council is committed to providing high-quality customer services. If something goes wrong or individuals are dissatisfied with any aspect of our services, there is an established complaints procedure in place to deal with this. Complaints can be made in person at any of our offices, by phone, in writing or email via a complaints form. To date, and to the best of the knowledge of the Development Planning service, no formal complaint has been registered by this respondent.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 18A	Allocation of land for housing at Pumpherston Farm, Pumpherston	
Development plan reference:	EOI-0035	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
210611517-c7faeb2 (John Henderson) **WL/LDP/PP/0354** (Wallace Land Investment & Management)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Pumpherston (page 93) Proposals Map 3, Pumpherston	
Planning authority's summary of the representation(s):		

E0I-0035 – Land at Pumpherston Farm

210611517-c7faeb2 (John Henderson)
While noting that the site has not been allocated for housing in the Proposed Plan, objection is nevertheless raised to any potential allocation of the site for reasons allied to:-

- the temporary impact of construction traffic on local roads and the amenity of existing road users;
- the subsequent volume of additional traffic that such a large development would generate and which would create congestion and add to road safety concerns;
- the loss of undeveloped agricultural land and subsequent urbanisation of the countryside;
- the belief that development of brownfield sites should take precedence.

WL/LDP/PP/0354 (Wallace Land Investment & Management)
It is suggested that there are significant issues regarding the methodology adopted by the council to define the housing land requirement and the effective housing land supply for the LDP Proposed Plan. A detailed assessment of the housing land supply accompanies the representation and expands on this subject together with statements regarding the maintenance of and effective housing land supply and on infill/windfall housing development within settlements.

Objection is specifically raised to Policy HOU 1 and Figure 5 (page 22) of the Proposed Plan on the basis that the council's proposed development strategy does not comply with the requirements of SESplan or SPP 2014. It is stated that the Proposed Plan fails to allocate sufficient effective housing land to meet the housing requirements set by SESplan and that more effective housing land should be allocated to ensure that the LDP meets the requirements.

Specifically, it is proposed that a site at Pumpherston Farm, Pumpherston should be allocated for a phased mixed use development incorporating up to 1,230 homes, with community hub, including a new Primary School if required. A submission was made to the MIR in respect of this site but it was not allocated in the Proposed Plan (EOI-0035).

The site is described as forming an attractive and logical extension to the southeast side of

Pumpherston which will balance the proposed extension at Drumshoreland to the northwest of Pumpherston and the scale and design of the development would integrate with and be in keeping with the character of the local area. The site is described as being in a sustainable location, accessible and close to public transport links and would meet local housing need and demand, around 300 houses could be affordable. This site is said to be immediately effective and could deliver approximately 50 private sales per annum from two housebuilders.

Reference is made to the Strategic Environmental Assessment (SEA) and notes that the environmental impacts of the proposal were deemed acceptable for 11 out of 23 SEA assessment criteria. These conclusions are challenged and a re-assessment of the site's environmental impact has been undertaken which concludes that there are no unacceptable adverse environmental impacts. It is also argued that the site would compares favourably (in SEA terms) with an allocated housing site in the Proposed Plan (H-PU 1).

A supporting statement detailing Pumpherston Farm's suitability for housing development accompanies the representation. It is also noted that a Proposal of Application Notice (PAN) for Phase 1 was submitted to the council in July 2015 in respect of a residential development with associated infrastructure, landscaping and engineering works (0535/PAC/15)(CDX).

The representation also includes an objection to the identification of the land embraced by site EOI-0035 as forming part of the *Countryside Belt* around Livingston as the Proposed Plan has not provided justification for this designation.

Modifications sought by those submitting representations:

E0I-0035 – Land at Pumpherston Farm

210611517-c7faeb2 (John Henderson)
Objects to the site allocation but makes no specific reference to modifications.

WL/LDP/PP/0354 (Wallace Land Investment & Management)
Proposes that more effective housing land should be allocated to ensure that the LDP meets the requirements of SESplan and SPP and the plan should specifically allocate site EOI-0035 for a mixed use development. Seeks removal of the countryside belt designation which embraces the site.

Summary of responses (including reasons) by planning authority:

E0I-0035 – Land at Pumpherston Farm

Background

The site is located east of Livingston, between South Village (Pumpherston) and Mid Calder. It is outwith the established settlement boundaries of these towns, extends to approximately 90 hectares and comprises agricultural land associated with Pumpherston Farm. The northern and central portions of the site are currently identified as part of the Livingston Countryside Belt in the adopted West Lothian Local Plan while the southern sector, bounded by the River Almond, is embraced by the Almond & Linhouse Valley Area of Great Landscape Value. The entire site is embraced by a new countryside belt designation in the Proposed Plan.

210611517-c7faeb2 (John Henderson)
The respondents comments are noted. The council does not propose to allocate this site for housing and welcomes the support given by the respondent to the Spatial Strategy identified in the Proposed Plan.

WL/LDP/PP/0354 (Wallace Land Investment & Management)
Housing Land Supply

The council's justification for its approach to housing land requirements and housing land supply is set out in a separate Schedule 4 number 1A.

Allocation as a housing site

The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations and brownfield sites. (LDP Proposed Plan page 10, paragraph 5.4). Substantial provision of housing land has been made in West Lothian with new greenfield and brownfield sites augmenting the existing land supply, and in this eastern part of West Lothian there are significant committed sites in the Livingston & Almond Valley Core Development Area, particularly at Raw Holdings (H-EC 4/5), Almondell (H-EC 6/9), and at Drumshoreland, Pumpherston (H-PU 1) which cumulatively provide a long term framework for settlement growth in the area over the LDPP plan period. Generally, therefore, there are other more suitable sites available for development that can be brought forward to support development requirements and there is consequently no strategic need to bring forward additional land for housing in this particular location at this time.

The Council does not in any event consider Pumpherston Farm to be an appropriate housing allocation for physical and practical reasons. The site comprises an attractive area of countryside and contributes to the setting and visual amenity of the area. Built development, particularly of the scale proposed, would constitute a significant physical expansion and urban intrusion into the surrounding AGLV/countryside belt/proposed countryside belt, radically changing the character and appearance of the site and its surroundings and resulting in the coalescence of the distinctive settlements of Livingston, South Village and Mid Calder. It is significant that one of the reasons for having established countryside belts in the first instance was precisely as a bulwark against coalescence.

In this instance there is no justification to amend the various settlement boundaries to include the proposed site, and changes to such boundaries at this location would result in weaker boundaries and a diminishment of settlement setting which would be contrary to LDP Policy ENV 7 *Countryside Belts and settlement settings.*

The proposal is also contrary to the terms of SPP 2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes (CDX paragraph 76).

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development on the periphery of Livingston, South Village and Mid Calder would be considered to be contrary to the terms of this policy and out of keeping with the character of these settlements and the local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The site was previously subjected to a detailed assessment (CDX) and a number of issues were identified. These include:

Education capacity - The site lies within the catchment of Pumpherston & Uphall Station Primary Schools, St Paul's Primary School, Broxburn Academy and St Margarets RC Academy where there are known education capacity constraints which would prevent development of this site in the short and medium term. A development of the scale envisaged would require the provision of a new developer

funded primary school, school catchment area review and also pro rata developer contributions to increase capacity in the school estate. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period. An overview of education issues is set out in the council's Position Statement on Education (CDX, para. Xx).

Drainage - The site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity. There is also the complication of a combined sewer running through the site.

Hydrology - There is complex hydrology in and around this site, including a number of culverted watercourses, and a possibility that development could lead to flood risk, both on and off the site.

Land Quality - The site embraces Class 2 and 3 (Macaulay) quality agricultural land and its loss would be detrimental to agricultural production.

Ecology - The site is potentially ecologically sensitive. Badger activity has been recorded along the southern boundary with the River Almond and there are known to be great crested newt habitats in the locality. The council's approach to environmental assessment is set out in a separate Schedule 4 number 1K.

Countryside Belt -
Since the site was considered at the Main Issues Report stage there has been no significant change in circumstance to support its allocation for residential development other than a review of landscape designations. The review of such designations was a requirement of the West Lothian Local Plan and in this instance has had the effect of the previous Area of Great Landscape Value designation which related to the southern portion of the site bounding the River Almond being replaced with a designation of countryside belt. This extends northwards, embracing the remainder of the site and replicating a comparable countryside belt designation in the adopted West Lothian Local Plan. The sensitivity of the area therefore continues to be recognised and protected. The council's justification for its approach to defining countryside belts is set out in a separate Schedule 4 number 1B.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 18B	Mapping Error Correction - Pumpherston	
Development plan reference:	H-PU 2 H-PU 3	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)		
Provision of the development Plan to which the issue relates:	Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements page 119 - Pumpherston	

Planning authority's summary of the representation(s):

Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements (page 119)

H-PU 2
H-PU 3

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

Appendix 2, page 224, and page 93 of the Proposed Plan identify site H-PU2 as Pumpherston Golf Course and site H-PU3 as the former Pumpherston primary school. This does not accord with Map 3. which transposes these references. It is also intimated that land referenced as Pumpherston Golf Course in instead associated with James Young House.

Modifications sought by those submitting representations:

Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements (page 119)

H-PU 2
H-PU 3

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

Correct errors/site referencing in relation to H-PU2 and H-PU3 allocations.

Summary of responses (including reasons) by planning authority:

Appendix 2 – Schedule of Housing Sites / Site Delivery Requirements (page 119)

H-PU 2
H-PU 3

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Mr Ian Findlay)

The Council acknowledges that the error which has been identified is in fact with the labelling of

sites H-PU 2 and H-PU 3 on Map 3 in so far as they do not correspond with the sites listed in the Settlement Statement (page 93) and Appendix 2 (page 224). The council proposes to alter the LDP to correct this error and consider this to be a non-notifiable modification.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 19A	Allocation of land for housing in Stoneyburn	
Development Plan Reference:	H-SB 1 - Stoneyburn Farm (East) H-SB 6 - Meadowhead Road/Church Street	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number)		
WL/LDP/PP/0016 (Kirsty Easton) **WL/LDP/PP/0025 and WL/LDP/PP/0030 and 20935998-6f3b530** (Alex Scott) **21530245-6aacbaaa** (Anne Cunningham on behalf of Sundial Properties) **21013190-b49858b** (Chris Blackshaw)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Stoneyburn (page 94) Appendix 2 - Schedule of Housing Sites, Stoneyburn (pages 226 & 228) Proposals Map 5, Villages (Stoneyburn)	
Planning authority's summary of representation(s):		

Representations to Allocated Sites

H-SB 1 - Stoneyburn Farm (East)

21530245-6aacbaaa (Anne Cunningham on behalf of Sundial Properties)
Notes that the site has been carried over from the adopted West Lothian Local Plan 2009 (CDX) and seeks retention of the housing allocation H-SB 1. Fully supports development requirements prescribed for the site in Appendix 2 although would welcome more details re the archaeology reference as this was not previously appreciated as a site issue.

H-SB 6 - Meadowhead Road/Church Street

WL/LDP/PP/0016 (Kirsty Easton)
WL/LDP/PP/0025 + WL/LDP/PP/0030 + 20935998-6f3b530 (Alex Scott)
Both respondents object to the identification of this site for one or more of the following reasons:-

- development will have an adverse effect on the site's wildlife, trees and flowers;
- development will result in the loss of agricultural land;
- access to the site is restricted/not accessible from a main thoroughfare;
- surrounding roads are in a poor condition, not adopted and incapable of supporting an increase of cars or construction traffic associated with a new development;
- the proposed development will generate noise and dirt pollution that during the construction period;
- development will lead to a loss of privacy and will change the character of the area;.
- development will have a detrimental effect on house prices;
- there are not enough local amenities and facilities in Stoneyburn to support the additional population;

- development on this site would have a serious effect on the natural drainage of Leighton Terrace which gravitates from the houses towards the Breich burn at the foot of the site;
- there is sufficient housing in Stoneyburn but if development is necessary it should be located on land to the north of the village and occupying the gap between Stoneyburn and Bents; and
- a public right of way footpath is used as a natural nature trail by many of the villagers and the loss of this footpath would be an inconvenience to the villagers who use it.

Housing Site in Stoneyburn (unspecified by respondent)

21013190-b49858b (Chris Blackshaw)
Vehemently oppose this proposal (unspecified). Suggests that Stoneyburn sewage infrastructure is at full capacity and fears that development will lead to problems with land slippage. The respondent advises that he has personally mapped a range of the Lesser Butterfly Orchids for SNH and that these are protected by a preservation order and there removal to facilitate development would be a criminal offence. The respondent advises that he is prepared to fight any proposal to develop this site "to the bitter end with my life if that's what I have to do my death will be directly linked to the proposal".

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-SB 1 - Stoneyburn Farm (East)

21530245-6aacbaaa (Anne Cunningham on behalf of Sundial Properties)
No specific modification is sought. However, further information on the potential archaeology mentioned in Appendix 2 has been requested.

H-SB 6 - Meadowhead Road/Church Street

WL/LDP/PP/0016 (Kirsty Easton)
Objection is raised to development of site H-SB 6 for housing suggesting that it should be removed from the LDP.

WL/LDP/PP/0025 + WL/LDP/PP/0030 + 20935998-6f3b530 (Alex Scott)
Objection is raised to the development of site H-SB 6 for housing and suggests that it should be removed from the LDP.

Housing Site in Stoneyburn (unspecified)

21013190-b49858b (Chris Blackshaw)
No specific modification is sought although it can be inferred that the respondent would not wish the (unspecified housing site) allocated in the LDP.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-SB 1 - Stoneyburn Farm (East)

21530245-6aacbaaa (Anne Cunningham on behalf of Sundial Properties)

West of Scotland Archaeology Service was consulted on all sites allocated for development within the

Proposed Plan and in this instance responded to advise that the site may have archaeological potential and recommended that an assessment and or investigation may be required. This response subsequently informed Appendix 2 – Schedule of Housing Sites, and the council has no further information it can add/share.

H-SB 6 - Meadowhead Road/Church Street

WL/LDP/PP/0016 (Kirsty Easton)
WL/LDP/PP/0025 + WL/LDP/PP/0030 + 20935998-6f3b530 (Alex Scott)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. This is a suitable site for development that can be brought forward to support development requirements and there is therefore the allocation should remain in terms of meeting housing requirements.

The LDP has been subject to transport appraisal for all sites in the proposed plan (CDX). It is however the case that access and detailed construction and traffic arrangements will only be addressed as and when a planning application is submitted.

The council is satisfied that the Development Management process is capable of addressing issues of noise and pollution during the construction phase of any development through the imposition of appropriate conditions. There are also mechanisms for dealing with such issues under other environmental legislation if necessary.

Concerns relating to the potential loss of/outlook and the effect any prospective development may have on the value of property are not legitimate planning considerations.

Concerns relating to the ability of the village to absorb these proposed allocations and service the resultant social needs are noted. In terms of education it has already been established that there is capacity within the school estate and with regard to health provision it is the responsibility of the primary care provider to address. NHS Lothian have been consulted on the Proposed Plan and have not raised any particular issues.

Water and drainage issues have been provisionally explored with Scottish Water and the response it provided states that where there is limited or insufficient capacity at their works, Scottish Water will provide the necessary capacity. In this instance, if the proposed site is allocated in the LDP, Scottish Water would seek to deliver available capacity enabling the development to proceed.

SEPA was also invited to provide a response to all allocated site within the LDP and this has again informed Appendix Two: Schedule of Housing Sites. It cites a developer requirement for a flood risk assessment to be undertaken and this will in turn help to determine what, if any, practical measures may be required. Flood data held by SEPA has already established that the site lies adjacent to an indicative flood outline but as there is a 5m height difference there is considered to be no risk of flooding from the Breich Water that lies within 40m of the boundary of the site to the south. There is a risk of surface water flooding shown on the flood maps however it is likely this map is simply picking up the low lying small watercourses channel. The Flood Risk Assessment required will allow this to be more carefully examined and for a bespoke solution to be identified.

The suggestion that other locations in Stoneyburn are more suited to a housing development are noted, however the council has assessed the relative merits of the various development options which

were available in Stoneyburn and is content with the selection that has been made and which is now detailed in the Proposed Plan. It will be noted that other allocations have been made.

Comments made in regard to the possible loss of a public right of way are addressed in Appendix Two: Schedule of Housing Sites in so far one of the site delivery requirements is to retain/enhance existing links to wider informal path network. Although not explicitly stated it is anticipated that links would be provided to the public right of way to the west of the site and Glenview Park across Burnbrae Road to the eats of the site. The management of trees on the site would be dealt with through any eventual planning application, probably as a requirement for a tree survey to be undertaken. If required, new tree planting can also be secured by planning conditions.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Site in Stoneyburn (unspecified)

21013190-b49858b (Chris Blackshaw)
SNH was consulted on all of the sites allocated in the Proposed Plan and has provided a response to the effect that it does not raise any concerns. The respondent can hopefully also take comfort from the fact that SNH is consulted as a statutory consultee on planning applications and would have an opportunity to comment on any subsequent planning application.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions

Reporter's recommendations

West Lothian Council

Issue: 20A	Allocation of land for housing at Houstoun Mains Holdings, by Dechmont	
Development plan reference:	LATE-0011/MIRQ-0058	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21778605-a2a3896 (Simpson Highview Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) Proposals Map 2, Linlithgow & Broxburn Area Countryside Belts (page 42 para 5.144) Development in the Countryside (page 42 para 5.148-5.147)	

Planning authority's summary of the representation(s):

LATE 0011/MIRQ-0058 – Land at Houstoun Mains Holdings, by Dechmont

21778605-a2a3896 (Simpson Highview Ltd)
It is proposed that a site at Houstoun Mains Holdings, by Dechmont, should be allocated for housing. A submission was made to the MIR in respect of this site but it was not allocated in the Proposed Plan (LATE-0011/MIRQ-0058).

While supporting the general principle of Policy ENV 3, the respondent opposes the inclusion of the area of land west of Uphall and north of the A89 as part of the Countryside Belt, suggesting that development here could be accommodated without necessarily compromising the separation between Uphall and Dechmont/Livingston at this location. It is argued that a comparable situation is land use terms already exists on the south side of the A89. It is suggested that development will also help promote public access (enhancing an existing core path within the site and facilitating new connections) as well as improvement to the road infrastructure at the A89.

It is claimed that post Main Issues public consultation the council confirmed it would change the Proposed Plan to accommodate development but that it has not done so.

Modifications sought by those submitting representations:

LATE 0011/MIRQ-0058 – Land at Houstoun Mains Holdings, by Dechmont

21778605-a2a3896 (Simpson Highview Ltd)
Seeks a modification of the Proposed Plan to (a) remove the site from the Countryside Belt and (b) allocate it for housing.

Summary of responses (including reasons) by planning authority:

LATE 0011/MIRQ-0058 – Land at Houstoun Mains Holdings, by Dechmont

21778605-a2a3896 (Simpson Highview Ltd)

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be

brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

Significantly, the site is an integral part of the countryside belt around Dechmont/Uphall/ Livingston, intended to prevent settlement coalescence, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. While recognising that there are built forms of development on the south side of the A89, comprising a mix of houses and business uses, these are generally very long standing (inter war) and have evolved from the original agricultural small holdings or have been authorised under a previous development plan regime which did not discourage the rationalisation of the small holdings and the operation of small businesses from them. Replication of such a form of development on the north side of the A89 is however not supported. Development at this location would constitute a physical and intrusive expansion of the existing settlement with the danger of leading to coalescence and the site is also considered to be visually intrusive when viewed from the A89.

The council refutes the assertion that in responding to representations pursuant to the Main Issues Report it gave any undertaking to make the specific changes to the Plan requested by the respondent. This was not the case. The response stated that "the preferred approach (i.e. the option favoured by the council) has been refined and is to be taken forward to the Proposed Plan. Development within the Houston Mains Holdings area would be determined under the terms of policies relating to development in the countryside" (CDX) (pages 100-101). What this meant was that while there were certain details of the *preferred approach* which it was intended to amend, new development at this location would continue to be appraised with regard to policies designed to regulate new development in the countryside. In other words, no relaxation or change to the established position was intended. It appears that the respondent has misinterpreted what this statement meant.

For these reasons, the council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 20B	Non-allocation of land for residential and employment development in the countryside near Uphall/Uphall Station. Land West of Uphall Business Park, by Uphall Stankards South, by Uphall Land at Uphall Industrial Estate (north), by Uphall Land at Uphall Industrial Estate (south), by Uphall	
Development plan reference:	EOI-0216/MIRQ-0250 E-UH 1 - Stankards South E-UH 2 - Uphall Industrial Estate (North) E-UH 3 - Uphall Industrial Estate (South)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd) **WL/LDP/0193** (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) & Uphall (page 94) Proposals Map 2, Broxburn Area Countryside Belts (page 42 paragraph 5.144) Development in the Countryside (page 42 paragraph 5.148-5.147) Appendix 1 : Employment Land Allocations (page 106)	
Planning authority's summary of the representation(s):		

Representations to Non Allocated Sites

EOI-0216/MIRQ-0250 – Land near Uphall/Uphall Station

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

Allocation as a housing site

Objection is raised to the Proposed Plan in so far as land to the west of Uphall Business Park has not been allocated for housing and has at the same time been identified as part of the countryside belt. Specifically, this representation proposes that the site should be allocated for housing, indicating that it could accommodate up to 200 houses.

It is suggested that there is a shortfall in housing sites within the Proposed Plan to meet the required Housing Supply Target, as set by the Edinburgh and South East Scotland Strategic Development Plan 2013 (CDX), and that allocating this site would help address this shortfall in the period 2014-2019.

In support of the proposal it is argued that:

- the site is not in agricultural use and is not part of an operational farm;
- the site sits within its own established landscape setting;
- the site occupies a sustainable location with particular emphasis being placed on its proximity and connectivity to Uphall Station railway halt;
- the site is effective and is also the subject of a current planning application (0840/P/15)

(CDX) which is promoted by an established house builder, Ogilvie Homes Ltd ;

- the proposals submitted for planning permission have been the subject of public consultation through a Proposal of Application Notice (PAN) (515/PAC/15) (CDX)and were not objected to;
- the proposals submitted for planning permission have been subject to a Phase 1 Habitat Survey which concludes that residential development will have minimal impact;
- technical studies suggest that the site is not subject to flooding;
- the proposed residential development would release funds which would be invested in upgrading the infrastructure of neighbouring Uphall Business Park and thereby helping to support local economic development and employment and community regeneration;
- the proposed development would facilitate improvements to be made to the road, cycle and footpath access between the site and Uphall Business Park.

The representations reference a number of technical and non-technical supporting documents (submitted as part of the aforementioned planning application) which argue the suitability of the site for housing and suggests that it is viable and can be developed in the short term.

This site was previously embraced by a submission for a mixed use allocation over a much larger area in response to a "call for sites" exercise in 2011 (ref. EOI-0216/MIRQ-0250) (CDX). The established industrial brownfield land which made up most of the site was recognised as something of an anomaly in the countryside and originated from the time when the M8 was being constructed. The LDP has pragmatically acknowledged that it embraces land which is already developed and supports a broad range of uses, specifically Use Classes 4, 5 and 6 as defined by the Use Classes (Scotland) Order 1997. It did however stop short of allocating the remainder and undeveloped portion of the site (essentially the land now proposed for housing) having concluded that this would constitute an intrusive physical expansion of Broxburn/Uphall further southwards, well beyond the limit of development which had already been provided for.

Call for Sites Representation EOI-0022

Support is also expressed for the allocation of the adjoining land to the north which was the subject of a separate "call for sites" submission (ref. EOI-0022) (CDX).

Countryside Belt

The representation includes an objection to the identification of the land as forming part of the Countryside Belt around Livingston.

Representations to Allocated Sites

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

E-UH 1 - Stankards South

The respondent references vacant business units which are located on this site, fronting the A89, and would support the premises being identified in the LDP for retail use.

E-UH 1- Stankards South, E-UH 2 - Uphall Industrial Estate (North) & E-UH 3 - Uphall Industrial Estate (South)

The respondent supports the concept of there being greater flexibility of uses within traditional

industrial estates (page 14, paragraphs 5.24-5.25 and page 17, paragraph 5.26) but wishes to see this go further. It is proposed that Uphall Business Park should have a more flexible planning policy designation to allow for different land uses which would facilitate a wide range of business opportunities. It is also suggested that the LDP supports alternative forms of development in instances where industrial land is surplus to requirements and particularly where this would result in the re-investment of proceeds in the industrial undertaking itself.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

EOI-0216/MIRQ-0250

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

Seeks a modification of the Proposed Plan to (a) allocate the land for housing with an indicative capacity of 200 new homes, (b) remove the site from the Countryside Belt.

Representations to Allocated Sites

EOI-0216/MIRQ-0250

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

Make no specific reference to modifications but does suggest that (a) the range of permitted business use classes at Uphall Business Park should be extended and (b) a general provision for different types of development to locate on industrial estates should be adopted if the land is surplus to requirements particularly where the proceeds are to be re-invested in the industrial/business undertaking.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

EOI-0216/MIRQ-0250

21768463-17de3f9 - Uphall Business Park Ltd c/o MacGarvie & Co Ltd
WL/LDP/0193 - Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd

Background
The site lies to the south of Uphall between the A89 and the M8 and forms part of the former Uphall West Bing (since rehabilitated and restored to agricultural grazing land and now regarded as *greenfield*). It is identified in the adopted West Lothian Local Plan as lying outwith the settlement envelope of the town and is also shown as "white land", a term commonly used to describe land (and buildings) without any allocation in a development plan where it is assumed that, for the most part, existing uses shall remain unaltered.

Allocation as a housing site

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to

support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

The site was subject to site assessment (CDX), and was identified in the MIR as a non-preferred site. The site (WS45 – Uphall Depot, Uphall) was also considered, and rejected, at the previous West Lothian Local Plan Inquiry in 2008 (CDX), Reporters Report, Chapter 2.4, Inquiry Ref WS45 – Uphall Depot, Uphall).

The site comprises undeveloped land in the countryside and is physically divorced from both Uphall and Uphall Station, settlements which have very robust and defensible boundaries by virtue of the A89 and M8 motorway respectively. In visual terms, the site makes a significant contribution to the separation of Uphall Station/Livingston from Uphall/Broxburn and the rural character of the surrounding area. It is highly visible from the A89 and the B8406 (Station Road) approach to Uphall Station and a residential development would represents a major intrusion into the countryside between these settlements, detracting from the rural character and visual amenity of the area.

The site does not constitute a logical extension to the urban area and while acknowledging that it lies in close proximity to the railway station and the M8 Motorway, it is nevertheless the case that the site has relatively low accessibility to services and community infrastructure (CDX).

While recognising the respondents' intention to invest the returns received from house builders in neighbouring Uphall Business Park, it is considered that employment sites could be developed in their own right without the necessity of cross funding from a prospective housing site at this location.

Consideration has been afforded to the practical impacts of development at this location and a number of issues have been identified (CDX) These include:

Education - The site lies within the catchment of Uphall Primary School and Kirkhill Primary School and there are known education capacity constraints which would prevent development of this site in the short and medium term (CD 194). For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

Flood Risk - The site has been identified by SEPA as being at risk of flooding from the Beugh Burn and there are concerns that development could increase flood risk potential out with the site. The Beugh Burn is culverted beneath Stankards Uphall East Bing and the culvert is said to be in a poor condition. Collapse of the culvert would present a potentially serious flooding situation upstream affecting roads and infrastructure. SEPA has therefore recommended the preparation of a Flood Risk Assessment as a minimum requirement to determine the extent of land capable of being developed.

Waste Water Treatment - the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is currently insufficient capacity to accommodate additional development and sewer extensions would be required.

Call for Sites Representation EOI-0022

This site was subject to site assessment (CDX), and was identified in the MIR as a non-preferred site

for housing. It was dismissed for reasons allied to not being in accordance with the development strategy, for being within the countryside and for being disruptive to the semi-rural aspect of the settlement.

Countryside Belt

The site has purposefully been embraced by a Countryside Belt designation, intended to prevent the coalescence of Uphall, Broxburn and Livingston and to reinforce the settlement strategy for the area. This designation is considered entirely justifiable given that all neighbouring land, with the exception of land specifically allocated for industrial/business use, shares this designation and the protection it provides. Strategic purposes for Countryside Belts are set out in Policy ENV 7 and the purpose and reason for designation of each Countryside Belt is set out in the council's Position Statement on Countryside Belts (CDX).

It should be noted that the previous Broxburn Area Local Plan (CDX) had embraced this site as part of the Countryside Belt but this designation was not carried forward to the Adopted West Lothian Local Plan due to the site having been earmarked for a major Park and Ride facility. In the event, alternative arrangements for parking provision to serve the railway station have been developed and the site is no longer required for this purpose.

For these reasons, the council does not agree to modify the plan in response to these representations.

Representations to Non Allocated Sites

EOI-0216/MIRQ-0250

21768463-17de3f9 (Uphall Business Park Ltd c/o MacGarvie & Co Ltd)
WL/LDP/0193 (Ogilvie Homes & Uphall Business Park Ltd c/o MacGarvie & Co Ltd)

E-UH 1- Stankards South

The established industrial brownfield land, now allocated as E-UH 1, E-UH 2 and E-UH 3, was recognised as something of an anomaly in the countryside and originated from the time when the M8 was being constructed. The LDP has pragmatically acknowledged that it embraces land which is already developed and it supports a broad range of uses, specifically Use Classes 4, 5 and 6 as defined by the Use Classes (Scotland) Order 1997. This is regarded as a reasonable position and the council does not consider there to be any justification for extending the range of uses to include, for example, retail and commercial leisure, as this would conflict and undermine other policies of the LDP, particularly those which seek to restrict such uses to town centres in compliance with SPP 2014. (CDX).

E-UH 1- Stankards South, E-UH 2 - Uphall Industrial Estate (North) & E-UH 3 - Uphall Industrial Estate (South)

The council is mindful of the need to safeguard and maintain a sufficient supply of employment land and considers the proposition that a general policy to allow 'surplus' industrial land to be put to other uses would seriously undermine this and would be fraught with difficulties. On the rare occasions where this might be appropriate, the council is satisfied that Policy EMP 1 would facilitate consideration of such a proposal in so far as it has established a clear and robust set of criteria against which such proposals can be appraised. However, the circumstances in this instance are such that it is not actually industrial land that is being 'traded' for residential development but a

greenfield site in the countryside and there is therefore no meaningful comparison. Furthermore, while the suggestion that the returns from alternative development proposals should be invested in the principal industrial is an attractive proposition, it is difficult to see how developers and land owners could actually be compelled to do this. For these reasons, the council does not agree to modify the plan in response to these representations.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 20C	Allocation of land for housing at Beechwood Grove Park, Uphall Station	
Development plan reference:	EOI-0021/EOI-0134/MIRQ-0147	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21864464-cflf283 (Dundas Estates & Development Co Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Uphall Station (page 94) Proposals Map 3, Livingston Countryside Belts (page 42 paragraph 5.144) Development in the Countryside (page 42 paragraph 5.148-5.147)	

Planning authority's summary of the representation(s):

EOI-0021/EOI-0134/MIRQ-0147 – Beechwood Grove Park, Uphall Station

21864464-cflf283 (Dundas Estates & Development Company)

Allocation as a housing site and definition of settlement boundary

It is proposed that land east of Beechwood Grove Park, Uphall Station should be allocated for housing and that the settlement boundary should be re-defined to embrace it. A submission was made to the MIR in respect of this site but it was not allocated in the Proposed Plan (EOI-0134/MIRQ-0147).

In support of the allocation it is explained that the land has been embraced in a masterplan which was submitted as part of outline planning application (Ref 0050/P/08)(CDX) which the council has intimated that it is 'minded to grant' subject to a Section 75 Agreement being concluded. The masterplan identifies part of the land which is subject to this representation as being set aside as a "Great Crested Newt Mitigation Area". The remainder has no assigned use.

The site is described as being accessible by a range of transport modes and located within walking distance of Uphall Station rail halt. Overall, it is suggested that development of the site would represent a sustainable and natural extension to the proposed residential development area at Drumshoreland, embraced by planning application 0050/P/08. It is also noted that a new school (Pumpherston and Uphall Station Community Primary School) has already been built within the southern half of the master planned site, thereby addressing education requirements, and that existing mature trees and hedgerows on the boundaries of the site provide natural containment and will provide a more robust boundary to define the Countryside Belt.

Countryside Belt

Objection to the inclusion of the land as part of the Countryside Belt on the grounds that it does not provide any of the strategic purposes of Countryside Belts as defined in Policy ENV 7 (page 44) of the LD.

Biodiversity Site designation

Objection to the designation of the land as a Biodiversity Site. It is noted that this land forms part of the same Drumshoreland masterplan referenced above and is currently used for agricultural purposes (arable). Farming will however cease when the adjacent fields come to be developed (pursuant to planning application 0050/P/08) and part of the land has already been identified in the masterplan as an integral part of a proposed Great Crested Newt mitigation strategy. It is suggested that the balance of this land is capable of accommodating up to 60 houses and should be specifically allocated for this purpose in the LDP.

Modifications sought by those submitting representations:

EOI-0021/EOI-0134/MIRQ-0147 – Beechwood Grove Park, Uphall Station

21864464-cflf283 (Dundas Estates & Development Company)
Seeks a modification of the Proposed Plan to (a) allocate the land for housing with an indicative capacity of 60 new homes, (b) re-define the settlement boundary to embrace the site, (c) remove the site form the Countryside Belt and (d) remove the bio-diversity designation shown on the Proposals Map.

Summary of responses (including reasons) by planning authority:

EOI-0021/EOI-0134/MIRQ-0147 – Beechwood Grove Park, Uphall Station

21864464-cflf283 (Dundas Estates & Development Company)

Allocation as a housing site

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. Indeed, there is already a substantial allocation of land for housing in the immediate area which extends to more than 600 houses. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

A significant part of this site has been shown to be environmentally sensitive. Surveys allied to the planning application for residential development at Drumshoreland (ref 0050/P/08) recorded high value foraging habitat for great crested newts, a protected species, in the area and a 2010 survey recorded ponds with great crested newts present and breeding to the south of the site. SNH has confirmed that it is part of the supporting network for the Drumshoreland great crested newt metapopulation and may be used by great crested newts as a breeding and foraging habitat during terrestrial phases of their lifecycle. (CDX). It is the case that provisions have already been drawn up to integrate a proportion of this land with the adjacent development (as part of the newt mitigation strategy devised for the planning application relative to the allocated housing site H-PU 1) and it would therefore be inappropriate and perverse to allocate this land for housing.

There are known education capacity constraints within the catchment area which would prevent development of this site in the short and medium term. (CDX) For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

The site has been identified by SEPA as being at risk of flooding and there are concerns that

development could increase flood risk potential out with the site. SEPA has recommended the preparation of a Flood Risk Assessment as a minimum requirement.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is currently insufficient capacity to accommodate additional development.

It has been noted by the council's Transportation Manager that there is currently no direct means of accessing the site and that this could only be achieved through the adjacent allocated housing site, assuming this could be successfully negotiated/agreed and implemented to a level which would actually facilitate access (CDX).

The council's Environmental Health service has identified a potential noise issue for occupants of any new houses at this location as a consequence of the relationship of the site to the railway line and the M8 (CDX).

Settlement Boundary

The existing Pumpherston/Uphall Station settlement boundary in the vicinity of this site is strong and clearly identifiable. Development at this location would constitute a physical and intrusive expansion of the existing settlement beyond what has already been generously provided for and there is held to be no justification to amend the settlement boundary in order to support the development of houses.

Countryside Belt

Significantly, the site is an integral part of the existing countryside belt around Uphall Station/Broxburn Livingston. This has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. Strategic purposes for Countryside Belts are set out in Policy ENV 7 and the purpose and reason for designation of each Countryside Belt is set out in the council's Position Statement on Countryside Belts (CDX). In this particular instance, the council refutes the suggestion that it does not have a strategic purpose and cites this as actually being threefold in this instance - to maintain the separate identity and visual separation of settlements, to promote public access: to 'green' space for informal recreation; and enhance landscape and wildlife habitat. The maintenance of this designation in the LDP is considered entirely justifiable and defensible under the circumstances.

Biodiversity Site Designation

The annotation of a "Nature Reserve" on the Proposals Map does not actually embrace the land which the respondent is seeking to have allocated for housing. It relates instead to the reservoir which is located immediately to the south of the site boundary and which is a long standing local nature reserve known as Pumpherston Pond. It is a recorded habitat for the Drumshoreland great crested newt population, a protected species, and the designation has been carried forward from the West Lothian Local Plan. There are no justifiable grounds for dispensing with the designation which is supported by SNH.

For these reasons, the council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 20D	Allocation of land for mixed use development at Houstoun Mains Holdings, by Uphall	
Development plan reference:	LATE-0010/MIRQ-0174 Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) Proposals Map 2, Linlithgow & Broxburn Area	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21871000-f93923b (Rick Finc Associates on behalf of Folio Developments)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Landward (page 87) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

LATE-0010/MIRQ-0174 – Houstoun Mains Holdings

21871000-f93923b (Rick Finc Associates on behalf of Folio Developments)

Allocation as a mixed use site

It is proposed that a site at Houstoun Mains Holdings, by Uphall, should be allocated for mixed uses A submission was made to the MIR in respect of this site but it was not allocated in the Proposed Plan (LATE-0010/MIRQ-0174). Reference is made to the previous submissions made in response to a "call for sites" exercise in 2011 (CDX) which includes a Development Framework detailing the suitability of the site, and to a representation made in response to the MIR Report in 2014 (CDX) which addressed the development context, site characteristics and the development potential.

It is indicated that the Houstoun Mains Holdings is already subject to a degree of commercial and business uses and it suggested that the proposed allocation would provide an opportunity to build on this success and supplement it with a range of associated commercial and leisure uses and make it a more coherent and attractive location.

It is further suggested that the inclusion of this site would be in accordance with the LDP spatial strategy and the overall aims and objectives of the Plan in terms of promoting sustainable economic growth. Additionally, it is considered that such an allocation would be in accordance with National Planning Framework, Scottish Planning Policy (2014) and the South East Scotland Strategic Development Plan.

The site is promoted as effective and deliverable and one which is strategically located to take advantage of existing development and optimise the use of land and available infrastructure within a growth corridor identified by the SDP.

Countryside Belt

Objection to the inclusion of the land as part of the Countryside Belt on the grounds that its

boundary has not been seriously reviewed to accommodate a marketable mixed use development proposition. It is argued that the land can be developed within robust and defensible long term boundaries and would not adversely impact on the landscape and integrate development on the urban fringe. Any adverse environmental impact is capable of being mitigated.

Policies

There is a wish to see policies in the LDP that promote economic and rural diversification within locations such as Houstoun Mains Holdings.

Modifications sought by those submitting representations:

LATE-0010/MIRQ-0174 – Houstoun Mains Holdings

21871000-f93923b (Rick Finc Associates on behalf of Folio Developments)
Seeks a modification of the Proposed Plan to (a) allocate the site for mixed uses, (b) remove the site from the Countryside Belt and (c) introduce policies which promote economic and rural diversification within locations such as Houstoun Mains Holdings.

Summary of responses (including reasons) by planning authority:

LATE-0010/MIRQ-0174 – Houstoun Mains Holdings

21871000-f93923b (Folio Developments c/o Rick Finc Associates)

Allocation as a mixed use site

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

While recognising that there are built forms of development on the south side of the A89, comprising a mix of houses and business uses, these are generally very long standing (inter war) and have evolved from the original agricultural small holdings or have been authorised under a previous development plan regime which did not discourage the rationalisation of the small holdings and the operation of small businesses from them. Allocation of the site, as proposed, would contribute to the eventual coalescence with Uphall/Dechmont and Livingston.

Consideration has been afforded to the practical impacts of development at this location and a number of issues have been identified (CDX) These include:

Education – Education Planning does not support development for reasons allied to primary school capacity restrictions.; For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in the council's Position Statement on Education (CDX).

Flood Risk – the site has been recorded as being susceptible to fluvial and pluvial flooding. SEPA advise that a small area is within the flood map and would require a Flood Risk Assessment which assesses the flood risk from the small watercourses which flow through the site.

Waste Water Treatment - the site is served by the AVSE PFI EAST CALDER or NEWBRIDGE PFI waste water treatment works. While there is sufficient capacity at East Calder there is only limited capacity at Newbridge and an upgrade would be required. Given the levels involved waste water pumping would be required regardless of which WWTW the drainage was taken to.

Proximity to Edinburgh Airport - The site falls within the safeguarding consultation zone of Edinburgh Airport. As a consequence, built development would likely be subject to height and design restrictions, above ground SUDs systems avoided and landscaping carefully designed to avoid attracting birds and thereby minimising the chance of bird strikes.

Proximity to a listed building – SNH has intimated concerns that development will have the potential to affect the setting of A listed Houston House.

Countryside Belt

Significantly, the site is an integral part of the countryside belt around Dechmont/Uphall/ Livingston, intended to prevent settlement coalescence, and the maintenance of this designation in the LDP is considered entirely justifiable. The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it has been rolled forward to the LDP. The council's position on countryside belts is set out in the Countryside Belt Position Statement (CDX).

For these reasons, the council does not agree to modify the plan in response to this representation.

Policies

The council is satisfied that Policies EMP 4 (Employment development outwith settlement boundaries), Policy ENV 2 (Housing development in the countryside) and Policy ENV 3 (Other development on the countryside) are collectively capable of satisfactorily addressing proposals for economic and rural diversification in a consistent, coherent and proportionate manner. As a consequence, no additions to the roster of proposed polices is considered necessary.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 21A	West Calder & Harburn Settlement	
Development plan reference:	H-WC 1 Cleugh Brae H-WC 2 Mossend, Phase 1 Site A H-WC 3 Mossend, Phase 1 Site B H-WC 4 Mossend (Remainder) H-WC 5 Burngrange Cemetery	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0281 + 21837154-2b986dd (John Duff Planning on behalf of Mr L McCartney) **WL/LDP/PP/0084 + 2159936-0f65928** (John Handley Associates on behalf of Alan Gray) **21369421-17fa2bd** (Stuart Livingstone) **WL/LDP/PP/0423** (Graeme Patrick Walker Group (Scotland) Ltd) **21869740-af300dc** (Rick Finc Associates on behalf of Davidson &Robertson Rural)		
Provision of the development Plan to which the issue relates:	Land for Housing and amendments to Appendix Two: Schedule of Housing Sites/Site Delivery Requirements at West Calder and Harburn.	
Planning authority's summary of the representation(s):		

Representations to allocated sites

H-WC 5 –Letter of Support

WL/LDP/PP/0281 + 21837154-2b986dd (John Duff Planning on behalf of Mr L McCartney)
Confirms that they are delighted that the site has been allocated for housing within the proposed plan. The site will be brought forward quickly once the plan has been adopted.

H-WC 2/H-WC 3/H-WC 4

21369421-17fa2bd (Mr Stuart Livingstone)
There is currently no safe pedestrian route between the Westwood View area and the rest of West Calder. The current road and junction layout, as well as gradients, results in insufficient visibility for pedestrians and all other road users at the junction between the B792 and Mossend.

The traffic impact resulting from any development in the area would make an already unsafe situation worse. This impact would be felt from day one of construction and would become progressively worse. As developments are completed and occupied the junction in question would become the main route to access the A71 east and west and the M8 west.

This is all the more concerning as it will eventually become a route to school. This applies to Development Sites H-WC 1, H-WC 2, H-WC 3 and H-WC 4. A safe pedestrian route is urgently required regardless of any development plans, however, no development of the area can commence until a safe pedestrian route is in place.

Taking the WLC LDP as a whole, there appears to be relatively extensive sites allocated for 'residential' use with no obvious indication of development proposals for local/wider amenities, schools and infrastructure. Questions the availability of capacity for anticipated levels of population increase the LDP aspires to.

Representations to non-allocated sites

Proposed site at Hartwood Road (East) (LATE-0009) (CDX)

WL/LDP/PP/0084 + 2159936-0f65928 (John Handley Associates on behalf of Alan Gray)
Seeks promotion of 1.05 hectare site at Hartwood Road, West Calder as a new housing proposal in the Proposed LDP. The site was assessed by the council at the MIR stage. Requests that the merits and advantages of the site are reconsidered, and the site removed from its current countryside designation and allocated as a specific housing development opportunity with capacity for around 10 - 12 units in the new LDP. Also asks that the information set out in the supporting planning statement is included as part of representation on the Proposed LDP and is forwarded to the Examination Reporter in support of the representation.

Proposed expansion Mossend/Cleugh Brae

WL/LDP/PP/0423 (Graeme Patrick Walker Group (Scotland) Ltd)
Objects to the failure of the council to support a further expanded CDA allocation of land at Mossend/Cleugh Brae to deliver an additional 240 units, sufficient to deliver necessary infrastructure. Objects to the non-allocation of the site for residential development of 240 dwellings and provides a number of reasons including the following: -

- It will contribute towards providing a generous supply of housing land which is proven to be effective.
- It represents the continued promotion of development within the core development areas, namely West Livingston/Mossend.
- It will make the existing development strategy more robust by improving viability.
- Additional land will be made available to support the Council's new build housing programme for the provision of affordable housing.
- The expansion potential of Mossend (MO) and Cleugh Brae (CB) takes the form of 4 development parcels to the north of the existing allocations and is illustrated in the Capacity Assessment document. Justification for the expansion of Mossend (MO) and Cleugh Brae (CB) beyond those factors already mentioned is explained by the need for additional development to support the new A71 junction and relief road required to facilitate any development beyond that already consented.
- There is a risk that these large developments will not progress beyond a certain stage. This could happen if an infrastructure constraint is reached and the cost of addressing the constraint is too costly, thus making future development unviable.
- At Mossend / Cleugh Brae the infrastructure constraint of the A71 link road is a barrier to the development of the balance of the site and the delivery of Gavieside Farm (GF, 1900 units) itself.
- Whilst, the existing road network has been able to support the initial development of circa 270 units (supported by a Transport Assessment), development beyond this is constrained until such time as the A71 link/relief road is capable of being delivered. There is insufficient value in the allocated scheme to overcome infrastructure constraints.
- The cost of delivering the A71 link / relief road cannot be supported by the development of the balance of Mossend and Cleugh Brae (circa 250 units), which remains constrained until it is delivered. It is clear therefore that additional development to support the necessary infrastructure, namely the new A71 link road, is required.
- The Capacity Assessment (submitted as part of the MIRQ0039) (CDX) examines options for further development in and around the existing allocation. Expanding Mossend (MO) and Cleugh Brae (CB) in the manner illustrated in the Capacity Assessment document could deliver a further 240 units which would support the provision of the necessary infrastructure

i.e. the A71 link road and access to the Park & Ride. These additional units could be brought forward in the period to 2019.

Proposed site at Hartwood Road (West) (EOI-0052)

21869740-af300dc (Rick Finc Associates on behalf of Davidson &Robertson Rural)
Maintain their objection to the Proposed West Lothian LDP. Despite previous representation in respect of this land (EOI-0052) (CDX) the site is not included in the LDP as a housing allocation. Earlier submissions provided a written rationale for the inclusion of this site and we do not agree with the Councils reasons for rejecting the proposals made. These arguments are made again in this representation. The site contributes to the aims and objectives of the Proposed LDP in that it will help to:

• direct growth to places where it will support sustainable development goals, community regeneration, and maintain and enhance the character and identity of towns and villages;
• ensure that necessary social and physical infrastructure accompanies growth;
• allow for a range of house types and sizes across all sectors;
• achieve and maintain a minimum of 5 years effective housing land supply in each of the sectors identified in the current Housing Needs and Demand Assessment;
• have regard to significantly increased demand for rented housing; and
• deliver affordable housing, particularly in the areas of highest demand. Allocation of the land at Hartwood Road would be in accordance with the LDP spatial strategy and the overall aims and objectives of the Plan in terms of promoting sustainable economic growth.

In addition it has been demonstrated that the site is a sustainable location in that it:
• Can be satisfactorily accessed via A71 in accordance with normal highway standards and it is accessible to public transport and rail services.
• Environmental considerations indicate that the landscape and visual impact of development would not be significant and can be satisfactorily mitigated.
• There are no environmental and landscape designation affected and bio- diversity would be improved.
• There is no risk of flooding and the development would be subject to a SUDs Management Scheme;
• Drainage infrastructure and utilities exist locally for cost effective connections subject to a satisfactory Drainage Impact Assessment by Scottish Water.
• Urban design would consolidate the village structure enhancing the urban edge to the south through infill development. In maintaining our objection we would wish to be represented at the LDP Examination Hearing in order to present our case in favour of this development.

(This representation refers to a submission at Expression of Interest stage EOI-0052 as a housing allocation however the council can confirm that EOI-0052 relates to a proposal for development of community facilities, care home and parking rather than one for housing).

(It should be noted that there was another submission covering the same site at Expression of Interest stage EOI-0042 relating to a proposal for housing. The council has assumed that the Agent meant to refer to EOI-0042 in their submission so has provided a response below to both proposals).

Modifications sought by those submitting representations:

Representations to allocated sites

H-WC 2/H-WC 3/H-WC 4

21369421-17fa2bd (Stuart Livingstone)
Seeks a safe pedestrian route between Westwood View, Mossend and the rest of West Calder. The proposed development will increase the number of pedestrians and road users at the junction between the B792 and Mossend. The junction in question would become the main route to access the A71 east and west and the M8 west. Upgrades should include no less than junction improvements and signalised pedestrian crossings.

Representations to non-allocated sites

Proposed site at Hartwood Road (East) (LATE-0009)

WL/LDP/PP/0084 + 2159936-0f65928 (John Handley Associates on behalf of Alan Gray)
Request the allocation of this site for residential development 10-12 units. Also suggests the site be removed from its current countryside designation.

Proposed expansion Mossend/Cleughbrae

WL/LDP/PP/0423 (Graeme Patrick Walker Group (Scotland) Ltd)
Requests the West Calder Proposals Map is amended to include additional allocations at Mossend/ Cleugh Brae in accordance with the plan submitted as an appendix to WL/LDP/PP/0423 - Potential Expansion Area.

Proposed site at Hartwood Road (West) (EOI-0052)

21869740-af300dc (Davidson &Robertson Rural c/o Rick Finc Associates)
Requests the allocation of the site for residential development.

Summary of responses (including reasons) by planning authority:

Representations to allocated sites

H-WC 2/H-WC 3/H-WC 4

The council has granted full planning permission for 173 units and planning permission in principle for a 1.9ha residential development on these sites (CDX). In addition the council is minded to grant full planning permission for a further 32 units and planning permission in principle for an additional 0.36ha (CDX). These applications relate to part, but not all, of the allocations.

The applications were supported by a Transport Assessment (TA) which demonstrated that the traffic could be accommodated. Adequate footpath provision already exists from Westwood View to the village centre. The recent planning applications include the partial upgrading of the footpath from the new allocations to join in to the existing network.

Any further development proposals for these allocations will have to be supported by a TA and any necessary road or footpath improvements will be secured at that time.

Representations to non-allocated sites

Proposed site at Hartwood Road (LATE-0009)

The council has carefully considered the reasons put forward in support of the proposed modification to the Plan with regard to the representation, but remains of the view there is

insufficient justification to allocate the site for residential development. The site was promoted at the Expressions of Interest stage following that it was assessed and subsequently discounted by the Council as "not preferred" as a future development site through the Main Issues Report.

The allocation of this site for housing development at West Calder would not conform to the Spatial Strategy and could be prejudicial to the continued development of the core development area at Mossend/Cleugh Brae. The site also suffers from environmental, access and infrastructure shortcomings. In particular:

- Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings;
- There are concerns regarding access via Hartwood Road;
- Though this site is not shown to be at risk of flooding on the flood hazard maps it is known from local knowledge that runoff from the site is a significant problem. There is also a history of flooding due to lack of capacity in the public sewer;
- There is no education capacity available to support development of the site.

The council does not agree with the allocation of this site. It is considered there are other better sites than that proposed and these have been allocated in the plan. None of the supporting information included in the representations is considered to be of sufficient weight/merit to support a modification.

Proposed expansion Mossend/Cleughbrae

The allocation has already been expanded to align with the consented planning permission and to provide a more defensible boundary that relates better to physical features on the ground. What is now being proposed is a significant physical incursion in to land which is allocated as countryside belt, for the purposes of preventing the coalescence of settlements. The council considers that this would be inappropriate urban sprawl which would undermine the countryside belt and lead to the coalescence of West Calder with Polbeth and the Gavieside allocation to the north.

The council considers that there is sufficient land allocated within this part of West Lothian and that a further increase is unnecessary. There are education capacity constraints in the locality which would prevent any further development. Other more acceptable sites are being brought forward to support the development requirements for the wider area.

Proposed site at Hartwood Road (West) (EOI-0052)

The council has carefully considered the reasons put forward in support of the proposed modification to the Plan with regard to the representation, but remains of the view there is insufficient justification to allocate the site for residential development. The site was promoted at the Expressions of Interest stage (EOI-0052 for community facilities, care home and parking) following that it was assessed and subsequently discounted by the Council as "not preferred" as a future development site through the Main Issues Report. The site suffers from environmental, access and infrastructure shortcomings. In particular:

- Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.
- There are concerns regarding access via Hartwood Road and the impact of development on the local road network into West Calder and vehicular access to the site could be challenging.
- There is a small watercourse in very western tip of development site which may pose a risk of flooding and SEPA would require that a Flood Risk Assessment and Drainage Assessment

be submitted.

- In terms of waste water treatment the site is served by the EAST CALDER waste water treatment works where there is insufficient capacity.

In relation to EOI-0042 the council would state that the allocation of land for housing development at this location would not conform to the Spatial Strategy and could be prejudicial to the continued development of the core development area at Mossend/Cleugh Brae. The site also suffers from environmental, access and infrastructure shortcomings. In addition to those identified above it should be noted that there is no education capacity available to support development of the site.

The council does not agree with the allocation of this site. It is considered there are other better sites than that proposed and these have been allocated in the plan. None of the supporting information included in the representations is considered to be of sufficient weight/merit to support a modification.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 22A	Cowhill ("Heartlands") Business Park, Whitburn	
Development plan reference:	Site E-WH1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0121 - McInally Associates Ltd for Ecosse Regeneration		
Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land Allocations (page 118) Proposals Map 4	
Planning authority's summary of the representation(s):		

The preferred approach, noted the respondent, is to allow for a wider range of uses in currently allocated employment sites in locations to be identified in the LDP is welcomed and supported.

It is however submitted that the range of acceptable uses on such sites should be increased to include other employment/commercially orientated uses such as retail floorspace (food) where appropriate, retail warehousing (non-food) where appropriate, trade centre outlets , tourist related uses, car showrooms, hotels, gyms, restaurants, cinemas, roadside services, garden centres, other leisure uses etc and they request that the entire site known as "Heartlands Business Park" is treated in such a manner and allocated as a mixed use area (to allow for the full range of uses listed above) in the emerging LDP.

The objectors state that the business park already benefits from planning consents for uses including retail floor space, restaurant and public house, hotel and health and fitness centre/crèche

Modifications sought by those submitting representations:

It is submitted that the range of acceptable uses on such sites should be increased to include other employment/commercially orientated uses such as retail floorspace (food) where appropriate, retail warehousing (non-food) where appropriate, trade centre outlets , tourist related uses, car showrooms, hotels, gyms, restaurants ,cinemas, roadside services, garden centres, other leisure uses etc; and they request that the entire site known as "Heartlands Business Park" is treated in such a manner and allocated as a mixed use area (to allow for the full range of uses listed above) in the emerging LDP. They state that the business park already benefits from planning consents for uses including retail floor space, restaurant and public house, hotel and health and fitness centre/crèche.

Summary of responses (including reasons) by planning authority:

The council contends that such alternative uses to classes 4, 5 and 6 to the those granted in the overall outline planning permission for this site reference 0439/P/2002 (CD XX), would, if permitted, lead to a reduction in overall land supply for these uses in particular at this location and in the west of West Lothian, to the detriment of demand for class 4, 5 and 6 uses. Proposals already granted for such alternative uses on site E-WH 1 are of course deemed acceptable.

It is important that the council maintains an effective land supply of mainstream employment uses throughout West Lothian to meet the requirements of SESplan (CD114) in terms of policy 2.

Therefore losing what is deemed effective employment land supply in this strategic location would be contrary to Policy 2. Should the Reporter be so minded to allow for a widening of uses, it should be restricted to class 2 uses and car showrooms only as this is deemed an appropriate use in an industrial location such as this site that is also close to a motorway junction.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 22B	Cowhill / "Heartlands Business Park" Whitburn	
Development plan reference:	Cowhill (E-WH1)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0121 - Ecosse Regeneration Ltd.
WL/LDP/PP/0122 - Land Options West.
WL/LDP/PP/0123 - Heartlands (Central) Ltd.

Provision of the development Plan to which the issue relates:	Appendix 1: Employment Land at Whitburn, E-WH1 (EWb4 – WLLP) (Page 118) Map 4: Bathgate Area

Planning authority's summary of the representation(s):

It is submitted that a wider range of uses should be considered for this employment allocation beyond classes 4 (Business), 5 (General Industrial) and 6 (storage and distribution).

Modifications sought by those submitting representations:

It is submitted that a wider range of uses should be considered for this employment allocation beyond classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution), including uses such as retail floorspace (for food) (where appropriate), retail warehousing (non food) (where appropriate), trade centre outlets tourist related uses, car showrooms, gyms, restaurants, cinemas, roadside services, garden centres and other leisure uses etc.

The objectors wish the whole E-WH1site to be allocated as 'mixed use' therefore.

Summary of responses (including reasons) by planning authority:

The council notes the request and has widened the uses in some industrial estates to include class 2 uses to enable some demand for this use to be taken up, particularly in vacant properties.

The council has to ensure that it meets its requirements for employment land allocations as set out in SESplan (CD114) in Policy 2. This means keeping enough supply to meet demand for classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution).

The council is also mindful of the policy 'town centre first' and is seeking to protect town centres in West Lothian by not having industrial estates widened out to accommodate the range of uses listed by the respondent, the majority of which should be located in the town centre first (complying with Scottish Planning Policy (pages 59, 60 and 68) and only when sequentially assessed would such uses perhaps be afforded the opportunity of planning permission in an industrial estate.

The council notes the take up figures mentioned in the supporting documents and acknowledges there has been a downturn in employment land take up, particularly with class 4 offices, however it has been demonstrated by the recent development in E-WH1 by Oil Estates Ltd that demand still exists for class 5 general industrial and often offices are associated with such uses.

The council has however been pragmatic in the past in supporting non class 4, 5 and 6 uses within this industrial estate, but each case has to be assessed on its own merits, with the protection of the

vitality and viability of the town centre of Whitburn being considered with each application. For example consent has been granted for a food superstore and hotel which are not in keeping with the original class 4, 5 and 6 designations, albeit interest in the food retail component has been withdrawn.

It was always intended that this site should be developed for class 4, 5 and 6 uses as shown in the appellants plan on page 14 of their submission.

Permitting this wider range of uses would set an undesirable precedent for other industrial estates across West Lothian if mixed uses were permitted on this site that could be to the detriment of employment land supply.

If the reporter may be so minded, the council would allow a widening of uses classes to include class 2 and car showrooms within this industrial estate in line with other industrial estates, if so inclined.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 22C	Polkemmet, Whitburn	
Development plan reference:	Sites H-WH1, H-WH2 & H-WH3 at Polkemmet, Whitburn	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0124 - Ecosse Regeneration Management Ltd
WL/LDP/PP/0125 - Heartlands (Central) Ltd
WL/LDP/PP/0126 - Land Options West

Provision of the development Plan to which the issue relates:	Housing Land Appendix 1: Schedule of Housing Sites / Site Delivery Requirements (page 233). Map 4: Bathgate Area.

Planning authority's summary of the representation(s):

The objectors seek more reference to "Heartlands" site expansion and consequently safeguarding of this expansion.

Modifications sought by those submitting representations:

More reference to Heartlands expansion and safeguarding.

Summary of responses (including reasons) by planning authority:

"Heartlands" is referred to in paragraph 5.4 of the proposed plan as set out below:

".....The LDP spatial strategy seeks to deliver sustainable development by continuing to support the previously established CDA allocations at Armadale, East Broxburn/Winchburgh and Livingston and the Almond Valley (i.e. Calderwood, East Calder and Gavieside, West Livingston) together with the strategic allocation at Heartlands, Whitburn. Further land allocations for development are required in order to meet SESplan requirements in full. A key requirement is the provision of infrastructure to support development and maximising use of existing infrastructure"

There are housing allocations at Whitburn that will continue to be supported and these are set out on page 233 of the Proposed Plan while the Main Issues report allowed future proofing for an additional 250 units that was mentioned at MIR stage:

H-WH 1 – 68 units

H-WH 2 – 88 units

H-WH 3 – 1783 units (900 remaining)

Paragraph 5.16 also supports the employment land at Polkemmet "*The priority for the LDP is to support the council's Economic Strategy 2010 – 20 in achieving the SOA outcomes and to continue to bring forward sites identified for employment purposes into economic use, in particular within the*

previously identified CDAs at Armadale, East Broxburn and Winchburgh and Livingston and the Almond Valley and the strategic allocation at Heartlands Business Park, Whitburn."

As with the MIR (CDX), the council remains committed to the regeneration of Whitburn and the entire build out of the existing Heartlands site. It is recognised that Heartlands is a site physically capable of accommodating more than the 2,000 units that have been allocated in the adopted West Lothian Local Plan (CDX). An additional 250 units were therefore allocated at the MIR stage and this is continued into the LDP Proposed Plan stage. It is not intended to allocate any more houses at this stage. This is considered to provide enough support for the Heartlands site in the LDP moving forward over the next 5 year period.

In infrastructure terms, particularly with school capacities, there is no prospect at the present time to increase the number of units beyond that already allocated. After 1,000 units, a new Non-Denominational (ND) primary school will be required for the site that will require to be paid for by the developer. At present children go Greenrigg, Croftmalloch and Polkemmet Primary Schools along with St Joseph's RC primary and there will likely be catchment reviews to resolve the location of building of a new primary school. It is likely that by 2025, further catchment reviews would be required with either a new ND primary or extensions to existing primary schools being required, alongside an extension required at St Joseph's RC Primary.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 22D	Land at Whitburn South	
Development plan reference:	MIRQ-0148/EOI-0123 Chapter 6 - Development Proposals by Settlement Statement, Whitburn (page 96) Countryside Belts (page 42 para 5.144) Development in the Countryside (page 42 para 5.148-5.147)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0166 - (CALA Management Ltd)		
Provision of the development Plan to which the issue relates:	Allocation of land for residential development in Whitburn Proposals Map 4, Bathgate Area.	

Planning authority's summary of the representation(s):

Representations to Non Allocated Sites

MIRQ-0148/EOI-0123

WL/LDP/PP/0166 (CALA Management Ltd)
This representation seeks the allocation of land (82.91 hectares) at Blaeberryhill Farm (Whitburn South) for residential purposes (1,000 dwellings).

The site's development would represent a sustainable expansion to the settlement of Whitburn and be of a scale and form in keeping with the character of the settlement and local area. It is envisaged that it would be developed in tandem with development at "Heartlands", however, it is important to note that it could progress in isolation of the identified development to provide an alternative development opportunity to the south of the town.

It is considered that the site at Whitburn South is ideally placed to contribute to the regeneration of the town. Furthermore, it would play an important role in helping to address the significant shortfall in effective housing land supply, which has emerged upon analysis of the Proposed Plan.

It is requested that this representation is read in conjunction with an associated representation on Housing Supply and Demand, (addressed in a separate Schedule 4 dedicated to this subject – Issue 1A) which demonstrates that the LDP needs to allocate a substantial number of additional housing sites to be consistent with SESplan and Scottish Planning Policy.

Modifications sought by those submitting representations:

Representations to Non Allocated Sites

MIRQ-0148/EOI-0123

WL/LDP/PP/0166 (CALA Management Ltd)
The Proposed Plan should be modified to extend the Whitburn settlement boundary and allocate

Whitburn South for housing development with an indicative capacity for 1,000 new homes.

Summary of responses (including reasons) by planning authority:

Representations to Non Allocated Sites

MIRQ-0148/EOI-0123

WL/LDP/PP/0166 - (CALA Management Ltd)

The Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this substantial tract of land for development as set out below.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations such as "Heartlands" that covers the extensive vacant and derelict Polkemmet Colliery site.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements in west West Lothian and there is therefore no need to allocate this extension of the Whitburn urban area into the countryside in terms of meeting housing requirements.

The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as occurs at Whitburn South.

Development would be visually intrusive and result in a loss of the physical boundary to the south of the town of the existing defensible boundary of distributor road that is Blaeberryhill Road. The Blaeberryhill woodland strip on the south side of the road further reinforces the current town boundary.

Consideration has been afforded to the practical impacts of development at this location and a number of issues have been identified. (CD194) These include:

Flood Risk - There is complex hydrology with a number of watercourse crossings particularly on the Bickerton Burn south of this site. The southern boundary of this site appears susceptible to flooding from out-of-bank flows associated with the Bickerton Burn. Run-off from ditches within the site also has a history of causing flooding to an area of housing at Glenisla Court off Blaeberryhill Road.

Water Supply - In terms of water supply the site is served by the Pateshill Water Treatment Works (WTW) where there is limited capacity. Water main extensions will also be required and levels may be an issue.

Education - There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 22E	Land Hens Nest Road, East Whitburn – Promotion of site for housing	
Development plan reference:	MIRQ-0060/EOI-0135	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0417 - (Ogilvie Homes Ltd)		
Provision of the development Plan to which the issue relates:	Allocation of land for residential development in East Whitburn. Chapter 6 - Development Proposals by Settlement Statement, Whitburn (page 96). Proposals Map 4: Bathgate Area. Countryside Belts (page 42 para 5.144). Development in the Countryside (page 42 para 5.148-5.147).	
Planning authority's summary of the representation(s):		

Non-allocated Sites
MIRQ-0060/EOI-0135

WL/LDP/PP/0417- (Ogilvie Homes Ltd)
The site at Hens Nest Road should be included within the settlement envelope of East Whitburn and should be identified as a residential development site.

The respondents argue that the Proposed Plan has failed to make suitable provision for the allocation of sufficient land to ensure that it can maintain at all times, a minimum 5 years effective and generous supply of housing land and propose that land lying to the west side of Hens Nest Road, as detailed on those plans which accompanied and formed part of their representations and which were lodged in relation to this site during the "Call for Sites" exercise, should be allocated for residential development. The respondents also seek that the land in question is removed from the area of land covered by the wider "countryside" designation, as detailed on Proposals Map 4: Bathgate Area.

It is intimated that the site is owned outright by Ogilvie Homes Limited, and due to the historical nature of its purchase by them the site does not suffer from a balance sheet value that impedes its ability to be developed on commercially acceptable terms in the current financial climate. Ogilvie Homes Limited as owner is in a position to adopt a relatively flexible approach to the actual capacity of the site and to the ratio between the suggested extent of the developable area and the new public open space that would be created as an integral part of the proposed allocation/development of the site.

Survey work has confirmed that the site is not subject to any insurmountable "physical" constraints and those items of service infrastructure require to support the development of the site are either already available or can be provided at a reasonable cost. In addition, Ogilvie Homes Limited would be in a position to "front load" the provision of the affordable housing element of the proposed development.

Modifications sought by those submitting representations:

MIRQ-0060/EOI-0135

WL/LDP/PP/0417 (Ogilvie Homes Ltd)
Seeks a modification of the Proposed Plan to:
(a) allocate the land for housing with an indicative capacity of up to 250 houses; and
(b) adjust the East Whitburn settlement boundary to embrace the site.

Summary of responses (including reasons) by planning authority:

Non-allocated sites
MIRQ-0060/EOI-0135

WL/LDP/PP/0417 (Ogilvie Homes Ltd)
The Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development as set out below.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations such as "Heartlands" that is located on vacant & derelict land associated with the former Polkemmet Colliery.

Generally, there are other more suitable sites available for development that can be brought forward in west West Lothian to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

The site is part of a countryside belt designation, preventing settlement coalescence of Whitburn and East Whitburn. Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

The site has also previously been the subject of change with the restructuring of East Whitburn Mains Farm via the lowland crofting policy that lead to the creation of the low density plots to the south, "Bickerton Crofts" and Hamilton Way residential site and The Riding Equestrian Centre (that has also been the subject of residential re-development proposals that were rejected), to the north with the remainder of the land being transferred to The Woodland Trust Scotland to manage the community woodland and access between Whitburn and East Whitburn.

There are education capacity constraints which would prevent development of this site in the short to medium term. For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. An overview of education issues is set out in Position Statement: *Education* (CDxxx, para. Xx).

The site is also considered to have relatively low accessibility to services and community infrastructure being located between two settlements (Whitburn and East Whitburn) and 5 miles distant from the nearest railway station. The capacity of Hens Nest Road to cope with an additional 250 dwellings without substantial upgrading of the route and junction with Main Street is also queried.

For these reasons, the Council does not agree to modify the plan in response to these representations.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 22F	22F Whitburn Charrette	
Development plan reference:	page 26, paragraph 5.62	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables - Meabhann Crowe)		
Provision of the development Plan to which the issue relates:	page 26, paragraph 5.62	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables - Meabhann Crowe) - British Solar Renewables are keen to engage in the process going forward in light of the adjacent development at Heartlands.		
Modifications sought by those submitting representations:		
WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables - Meabhann Crowe) – no modifications are sought.		
Summary of responses (including reasons) by planning authority:		
WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables - Meabhann Crowe) - It is acknowledged that British Solar Renewables are keen to engage in the process going forward in the development of the masterplan for Whitburn as a result of the Whitburn Charrette. This is encouraged given the adjacent development at Heartlands and its relationship to the town centre. No modification to the LDP is proposed by the council other than to correct a mis-spelling within the LDP text of the word "Charrette".		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

Issue: 22G	Whitburn General	
Development plan reference:	n/a	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0214 - (Colliers International on behalf of British Solar Renewables)		
Provision of the development Plan to which the issue relates:	Miscellaneous	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

The sentiments expressed within the proposed Local Development Plan ("proposed plan") at Paragraphs 1.5 is strongly supported and is found to reflect the vision of Scottish Planning Policy (SPP) and the National Planning Framework 3 (NPF3).

Vision Statement and Aims (page 8)

The aims of the proposed plan (Page 8 and 9) as detailed are supported, however there are additions proposed in order to strengthen these aims.

Spatial Strategy (page 10)

The spatial strategy is generally supported in line with the SDP. The Council must ensure that progression of sites is undertaken in a manner which is informed and realistic, therefore open discussion and communication with developers is crucial. In achieving this, Policy DES 1: Design Principles is relevant and supported.

Economic Development and Growth (page 12)

The thrust of the proposed plan supporting sustainable economic growth and regeneration, and acknowledges a degree of flexibility in some instances, is supported. This approach to economic development and growth is considered to accord with the provisions of SPP in relation to business and employment. This is therefore supported.

Paragraph 5.33 of the Plan notes that Whitburn is amongst a number of former mining communities included in the Scottish Index of Multiple Deprivation 2012 and acknowledges the significant imbalance between public and private sector housing. The correspondent acknowledges the council's ambition to achieve a more diverse housing mix in order to help create more socially and economically balanced communities and is active in promoting the improvement of the physical environment and townscape (Paragraph 5.35) The LDP seeks to ensure the necessary physical and social infrastructure accompanies growth across the Plan area.

Policy HOU 1 & HOU 2 and Housing Land Supply, Meeting the Housing Land Requirement
This has been addressed in a separate Schedule 4 number 1A.

Policy HOU3: Infill/Windfall Housing Development with Settlements

Supports the policy and is particularly welcoming of the flexibility provided by criterion (c) which addresses the development of amenity or open space.

Please also refer to Schedule 4 number 26G.

Strategic Allocations (including previously identified core development area allocations)(page 25)

The recognition and continued support for strategic allocations like "Heartlands" at Whitburn is supported. Associated policy CDA 1 is supported to a degree; however, given the preceding text and common thread throughout the proposed plan, an amendment to the Policy to include reference to the identified strategic allocations, including "Heartlands".

Please also refer to Schedule 4 number 26G.

Whitburn Charrette (page 26, paragraph 5.62)

Keen to engage in the process going forward in light of the adjacent development at Heartlands.

Please also refer to Schedule 4 number 22F.

Affordable Housing (page 27)

General support of the 15% threshold.

Policy HOU5: Affordable Housing reflects this threshold of 15%; this is supported. Paragraph 5.70 states that the availability of affordable housing continues to be a major issue for West Lothian. It is anticipated that the demand for social rent and below market rent housing will increase over the plan period. The continuing residential developments taking place at Heartlands including the additional capacity indicated for the area known as Framework C may assist in meeting this demand in the future.

Noted that the Supplementary Guidance (SG) referred to the proposed plan dates from 2006 and is not part of this consultation. Clarification is required to any timescales and processes for any SG and at this stage it is difficult to comment on any SG in a meaningful fashion.

Please also refer to Schedule 4 number 1H.

Infrastructure Requirements and Delivery (page 30)

Notes that education is found to be a key constraint to development taking place across West Lothian. However, the representation points out that the development consented at Heartlands includes provision of a new primary school. Supports taking a longer term investment view, however the Council is reminded that SPP introduces a presumption in favour of development that contributes to sustainable development.

Please also refer to Schedule 4 number 26S.

Education (page 32)

Considers that education remains a significant impediment to residential development sites coming forward, therefore that it is unhelpful that the proposed plan is not accompanied by SG. This approach provides little confidence for developers and investors, and yet it is noted that the onus for overcoming education barriers in West Lothian falls to the developer (Paragraph 5.90)

Please also refer to Schedule 4 number 1J.

West Lothian Open Space Strategy - Policy ENV21: Protection of Formal and Informal Open Space and ENV22: Protection of Playing Fields and Outdoor Sports Facilities (page 53)

General support for these policies. Specific comments about the allocation for golf course/amenity open space located within the wider Heartlands development along with surrounding open space with respect to promoting a solar energy scheme.

Please also refer to Schedule 4 number 26F.

Climate Change Measures – Policy NRG1: Climate Change and Sustainability (page 62)

General comments made and emphasise that the proposed plan could be more ambitious and seek greater use of renewable energy technologies across the Plan area. A Climate Change Strategy 2015-2020 and Carbon Management Plan (CMP) for West Lothian are being prepared, however neither are available for comment at this stage. Again it would have been useful to have the PG published alongside the proposed plan in order to provide a comprehensive response at this stage. Given the correspondent's background in the solar industry they would welcome dialogue with the Council in early course in respect of this emerging PG.

Please also refer to Schedule 4 number 26Ak.

Low Carbon Development and Renewable Energy – Policy NRG 4 Other renewable Energy Technologies (Page 63)

Strongly supports the proposed plan's encouragement of the decentralisation of energy production. It is the case however that this is not fully integrated into either of the two renewable energy policies set out in the proposed plan.

Policy NRG4 provides general support for development of renewable energy schemes in principle, however suggests the wording of the policy is considered vague and requires overall strengthening if it is to be included in the finalised Plan.

Considers that the proposed plan largely focuses on building-related renewables infrastructure and provides nothing in the way of support for ground-mounted solar arrays as a means by which the targets, aims and ambitions of the Climate Change (Scotland) Act 2009, NPF3 and SPP can be met. This approach is flawed and the Council should revise the Plan to address this matter with some urgency. This would assist in meeting the Council's key aim of *"help to achieve climate change objectives by minimising the area's carbon footprint through promoting development in sustainable locations and supporting mitigation and adaptation measures*." (Page 5-6).

Energy and Heat Networks - Policy NRG 5: Energy and Heat Networks (page 66)

The principle of energy and heat networks is supported, however in the use of this Policy going forward the Council must be mindful that such schemes carry with them a degree of commercial risk and they are not always a viable development option.

Vacant and Derelict Land - Policy EMG6: Vacant, Derelict and Contaminated Land (page 72)

Supports the development of such sites in principle, subject to compatibility with other policies of the LDP. This is supported.

Minerals and Waste - Policy MRW 1: Minerals, Resources and Safeguarding , Policy MRW2: Supporting Principles for Mineral Extraction, Policy MRW3: Impediments to Mineral Extraction (page 73)

The entire area at Heartland's is designated within the proposed plan as an area of search for open casting. The policies are not in themselves objected to, however the associated designation on proposals Map 4 is objected to.

Policy MRW3 is supported in so far as it provides the Council with the ability to remove the development site at Heartlands from the area of search.

Please refer to separate Schedule 4 number 1Q with respect to mapping.

Development Proposals by Settlement – Whitburn (page 96)

Heartlands Allocation - Continued support for the allocation at Heartlands and further housing land allocations in this location are strongly supported.

The area depicted for housing within Proposals Map 4 does not reflect the consented development area and requires to be amended to reflect these areas in order to strengthen the Heartlands strategic allocation in the LDP going forward.

Map 4 also designates the majority of the Heartlands consented development area as an area of search for open casting. This is not appropriate and should be removed.

The employment land designated at Heartlands accords with the provisions of the planning permission in place, however the agent would note the discrepancy between the proposed plan at Page 96, whereby Cowhill business park is given the site reference 'EWb4' which does not accord with Map 4.

Golf Course/Amenity - The consented golf course/amenity open space is not referenced on Map 4. It is the case that the inclusion of a golf course to the south of the Heartlands development, as consented under the 2006 master plan, is no longer considered appropriate to this site. In adapting to and mitigating against climate change and in a policy framework seeking to encourage renewable energy development which is a key aim of the pLDP and is the mainstay business of their Client and potential site owners, the proposed development has been reconsidered and it is now thought more appropriate to develop install a solar energy park in this location.

Education - Under the existing planning permission for the first 2,000 houses to be built at Heartlands, the related Section 75 legal agreement in place provides for extension and expansion of existing education facilities. The Proposed Plan includes a new Primary School under proposal P-87, and while this is accepted, it should be included in the Plan as something to be delivered in the

context of longer-term residential development growth at Heartlands.

Community Regeneration - Framework Area B & C development should take cognisance of the community regeneration initiatives within the Plan for former mining communities, including Whitburn. The agent's client is also keen to engage and support where possible.

Healthcare Provision - Supports new partnership centres with possible health centre provision are proposed for a range of locations, including Whitburn.

Local Centres - The Heartlands development is expected to provide a local neighbourhood centre for the emerging population and existing residents at Whitburn.

Housing Mix - Strongly supports the council's ambitions to achieve a more diverse housing mix in order to help create more socially and economically balanced communities and the acknowledgement and the importance that Heartlands responds to the need and demand in the WLC and SDP area.

Affordable Housing - While the emerging LDP policy framework must echo the sentiments of SPP in providing the level and type of affordable housing, it is considered that the provision of affordable housing in Policy HOU 5 for Whitburn and Blackburn is aligned with local needs and therefore is more appropriate than a general benchmark figure. The Heartlands proposal will deliver significant levels of affordable housing to serve West Lothian.

Density - The proposed plan does not provide density indications, however the associated SPG (Residential Development Guide) presented as PG (non-statutory guidance) states: *"Housing density should always relate to the character of the wider area and its accessibility. However, in order to sustainably meet long term-housing needs, it is important that new developments are designed to make the best and most efficient use of the land available*." This approach, and flexibility in approach, is supported.

Proposals Maps – The agents raise a number of concerns relating to the overview Proposals Map and Proposals Map 4 that require to be amended. See below.

Modifications sought by those submitting representations:

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Vision Statement and Aims (page 8)

The wording of the aim 'sustainable housing locations' includes continued support for the Core Development Areas (CDAs) however fails to explicitly include support the areas strategic allocations. It therefore requires to be amended as set out below:

"Sustainable Housing Locations

- *Provide a generous supply of housing land and an effective five year housing land supply at all times, of a range and choice to meet need and demand;*
- *Continue to promote and support major development within the previously identified CDA's and strategic allocations;"*

As currently written the aim 'climate change and renewable energy' is not considered to be sufficiently robust to assist in the creation of a strong policy framework for renewable energy over the course of the Plan period. Development in sustainable locations is not enough; the

Council should, through this emerging Plan, place West Lothian at the forefront of the utilisation, deployment and integration of a range of renewable energy technologies to create a low carbon, sustainable and resilient place. The following amendments are required:

"*Climate Change and Renewable Energy*

- *Help to achieve climate change objectives by minimising the area's carbon footprint through promoting a range of types of development in sustainable locations and supporting mitigation and adaptation measures."*

Policies HOU 1 & HOU 2 and Housing Land Supply, Meeting the Housing Land Requirement

This has been addressed in a separate Schedule 4 number 1A.

Strategic Allocations (including previously identified core development area allocations)(page 25)

Seek an amendment to the Policy CDA 1 to include reference to the identified strategic allocations, including "Heartlands". This to cement their position going forward and add credible support to the aims for housing growth.

Low Carbon Development and Renewable Energy (Page 63)

In the absence of any policy inclusion within the proposed LDP at this stage, it is suggested that the Council consider the inclusion of some policy reference to solar arrays in line with the SAS. Indeed, in the drafting of such policy the SAS urges local authorities to:

"Ensure that policies for large arrays of PVs cover landscape, urban design, land use, biodiversity, aviation, access, grid, security fencing and decommissioning issues
Ensure that design policies, particularly in urban areas, encourage applicants to explore possibilities for large arrays of elevational PVs"

Typical planning considerations as set out in the SAS include:

· Landscape/visual impact
· Ecological impacts
· Archaeology
· Impact on communities
· Glint and glare impacts
· Aviation matters
· Decommissioning

To create the correct policy framework for the growth of renewable technologies across West Lothian during the duration of this Local Development Plan, a policy should be included in the Plan at this stage, reflecting those matters highlighted above.

Development Proposals by Settlement – Whitburn, Proposals Map and Proposals Map 4

- Map 4 requires to be amended to reflect the consented Heartlands development in order to strengthen the Heartlands strategic allocation in the LDP going forward.

- Map 4 requires to be amended to remove the majority of the consented Heartlands being an area allocated for open casting. This is not appropriate and should be removed.

- The employment land designated at Heartlands accords with the provisions of the planning consent in place, however we would note the discrepancy between the pLDP at Page 96, whereby Cowhill business park is given the site reference 'EWb4' which does not accord with the pLDP proposals Map4.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Vision Statement and Aims (page 8 & 9)

Sustainable Housing Locations - The proposed plan can be modified to mention "Heartlands" and other strategic sites at Bangour, Wester Inch, Bathgate.

Climate Change and Renewable Energy - The council considers its wording is satisfactory and accords with SPP.

Spatial Strategy (page 10) - Support is noted.

Economic Development and Growth (page 12) - Support is noted.

Promoting Community Regeneration - Support is noted, in particular in terms of Heartlands, to remain flexible in the council approach to the on-going delivery of large-scale sites and council ability to respond to local needs.

Policies HOU 1 & HOU 2 and Housing Land Supply, Meeting the Housing Land Requirement - This has been addressed in a separate Schedule 4 number 1A.

Policy HOU3: Infill/Windfall Housing Development with Settlements - Support is noted. Please also refer to Schedule 4 number 26G.

Strategic Allocations (including previously identified core development area allocations)(page 25) - General support is noted, however the council does not intend to change the wording of policy CDA 1. Please also refer to Schedule 4 number 26Ac.

Whitburn Charrette (page 26, paragraph 5.62) - Support is noted. No modification to the LDP is proposed by the council other than to correct a mis-spelling within the LDP text of the word "Charrette". Please also refer to Schedule 4 number 22F.

Affordable Housing (page 27) - The council will consult on the SPG separately. Affordable housing percentages will be determined by which area the site is located. In Whitburn, the policy states 15% with commuted sums required for sites with below 40 units proposed. Please also refer to Schedule 4 number 1H.

Infrastructure Requirements and Delivery (page 30) -The council notes the comments made, but does intend to make any further changes to the plan. Please also refer to Schedule 4 number 26S.

Education (page 32) - The council notes the comments made, but does not intend to make any further changes to the plan. Infrastructure where this relates to education remains a barrier to

development that requires to be overcome on this site and other sites in West Lothian, with the developers having to make contributions. Please also refer to Schedule 4 number 1J.

West Lothian Open Space Strategy - The aims of Policy ENV21: Protection of Formal and Informal Open Space and ENV22: Protection of Playing Fields and Outdoor Sports Facilities (page 53) - Comments noted, nonetheless any proposals for a solar energy farm will be assessed on its own merits.

Climate Change Measures – Policy NRG1: Climate Change and Sustainability (page 62) - Comments noted, there will be the opportunity to comment on any PG the council takes forward on renewable energy (not wind).

Low Carbon Development and Renewable Energy – Policy NRG 4 Other renewable Energy Technologies (Page 63) - Comments noted – any proposals for a solar energy farm will be assessed on its own merits. The council does not agree that it has failed to make use of the opportunities the Plan presents in respect of renewable energy generation. Planning Guidance on renewable energy (not wind) will also be produced in due course. No change of the plan is considered relevant or necessary at this stage. The Council welcomes ongoing engagement with the agent and developer with respect to solar energy.

Energy and Heat Networks - Policy NRG 5: Energy and Heat Networks (page 66) - Comments noted, the council does not intend to make any changes to the text and notes that not all developments will be viable.

Vacant and Derelict Land - Policy EMG6: Vacant, Derelict and Contaminated Land (page 72) - Support is noted.

Minerals and Waste - Policy MRW 1: Minerals, Resources and Safeguarding, Policy MRW2: Supporting Principles for Mineral Extraction, Policy MRW3: Impediments to Mineral Extraction (page 73) - The council intends to remove the area of opencast search around the Heartlands development as no open casting would be likely to receive council support, given the consent which is now in place for mixed uses and in particular housing at Heartlands and much of the site has been subject to coal removal previously.

Development Proposals by Settlement – Whitburn (page 96)

Heartlands Allocation -

- Comments are noted but changes to reflect the consented areas are not necessary
- The council intends to remove the area of opencast search around the Heartlands development as no open casting would be likely to receive council support, given the recent consent which is in place for mixed uses.
- Council notes the discrepancy between the proposed plan at Page 96 does not accord with Map 4. This is a drafting error and in the settlement statements the site should read as 'E-WH1'.

Golf Course/Amenity - Comments are noted regarding proposed changes from golf courses to a solar farm which will be required to be assessed on its own merits and will not be allocated in the LDP.

Education - The primary school will remain an option under P-87.

Community Regeneration - Support is noted and acknowledge engagement where possible

Healthcare Provision - Support is noted.

Local Centres - Comments are noted, this has not been identified in the proposed plan as a proposal and the council will add this to the proposed plan.

Housing Mix - Support is noted

Affordable Housing - Delivery on affordable housing is noted and will require to accord with the planning permission for the site. New proposals will require to accord with any new SPG that is approved by the council.

Density - Support is noted

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 23A	Wilkieston Settlement	
Development plan reference:	H-WI 1 Linburn H-WI 2 East Coxydene Farm P-88 A71 bypass; relief road north of Wilkieston	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw) **21886028-21516a8** (Louise Clements) **21669441-65242bb** (Brian Martin) **21118219-28fa012** (Claire Peters, Sportscotland)		
Provision of the development Plan to which the issue relates:	Land for housing; settlement statement for Wilkieston and Appendix 6 list of proposals (other developments).	
Planning authority's summary of the representation(s):		

Representations to allocated sites

H-WI 1

21118219-28fa012 (Claire Peters, Sports Scotland) - Potential loss of outdoor sports facilities is an issue for Sportscotland. They note a number of land use allocations which appear to contain outdoor sports facilities. They do not object to these allocations since they recognise that the outdoor sports element(s) may be unaffected, or that there may be plans to provide for their replacement, but stress that SPP2014 paragraph 226 applies. Whilst they have highlighted a number of land allocations; if there are any other allocations which may prejudice the use of, or lead to the loss of outdoor sports facilities; then SPP similarly applies.

H-WI 2 and P-88

WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw) Concerned about loss of privacy in particular the proposed development by reason of its size and siting represents an un-neighbourly plan of development that would have an impact on the amenities of the neighbouring properties. The proposal is doubling the size of the north side of the village, would have an adverse effect on the look and feel of such a small village. Any new relief road would bring with it increased traffic flow (especially HGV vehicles) and congestion and also an increase in traffic pollution to roads which are already very busy, especially at rush hours. Another area of concern is that sewage is collected in a septic tank in a drain at the dip of the B7030 road.

21886028-21516a8 (Louise Clements) Proposed site is burdened by right of servitude of multiple properties, for soak-away from septic tanks. Village has existing parking issues, and additional housing would escalate this. New road would bring additional risk and add to congestion in the village. The village has no mains gas and housing adjacent to the site and has no mains drainage, additionally the Internet connection is extremely poor. Impact upon the existing residents open aspect should be given careful consideration at planning stage. No records of where surface water in the area adjacent to site H-WI 2 discharges to this must be resolved and investigated. Proposal does not promote community regeneration, nor maintain and enhance the character and identity of the

village. It also directly contravenes subsections a. b. c. and d of policy DES1 Design Principals; subsections f. and g of the design principal are also of concern.

21669441-65242bb (Brian Martin) Objection to H-WI 2, East Coxydene Farm as it is aimed at exploiting an Edinburgh commuter market and 'de-ruralising' this small community. The proposed development will impact on my family's life by removing a very key element of they chose to move to Wilkieston from Edinburgh. Concerns over loss of view north west over a rural landscape that is very much valued for its privacy and aesthetic value. This situation will be completely removed if the 25 houses are constructed on this site. The addition of the 75 or so residential units if H-WI 1 and H-WI 2 considered together will not make Wilkieston more sustainable.

There is a shortage of affordable homes nationally with every Local Authority required to identify sites which can be developed for new homes, but don't believe that the 25 homes being proposed contribute to affordable housing quota. Suggests that the location is aimed at exploiting the Edinburgh housing and labour market demand. The poor public transport links, and proximity to local schools do not make the area affordable to young families on low incomes unless they have their own transport. The allocation is contrary to affordability and sustainability arguments. Exact location of the proposed road isn't clear.

The increase of traffic - during construction of both sites proposed in Wilkieston will lead to the increase in heavy vehicles using the B7030 which is at barely tolerable levels now. Currently suffer from these vehicles blocking the exit when either waiting to enter A71 or when turning from the A71.

Sympathetic to much of the LDP but object to residential development specifically at H-WI 2, as this will have little impact on the lives of every resident of West Lothian, but will have negative impact local residents in terms of quality of life.

Modifications sought by those submitting representations:

H-WI 1

21669441-65242bb (Brian Martin) - no specific modification has been sought. However, objection is raised to development of site H-WI 1 for housing suggesting that the site is removed from the LDP.

H-WI 2 and P-88

WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw) - no specific modification has been sought. However, objection is raised to development of the site for housing and P-88 relief by-pass road suggesting that the site is removed from the LDP.

21886028-21516a8 (Louise Clements) - no specific modification has been sought. However, objection is raised to development of site H-WI2 for housing suggesting that the site is removed from the LDP.

21669441-65242bb (Brian Martin) - no specific modification has been sought. However, objection is raised to development of site H-WI 2 for housing and P-88 relief by-pass road suggesting that the site is removed from the LDP.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw); **21886028-21516a8** (Louise Clements); **21669441-65242bb** (Brian Martin) and **21118219-28fa012** (Claire Peters, Sportscotland)

H-WI 1, H-WI 2 and P-88

Site H-WI 2 is included in the approved master plan for the Calderwood CDA and is subject to a planning permission in principle for mixed use development (CDX 0524/P/09). Condition 24 (p) of the planning consent refers to provision of a Wilkieston half bypass. Whilst site H-WI 2 is not identified in the approved master plan and planning permission as a housing site, an indicative road corridor is shown on the approved plans, running to the north of Lyndean Terrace. The LDP spatial strategy is predicated on the continuing support for development in Core Development Areas of which the Calderwood CDA forms part. Para 5.46 of the LDP allows for additional development within the CDAs. In order to assist in the delivery of the half bybass and to reflect the indicative alignment, the council has concluded that following determination of the preferred route for the half bypass there will be a residual area of ground between the existing village and the road presenting an opportunity to identify a development site. The site would make a contribution to overall housing numbers in the LDP and would be required to contribute towards affordable housing provision. Any expansion of Wilkieston to the west is likely to lead to ribbon development, and represent a significant incursion into the open countryside. The council does not propose to amend the LDP in relation to this issue.

In response to issues raised relating to water and drainage Scottish Water has provided a response to all allocated sites within the LDP Appendix Two: Schedule of Housing Sites (Scottish Water Rep WL/LDP/PP/409) stating that where there is limited or insufficient capacity at their works, Scottish Water will provide available capacity. In this instance as the proposed site is allocated in the LDP Scottish Water would seek to deliver available capacity enabling the development to proceed.

WL/LDP/PP/0183 + WL/LDP/PP/0308 (William Laidlaw); **21669441-65242bb** (Brian Martin) The LDP has been subject to transport appraisal for all sites in the proposed plan (CDX). It should be noted however, that detailed construction and residential traffic arrangements will be addressed through any eventual planning application.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 24A	Allocation of land for housing at Dunn Place, Winchburgh	
Development plan reference:	H-WB 2 - Dunn Place	Reporter:

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0100 (Yvonne Drysdale)
WL/LDP/PP/0172 (Winchburgh Community Council c/o Peter Nisbet)
WL/LDP/PP/0189 (Petition from residents)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
WL/LDP/PP/0243 (SEPA)
21897700-D131008 (Kevin Treadwell)
21902047-de0cf85 (David O'Rourke)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (page 97) Appendix 2 - Schedule of Housing Sites, Winchburgh (page 239) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-WB 2 – Dunn Place

WL/LDP/PP/0100 (Yvonne Drysdale)
WL/LDP/PP/0172 (Winchburgh Community Council c/o Peter Nisbet)
WL/LDP/PP/0189 (Petition from residents)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
21897700-D131008 (Kevin Treadwell)
21902047-de0cf85 (David O'Rourke)
Objects to the allocation reference H-WB 2 on the following grounds:

- Loss of green space
- Loss of outlook
- Increased traffic
- Flood Risk
- Would compromise West Lothian as a tourist destination
- Impact on wildlife
- Health and safety risk during construction
- Ground stability issues
- Lack of infrastructure including education capacity.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Winchburgh (page 239) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires developers to contact the flood prevention officer to discuss flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-WB 2 – Dunn Place

WL/LDP/PP/0100 (Yvonne Drysdale)
WL/LDP/PP/0172 (Winchburgh Community Council c/o Peter Nisbet)
WL/LDP/PP/0189 (Petition from residents)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
21897700-D131008 (Kevin Treadwell)
21902047-de0cf85 (David O'Rourke)
No specific modifications have been sought. However, objection to development of the site infers that site H-WB 2 (Dunn Place (Winchburgh Primary School) be removed as a housing allocation.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan requiring contact to be made with the WLC Flood Protection Officer.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-WB 2 – Dunn Place

WL/LDP/PP/0100 (Yvonne Drysdale)
WL/LDP/PP/0172 (Winchburgh Community Council c/o Peter Nisbet)
WL/LDP/PP/0189 (Petition from residents)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
21897700-D131008 (Kevin Treadwell)
21902047-de0cf85 (David O'Rourke)
The site is allocated for development in the West Lothian Local Plan and currently contributes towards the established housing land supply for West Lothian.

The site is brownfield and the council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland (SESplan).

Substantial provision of housing land has been made in West Lothian, with new greenfield and

brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. The site is deemed to be suitable for a modest residential development which can be brought forward to support development requirements. The council has sought the views of the key infrastructure and service providers and has identified no significant impediments to development.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA)
SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact should be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 24B	Allocation of land for housing at Glendevon Regeneration Site, Winchburgh	
Development plan reference:	H-WB 15 - Glendevon Regeneration site	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/0243 (SEPA)
WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (page 97) Appendix 2 - Schedule of Housing Sites, Winchburgh (page 251) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representations to Allocated Sites

H-WB 15 - Glendevon Regeneration site

WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)

Objects to the allocation reference H-WB 15 on the following grounds:

- Loss of green space
- Increased traffic
- Flood Risk
- Would compromise West Lothian as a tourist destination
- Impact on wildlife
- Health and safety risk during construction
- Ground stability issues
- Lack of infrastructure including education capacity.

WL/LDP/PP/0243 (SEPA)
SEPA does not object to the allocation. While acknowledging that Appendix 2 - Schedule of Housing Sites, Winchburgh (page 251) already identifies the requirement for a Flood Risk Assessment, it suggests a revision to the text of the entry in Appendix 2 which expressly requires developers to contact the flood prevention officer to discuss flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Modifications sought by those submitting representations:

Representations to Allocated Sites

H-WB 15 - Glendevon Regeneration site

WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)
No specific modifications have been sought. However, objection to development of the site infers that site H-WB 15 (Glendevon (regeneration site)) be removed as a housing allocation.

WL/LDP/PP/0243 (SEPA)
It is suggested that additional text be incorporated into the entry referencing the site in Appendix 2 of the plan requiring contact to be made with the WLC Flood Protection Officer.

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

H-WB 15 - Glendevon Regeneration site

WL/LDP/PP/0378 and 21904220-Bc7ba59 (Joint Parent Council of Winchburgh & Holy Family Primary School & Residents of Winchburgh (Yvonne Ledgerwood))
21898212-879bc8a (Colette Murray on behalf of Holy Family Primary School)

The site is brownfield and the council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland (SESplan).

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. The site is deemed to be suitable for a modest residential development which can be brought forward to support development requirements. The council has sought the views of the key infrastructure and service providers and has identified no significant impediments to development.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is no justification to remove the allocation of this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

WL/LDP/PP/0243 (SEPA)
SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entry referencing the site in Appendix 2 with the addition of text that contact should be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 24C	**Allocation of land for housing within the CDA at Glendevon North, Winchburgh**	
Development plan reference:	H-WB 12 – Glendevon North, Winchburgh	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0028 (Angus Robertson) **21870361-9eb24ed** (Christopher Breslin on behalf of Scottish Canals)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Winchburgh (pages 97,98 and 249) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 12 – Glendevon North, Winchburgh

Background

H-WB 12 Glendevon North covers land within the approved Winchburgh CDA Masterplan boundary which has permission in principle under ref: 1012/P/05 (CDX) for development as part of the settlement expansion of Winchburgh, including residential, school and community uses and associated roads, landscape ,SUDS and footpath connections.

Residential amenity impacts

WL/LDP/PP/0028 (Angus Robertson)

Objects to the allocation of the site for housing development on grounds of the impacts on residential amenity in respect of noise, disturbance and parking

Union Canal

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)

Raises no objections to the allocation but seeks further involvement in any preparation of development briefs and master plans for sites in Winchburgh in proximity to the Union Canal.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 12 – Glendevon North, Winchburgh

Residential amenity impacts

WL/LDP/PP/0028 (Angus Robertson)

No specific modification has been sought. However, objection is raised to development of the site

suggesting that the site is removed from the LDP.

Union Canal
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
No specific modifications sought.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 12 – Glendevon North, Winchburgh

WL/LDP/PP/0028 (Angus Robertson)
The H-WB12 allocation benefits from Planning Permission in Principle as part of the approved settlement expansion of Winchburgh. The approved Winchburgh Masterplan identifies this area for residential development and as the proposed location for a secondary school campus with associated roads, footpaths, sports facilities, open space, woodland planting and SUDS. The permission in principle incorporates a Code of Construction Practice to ensure that residential amenity is protected during the construction phases. A further assessment of the impacts on residential amenity would be carried out should detailed proposals be submitted to the council, through the normal planning application process. The council does not agree to the removal of this allocation from the LDP.

Union Canal
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
Comments noted

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24D	**Allocation of land for housing at Niddry Mains House, Winchburgh**	
Development plan reference:	H-WB 18 (MIRQ0159) – Niddry Mains House	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0188 (Jean Hughes) **21806131-b06f61d** (Ian Edgar) **21900249-79edf80** (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estates Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 254) Proposals Map 2, Linlithgow & Broxburn Area Allocation of land for housing	
Planning authority's summary of the representation(s):		

Representations to Allocated Site

H-WB 18 (MIRQ0159) – Niddry Mains House

Background

The site extends to approximately 2.8 hectares and lies to the north east of Winchburgh, south of Niddry Mains House. In embraces the southern part of Beatlie Wood which also forms the western boundary of the site with the B8020. The site does not currently have any allocation assigned to it in the adopted West Lothian Local Plan but it is bounded by the Winchburgh Core Development on three sides. The site was initially promoted for development post publication of the Main Issues Report in August 2014 and justification for a development of some 40 units was premised on the site being sustainably located, immediately effective and being a natural extension to the existing settlement. After due consideration it was concluded that the site was an appropriate location for new housing and was identified as a 'preferred site' in the Proposed Plan, albeit that the indicative capacity was reigned back to not more than 30 units in recognition of the partially wooded nature of the site and the physical relationship with Niddry Mains House.

Residential amenity impacts

WL/LDP/PP/0188 (Jean Hughes)
Objects to the allocation of the site for housing on grounds of infrastructure, loss of outlook, adverse impact on wildlife and the reduction in property value.

21806131-b06f61d (Ian Edgar)
Objects to the allocation of the site for housing on the following grounds: - detrimental impact on neighbouring properties; sewage issues; discrepancy between number of units in MIR and Proposed Plan; loss of open space and insufficient supply of open space, which would be contradictory to the statement elsewhere in the Plan that there is insufficient open space to cater for new housing in Winchburgh and access issues from the B9080.

Support
21900249-79edf80 (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estates Trust)
Supports the allocation of the site for housing development.

Modifications sought by those submitting representations:

Representations to Allocated Site

H-WB 18 (MIRQ0159) – Niddry Mains House

Residential amenity impacts
WL/LDP/PP/0188 (Jean Hughes)
No specific modifications have been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21806131-b06f61d (Ian Edgar)
Suggests that the site should be retained as a counter to already planned development and could also help facilitate wider access to the open space surrounding the bings. No objection to the redevelopment of Niddy Mains Houses itself and its immediate environs, but not the greater site.

Support
21900249-79edf80 (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estates Trust)
No modifications are sought in relation to the site.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 18 (MIRQ0159) – Niddry Mains House

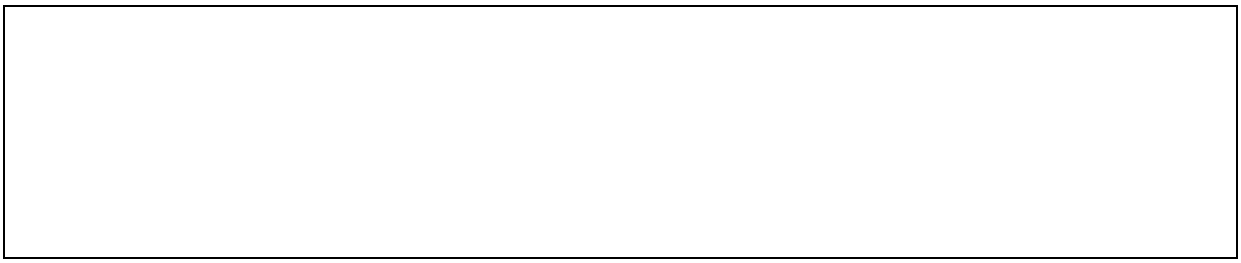
WL/LDP/PP/0188 (Jean Hughes)
21806131-b06f61d (Ian Edgar)

The council does not agree to the removal of this allocation from the LDP.

A further assessment of the impacts on residential amenity will however be carried out should detailed proposals be submitted to the council through the normal planning application process. There is also a specific requirement through the LDP allocation to ensure appropriate path connections into the wider Winchburgh CDA settlement expansion and to protect the woodland, both to the west and within the site. Any proposal will be assessed against these requirements at the detailed application stage.

Reporter's Conclusions:

Reporter's Recommendations:



West Lothian Council

Issue: 24E	**Allocation of land north of Niddry Castle, Winchburgh for mixed uses (including housing)**	
Development plan reference:	H-WB 17 – Site north of Niddry Castle, Winchburgh	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0269 (Robert Clow)
21771325-242365a (Patricia Nairn)
21889744-6004e5c (Craig Buchan)
21801842-15c3fd7b (John Buchanan Smith)
21786020-4938e9e (Peter and Lois Smith)
21768313-f03859e (Penni Brown)
21669570-7959c9f (Richard Nairn)
21781547-e30a440 (David Nairn)
21776487-26dl3f4 (Susan Brash)
21771754-d80b10a (Jackie Rochmanowska)
21771325-242365a (Patricia Nairn)
WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)
WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 253) Proposals Map 2, Linlithgow & Broxburn Area

Planning authority's summary of the representation(s):

Representation to Allocated Site

H-WB 17 – Site north of Niddry Castle

Background

Site H-BU 17 lies north of Niddry Castle and embraces land which forms part of the Niddry Castle Golf Course. It is shown within the wider CDA boundary as part of the CDA Action Plan at Appendix 7.1 of the adopted West Lothian Local Plan. (CDX) It is not, however, part of the developable area within the approved Winchburgh CDA Masterplan, which has permission in principle under ref: 1012/P/05 (CDX) for development as part of the settlement expansion of Winchburgh, including residential, school and community uses and associated roads, landscape, SUDS and footpath connections.

The site was brought forward through the "call for sites" exercise as a joint submission from Winchburgh Trust and Aithrie Estates together with Niddry Castle Golf Club (EOI-0201). (CDX) It is understood that there is an agreement between the parties that the site would form an extension to the Winchburgh CDA Masterplan area and that the golf course and club would be re-located to land to the west of Winchburgh (on the former Auldcathie landfill site which is to be restored as part of the approved masterplan proposals). The EOI submission for this site and neighbouring sites (EOI-0199 and EOI-0200) were accompanied by the Niddry Castle Golf Course Feasibility Study (CDX).

WL/LDP/PP/0269 (Robert Clow
Objects to allocation of the site for housing development for reasons allied to designated landscape; adverse impact on setting of listed building; threat to ancient trees

21771325-242365a (Patricia Nairn)
Objects to allocation of the site for housing development for reasons allied to adverse impact on Niddry Castle; development would detract from surroundings; adverse visual impact.

21889744-6004e5c (Craig Buchan)
Objects to development of the site for housing for reasons allied to adverse impact on Niddry Castle; adverse visual impact.

21801842-15c3fd7b (John Buchanan Smith)
Objects to the allocation of the site for housing for reasons allied to the visual, physical and environmental impact on Niddry Castle and immediate surrounding area; potential change to established character of the site.

21786020-4938e9e (Peter and Lois Smith)
Object to the allocation of the site for housing for reasons allied to the designation; impact on historic monument and environs; adverse impact on view of the Castle if housing is permitted without the preservation of substantial amenity land around it.

21768313-f03859e (Penni Brown)
Objects to housing and mixed use allocation; proposes area should be protected as a Designed Landscape; trees protected by TPO and the setting of the castle protected; proposal deemed contrary to policy HOU 1; proposal contravenes policies ENV 1, ENV 7, ENV 9, ENV 21, ENV 28, ENV 30; loss of golf course.

21669570-7959c9f (Richard Nairn)
Objects to allocation of site for development for reasons allied to; adverse impact on setting and amenity; coalescence; seeks designation as designed landscape and promotion of TPO. Development contrary to policies ENV 1, ENV 7, ENV 9, ENV 21, ENV 28 and ENV 30; seeks recompense for loss of golf course.

21781547-e30a440 (David Nairn)
Objects to development of the site for reasons allied to; loss of green space used for recreation; loss of golf course; adverse impact on setting of Niddry Castle; flood risk lack of local amenities; adverse impact on shale bings.

21776487-26dl3f4 (Susan Brash)
Objects to development of the site; impact on Niddry Castle for reasons allied to; loss of setting; loss of the golf course.

21771754-d80b10a (Jackie Rochmanowska)
Objects to housing development; other more appropriate areas around Winchburgh are available; acknowledges that the golf course would be re-sited however, concern over loss of land currently used for leisure and recreation in the heart of Winchburgh giving easy access to all the community; transport impacts; adverse impact of housing development on the canal; and adverse impact on the setting of Niddry Castle.

21771325-242365a (Patricia Nairn)

Objects to development of the site for reasons allied to; the adverse impact on Niddry Castle; development detracting from surroundings and adverse visual impact.

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)
Recognises that development could be accommodated here, however due to the allocation for 250 housing units, and close proximity of the site boundary to the castle, the respondent considers that it would be difficult to deliver this scale of development in this location without significant adverse impact on the setting of Niddry Castle.

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Objects to the capacity of the site as the net capacity that is suggested by the land owner is 185 rather than the 250 in the proposed plan.

There appear to be few constraints that would affect development of this site. Detailed mining records available to the Estate show no evidence of mine workings or indeed the presence of minerals. Although to the north of the site is where the oil works stood and where waste blaes was deposited on what is now the Niddry Castle Bing, contamination of the northern edge is considered to be remote from any sources of contamination arising from the oil works. Access will initially be via Castle Road, but a new road would be constructed to the east in due course and possibly associated with adjacent development. The site was included in a landscape assessment and information supplied to the council at the MIR stage on deliverability. In view of the proximity of the rail line to the west it is assumed there will be some site loss in order to mitigate such impacts, hence the suggested net site capacity of 185 rather than the 250 shown in the Proposed Plan.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 17 – Site north of Niddry Castle

Visual, physical and environmental impacts and loss of Countryside Belt

WL/LDP/PP/0269 (Robert Clow)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP and suggests that non-golf used land is landscaped and heavily planted.

21771325-242365a (Patricia Nairn)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21889744-6004e5c (Craig Buchan)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21801842-15c3fd7b (John Buchanan Smith)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21786020-4938e9e (Peter and Lois smith)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21768313-f03859e (Penni Brown)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21669570-7959c9f (Richard Nairn)
No objection is raised to development of the site suggesting that the site is removed from the LDP. The area should be regarded as a conservation area.

21781547-e30a440 (David Nairn)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21776487-26dl3f4 (Susan Brash)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21771754-d80b10a (Jackie Rochmanowska)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)
Suggests that the number of housing units proposed be reduced, and the final number be determined as a result of further assessment of the capacity of the site, for example through the master planning process. If this site is retained in the Plan, early consultation with Historic Environment Scotland on a mitigation strategy and on the development of a masterplan for the site will be essential.

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Requests that allocation H-WB 17 be modified to a reduced site capacity of 185 units.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 17 – Site north of Niddry Castle

The representations to the allocation of the site can generally be categorised into three headings :

Landscape and visual impact and loss of open space and trees

While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance, in line with the LDP spatial strategy, as an extension to the existing CDA allocation. It is acknowledged that this is a sensitive site but is a natural infill site between the physical constraints of the railway line to the west and the Niddry Bing to the east and will allow the settlement boundary to extend only to the existing southern limits of the Niddry Bing. The feasibility study submitted with the EOI has analysed the landscape capacity of the site and a low density development, set within a high quality landscaped setting would be appropriate in this location. When viewed from the south and west, including from the canal, development of the site in this manner would form an appropriate settlement expansion set against the backdrop of the existing woodland and the shale bing.

It will be important to ensure that existing trees are retained and that proposals do not encroach into the existing woodland. This can be achieved at the detailed design/planning application stage, though the site capacity may need to be adjusted downwards to ensure this.

As set out in the Background section, it is the intention that the golf course is re-provisioned as part of the proposals to develop this site, to ensure that the recreation facility is retained for the benefit of the Winchburgh community.

Detrimental impact on the setting of the Category A Listed Niddry Castle and adjacent shale bing

As above, the impact on the setting of Niddry Castle has been assessed through the feasibility study. Subject to there being a robust and high quality landscaped southern boundary to the site from the Niddry Burn and that the heights and orientation of proposed buildings are carefully considered at the detailed design stage, the development of the site will not be detrimental to the setting of the castle. These are issues that can be addressed further at the detailed design/planning application stage and the position is supported by Historic Environment Scotland (Historic Scotland at the time of assessment of the EOI site).

There is a planning permission in place for the depletion of the Niddry Bing and re-use of the shale. (CDX) The material is currently being used in connection with the construction of the Queensferry Crossing. Any development adjacent to the bing will have to take into account the long term activities on the site. Ultimately the intention is that the bing will be removed completely, altering the wider setting of both the castle and the H-WB 17 site.

Traffic and flooding impacts

The technical impacts of the development have been considered through the access study which formed part of the feasibility study for the EOI. Transportation was satisfied that up to 300 units could be accommodated on this site of the existing road network, subject to appropriate upgrades. A minimum 6m buffer is required along the southern boundary to mitigate any potential flood risk from the Niddry Burn. As outlined above this buffer is likely to be significantly larger in order to mitigate any visual impacts and potential impacts on the setting of the listed castle.

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)
WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
The council notes the comments made, and considers merit in this representation in that It is recognised that the development of this site is not without difficulties. The council acknowledges there are capacity constraints at Linlithgow Academy and development of this site has the potential to impact on the 'A' listed Niddry Castle. The proximity of the site to the railway also creates a potential for noise disturbance and a satisfactory solution to this issue would be required to enable residential development to proceed.

Overall Summary
The council does not agree to the removal of this allocation from the LDP. However the council would not take issue if the Reporter considered it necessary to amend the allocation and site delivery requirements to require a robust evaluation and mitigation strategy for any development and also adjust the site capacity downwards to mitigate any potential landscape and visual impacts.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24F	**Allocation of land for mixed use (including housing) within the Winchburgh Core Development Area (CDA)**	
Development plan reference:	H-WB 16 - Site west of Ross's Plantation H-WB 17 - Site north of Niddry Castle EO1-0193, EO1-0202, EO1- 0203, and EO1-0204	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA) **WL/LDP/PP/0170 and 21772260-be38d90** (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust) **21862570-67b827a** (Robin Matthew on behalf of Winchburgh Developments Ltd) **21897700-D131008** (Kevin Treadwell)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97 and 98) Appendix 2 – Schedule of housing sites, Winchburgh (pages 119 to 124) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Background

The areas proposed for development within the original West Lothian Local Plan Winchburgh CDA boundary are identified within the approved Winchburgh CDA Masterplan, which has permission in principle under ref. 1012/P/05 for development of the settlement expansion of Winchburgh, including residential, school and community uses and associated roads, landscape, SUDS and footpath connections. (CDX) A total of 3,450 residential units are approved as part of that masterplan. Of those, 542 residential units have detailed planning consent. Within the planning conditions and the planning obligation associated with the masterplan there are a series of caps on the occupation on units until such time that key infrastructure is delivered.

Representations to Allocation of land for mixed use within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
Requires Flood Risk Assessments to be undertaken for development sites within the CDA.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
Sseeks further land allocations at Winchburgh.

21862570-67b827a (Robin Matthew for Winchburgh Developments Ltd)
Seeks allocation of additional housing land to meet the 5 year housing land requirement; seeks certainty over funding mechanism for new non-denominational secondary school at Winchburgh.

Modifications sought by those submitting representations:

Representations to Allocation of land for mixed use within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
Requires the LDP to include the need for Flood Risk Assessments to be undertaken for development sites within the CDA

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Seeks an adjustment to the capacity of new sites H-WB 16 and H-WB 17 to 185 and 200 respectively to account for their net developable capacity; reduce the total number of units shown in Appendix 2 for Winchburgh from 4,243 to 3,903 (se Aithrie/HET Doc.4 and calculation on Doc.7); allocate new sites with references EO1-0202, EO1- 0203, EO1-024 and EO1-0193 to augment the land supply in Winchburgh to make up the balance and as a contribution to finding further effective land in the Plan area; alter the proposals map to show the new sites proposed in representations; delete sites referred to in Broxburn and delete the northern portion of site H-BU 10 as proposed.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Allocate additional housing land at Winchburgh; co-ordinated approach required to infrastructure delivery; concern raised over lack of a parallel financial framework plan or plans to accompany the LDP; certainty required over the funding mechanism for a new non-denominational secondary school at Winchburgh.

Summary of responses (including reasons) by planning authority:

Representations to Allocation of land for mixed use within the CDA (including housing)

WL/LDP/PP/0243 (SEPA)
The LDP Appendix Two: *Schedule of Housing Sites* already identifies the need for an FRA as part of the delivery requirements for development of sites within the CDA (pages 239 to 255). No modifications are therefore required in terms of this representation.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
The representations to the individual sites are addressed in the responses to these sites: under24N (H-WB16) and 24E (H-WB17).

In terms of the overall allocations the council is satisfied that the addition of 500 units through the two additional CDA sites is an adequate overall total to bring the full CDA capacity to 3,950. It is acknowledged the individual numbers of units may alter between the sites and the council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to modify these allocations as there is enough flexibility in the CDA to accommodate any changes in capacity of individual sites. For these reasons, the council does not propose to modify the plan in response to this representation.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
The council is satisfied that there is an adequate overall housing total for the full CDA of 3,950. It is acknowledged that the individual numbers of units may alter between the sites and the council has carefully considered the reasons put forward in support of the modification, but remains of the view there is no justification for additional unit numbers to allocated in the CDA.

In terms of the delivery of the infrastructure associated with the CDA, the council has set out in both the West Lothian Local Plan 2009 (CDX) and in the LDP (Appendix 2 – pages 119 to 124) that the requirements are to be fully developer funded. This is also established in the planning obligation that

covers the CDA permission in principle. Whilst the council is able to work with the developers to introduce phasing for the delivery of key infrastructure and introduce flexibility, where possible, in terms of the triggers for the delivery of that infrastructure. Nevertheless, the overall funding proposal requirements need to rest with the developers and the council does not propose to modify the plan in response to this representation.
Reporter's Conclusions:
Reporter's Recommendations:

West Lothian Council

Issue: 24G	Allocation of land for employment use at Myreside, Winchburgh	
Development plan reference:	E-WB 1 and E-WB 2 - Myreside	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Winchburgh (pages 97, 98 and 118) Proposals Map 2, Linlithgow & Broxburn Area Allocation of land for employment (page 97 and 118)	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

E-WB 1 and E-WB 2 - Myreside

Background

E-WB 1 and E-WB 2 Myreside embraces land within the approved Winchburgh CDA Masterplan boundary which has permission in principle under ref: 1012/P/05 (CDX) for development as part of the settlement expansion of Winchburgh, including residential, commercial, industrial, community facilities and associated roads, landscape ,SUDS and footpath connections.

Employment Uses

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd) Suggests that a more flexible approach to delivering employment uses on the allocated employment land is required through Policy EMP1.

Modifications sought by those submitting representations:

Representation to Allocated Site

E-WB 1 and E-WB 2 - Myreside

Employment Uses

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Considers that Policy EMP1 should be modified to allow for a broader range of employment generating uses, such as retail and hotel/leisure uses, on employment land. This would reflect the range of employment uses that would be appropriate in the strategic employment areas for the settlement expansion of Winchburgh. It would also reflect the more flexible approach set out in Policy EM2 for traditional industrial estates.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

E-WB 1 and E-WB 2 - Myreside

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Allocations E-WB 1 and E-WB 2 benefit from Planning Permission in Principle as part of the approved settlement expansion of Winchburgh. The approved Winchburgh Masterplan identifies these areas as proposed employment areas and the location for a park and ride facility associated with the proposed motorway junction.

Policy EMP1 is already sufficiently flexible to allow for the inclusion of other employment generating uses such as hotel/leisure uses where these can be seen to meet the criteria set out in the policy, particularly where they complement the overall employment use of the site. No modifications are required to the LDP as a result of this representation. Policy EMP 1 is also addressed in a separate Schedule 4 relating to employment policies (**26A**).

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24H	**Allocation of land for housing at Castle Road, Winchburgh**	
Development plan reference:	H-WB 1 – Castle Road, Winchburgh	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21906329-d38c4cf (Colin Brett)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 239) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 1 – Castle Road

Background
H-WB 1 Castle Road is a housing allocation which has been carried forward from the West Lothian Local Plan (WLLP site ref: HWh3).

Impact on woodland
21906329-d38c4cf (Colin Brett)
Respondent seeks assurance that the woodland within the site will be protected as agreed in the previous local plan. Suggests that the proposed area allocated for housing be reduced to remove any areas covered by woodland.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 1 – Castle Road

Impact on woodland
21906329-d38c4cf (Colin Brett)
Proposes that the site allocated for housing be reduced to remove any areas covered by woodland.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 1 – Castle Road

21906329-d38c4cf (Colin Brett)
The H-WB 1 allocation has been carried forward from the WLLP. An assessment of the impacts on the woodland would be carried out at the detailed application stage when proposals will be

submitted to the council through the normal planning application process. Where appropriate, the requirement to retain the woodland on the allocated site can be addressed at this stage without the need to amend the boundary of the allocation. The council does not consider there is a need to amend the boundary of the allocation in the LDP.
Reporter's Conclusions:
Reporter's Recommendations:

West Lothian Council

Issue: 24I	**Allocation of land for housing within the CDA at Glendevon South remainder, Winchburgh**	
Development plan reference:	H-WB 10 – Glendevon South Remainder	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21906270-8ea2f80 (Mrs J Barlas)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 247) Proposals Map 2, Linlithgow & Broxburn Area	

Planning authority's summary of the representation(s):

Representation to Allocated Site

H-WB 10 - Glendevon South Remainder

Background
H-BU 10 Glendevon South remainder covers land within the approved Winchburgh CDA Masterplan boundary which has permission in principle under ref: 1012/P/05 (CDX) for residential development with associated landscaping, SUDS and footpath connections.

Southern boundary of allocation
21906270-8ea2f80 (Mrs J Barlas) welcomes wider plan aims and objectives but expresses concern at the boundary of H-WB 10 with existing property to the south and the impact on house setting. Concern that the boundary between Winchburgh and Faucheldean will become blurred and have an adverse impact on setting.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 10 - Glendevon South Remainder

Southern boundary of allocation
21906270-8ea2f80 (Mrs J Barlas) requests changes to the site boundary of H-WB 10 to allow a significant distance between all of Faucheldean and any new boundary.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 10 - Glendevon South Remainder

21906270-8ea2f80 (Mrs J Barlas)
The southern boundary of the allocation reflects the overall Winchburgh Masterplan area, which is carried forward from the CDA mixed use allocation in the WLLP. In the approved Masterplan (permission ref: 1012/P/05) the majority of the area to the south of Old Glendevon Farm Cottages and north of Faucheldean is proposed for open space, woodland planting and SUDS or to remain undeveloped. An extensive open space area is therefore proposed for retention between Winchburgh and Faucheldean. The council does not consider it is necessary to alter the boundary of the allocation.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24J	**Allocation of land for housing within the CDA at Claypit, Winchburgh**	
Development plan reference:	H-WB 4 – Claypit	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Winchburgh (pages 97,98 and 241) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 4 – Claypit

Background

H-WB 4 Claypit covers land within the approved Winchburgh CDA Masterplan boundary which has permission in principle under ref: 1012/P/05 (CD?) for development as part of the settlement expansion of Winchburgh, including residential, school and community uses, canal related facilities and associated roads, landscape ,SUDS and footpath connections.

Union Canal

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals) raises no objections to the allocation but seeks further involvement in any preparation of development briefs and master plans for sites in Winchburgh in proximity to the Union Canal.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 4 – Claypit

Union Canal

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals) – no specific modifications sought.

Summary of responses (including reasons) by planning authority:

Representation to Allocated Site

H-WB 4 – Claypit

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
The H-WB 4 allocation benefits from Planning Permission in Principle as part of the approved settlement expansion of Winchburgh. The approved Winchburgh Masterplan identifies this area for residential development and as the location for a town park, around the existing Claypit pond. A road bridge over the canal is also proposed in this location.
Scottish Canals was consulted at the Masterplan submission stage and continues to be consulted on any detailed planning applications for development adjacent to the Union Canal. There are also regular Planning Authority/Scottish Canals liaison meetings held to discuss development issues and opportunities as they arise.
No modifications are required to the LDP as a result of this representation.

Union Canal
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
Noted

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24K	**Proposal P-99 (Extension to Winchburgh Primary School) Winchburgh & Proposal P-100 (Extension to Holy Family Primary School) Winchburgh**	
Development plan reference:	P-99 P-100	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21897700-D131008 (Kevin Treadwell)		
Provision of the development Plan to which the issue relates:	Proposals Map 2 : Linlithgow and Broxburn Area Appendix 6 - List of Proposals (other developments) Winchburgh (page 279)	
Planning authority's summary of the representation(s):		

Representations to Proposals Maps and List of Proposals

Proposals Maps

21897700-D131008 (Kevin Treadwell)
Considers that each CDA area should be the subject of its own map;

List of Proposals (other developments)- Winchburgh

21897700-D131008 (Kevin Treadwell)
Seeks more information on proposals P-99 and P- 100

Background
Winchburgh and Holy Family Primary Schools are accommodated in a joint school building located at Glendevon Park, Winchburgh. Under the terms of the planning obligation for the Winchburgh part of the wider Winchburgh/East Broxburn/Uphall Core Development Area (CDA) and the associated planning application ref: 1012/P/05 (CD?) there are developer contribution requirements for up to 3 extensions to the school building. One extension has detailed planning permission that has been implemented.

Modifications sought by those submitting representations:

Representations to Proposals Maps and List of Proposals

Proposals Maps

21897700-D131008 (Kevin Treadwell)
Requests separate maps for each CDA

List of Proposals (other developments)- Winchburgh

21897700-D131008 (Kevin Treadwell)
None specified other than a request for more information on proposals P99 and P100

Summary of responses (including reasons) by planning authority:

Representations to Proposals Maps and List of Proposals

Proposals Maps

21897700-D131008 (Kevin Treadwell)
The council considers that the CDA proposals are clearly shown on the proposals maps and it is not necessary to have individual maps for each CDA.

List of Proposals (other developments)- Winchburgh

21897700-D131008 (Kevin Treadwell)
The extensions to the school building will require planning permission. At that stage the full details will be available for the public to comment on as part of the normal planning application process.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 24M	**Allocation of land for residential development west of Ross's Plantation, Winchburgh**	
Development plan reference:	H-WB 16 - Site west of Ross's Plantation	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97, 98 and 253) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representation to Allocated Site

H-WB 16 – Site west of Ross's Plantation

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
The respondent has made a number of comments and observations relative to the Proposed Plan with particular relevance to the methodologies and assumptions underpinning housing targets, the provision of land to meet those targets, the effectiveness and phasing of the supply, and the allocation of housing land generally. The council's response to housing land including strategic allocation and CDA's are set out in a separate Schedule 4, (**1A**). The representations summarised below are however specific to allocated site H-WB 16 in Winchburgh.

Objects to the stated capacity of the site in the Proposed Plan. At 250 units this is held to represent the net capacity while the respondent argues that it should instead be 189 units.

This land forms part of the Winchburgh masterplan. It is allocated not for housing but for open space, tree planting, a woodland/wetland and a regional SUDS pond.

The site is well-contained as follows: to the north/north-east by the M9 motorway; to the west by the haul road used to extract blaes from the Niddry Castle Bing and by the bing itself; and to the south-east by Ross's Plantation, this area being out with the masterplan and ownership. The land to the west of the haul road is allocated for housing development

Consideration will require to be given to any landscape issues when detailed development of the site is proposed.

While it would be possible to effect access across the haul road, this feature will create noise, dust and amenity issues for as long as the bing depletion works and the use of this haul road continues. This feature and noise issues associated with the M9 will require mitigation and probably a loss of some developable land. The Master Plan for Winchburgh states that: *"A key objective that has influenced the direction and phasing of development, has been the desire to keep the haul routes*

used by the HGVs to remove material from Niddry Castle Bing, and new development, separate for as long as possible" (para 9.8).

As such, the net developable area will be restricted hence the indication of the net site product of houses of 189. It is also assumed that the site is unlikely to be developed within the next 5 years and possibly not within the period of the proposed LDP, dependent on the rate of depletion of the bing.

Modifications sought by those submitting representations:

Representation to Allocated Site

H-WB 16 – Site west of Ross's Plantation

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Requests that the capacity assigned to site H-WB 16 is modified and reduced to 189 units.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Representation to Non-Allocated Sites

H-WB 16 – Site west of Ross's Plantation

The council notes the comments made, and considers merit in this representation in that It is recognised that the development of this site is not without difficulties. The council acknowledges there are capacity constraints at Linlithgow Academy and residential development of this site is constrained and also taking into account that the site is predominantly identified for greenspace in Masterplan.

The proximity of the site to the M9 also creates a potential for noise disturbance and a satisfactory solution to this issue would be required to enable residential development to proceed.

The council would therefore not take issue if the Reporter considered it necessary to amend the allocation and site delivery requirements to require a robust evaluation and mitigation strategy for any development and also adjust the site capacity downwards to mitigate any potential landscape and environmental impacts.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 24N	Allocation of land for residential development in Winchburgh	
Development plan reference:	EO1-0193 (site west of Glendevon and south of Lampinsdub) EOI-0202 (site at sewage works, south of Winchburgh) EOI-0203 (site north of Niddry Farm Cottages, south of Winchburgh) EOI-0204 (site south of Niddry Farm Cottages, south of Winchburgh)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement, Winchburgh (pages 97,98 and 253) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Non-Allocated Sites

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
The respondent has made a number of comments and observations relative to the Proposed Plan with particular relevance to the methodologies and assumptions underpinning housing targets, the provision of land to meet those targets, the effectiveness and phasing of the supply, and the allocation of housing land generally. The council's response to housing land including strategic allocation and CDA's are set out in a separate Schedule 4, (**1A**). The representations summarised below are however specific to non-allocated site in Winchburgh which the respondent is promoting for development.

Non-Allocated Sites

EOI-0193
It is explained that the land comprising this site was promoted at the MIR stage and was supported by the council as an alternative site to H-WB 17. On this basis, it is clear the MIR submissions found favour with the council on their merits. The site is pleasant and would provide an excellent environment for a range of housing opportunities. It has easy access to the B9080 and is close to the site of the proposed new schools and other amenities associated with the development of Winchburgh. It would make a natural westward extension to the developing Winchburgh as implied in the responses to the MIR submissions. The net developable capacity of the site is estimated to be 300 houses.

EOI-0202
This site is argued as a natural southerly extension to the village and lies immediately south of the

community hub of the village. While the northern portion is currently a park, it would benefit from being upgraded. The park is owned by Hopetoun Estate and it is envisaged that such works would be a requirement of any development. The cemetery is also required to be extended and land would be made available for that purpose if required. Part of the site is occupied by the current sewage treatment works for the village; but the proposal is to redirect effluent, possibly to South Queensferry when the present works will become redundant (although a pumping station may remain). Existing footpath links to the wider countryside will be maintained and enhanced.

There appear to be few constraints that would affect development of this site. Detailed mining records show no evidence of mine workings or indeed the presence of minerals. The site was included in a landscape assessment supplied to the council at the MIR stage on deliverability.

The exact boundary of development to the south would have to be determined in more detail, but one issue needing to be addressed is the intrusion into the countryside belt of site H-BU 10 to the and which has been objected to by the respondent. The council is charged with being disingenuous in so far as it saw fit to allocate site H-BU 10 but not EOI-0202. The net developable capacity of the site EOI-0202 is estimated to be 130 houses.

EOI-0203

This site is also argued as a natural extension to the south and east of the existing urban envelope. It is suggested that there is an opportunity to incorporate lower density executive homes here which would add to the range and choice of homes to be expected in a growing community.
The site is said to represent a sustainable location being convenient to all existing and proposed services, to village amenities and to all existing and proposed public transport routes. There is also an opportunity to utilise existing canal and burn corridors for wider pedestrian and cycling integration to WLC Core Pathways. As a result, development would assist the recreational and heritage opportunities in the "countryside belt" between Broxburn and Winchburgh.

The respondent argues that there appear to be few constraints that would affect development of this site. Detailed mining records show no evidence of mine workings or indeed the presence of minerals. The site was included in a landscape assessment as part of the previous MIR submission together with information on deliverability. It is however recognised that landscape impact would be a constraining issue and such considerations (and the lower density previously envisaged) would result in a net developable capacity of 130 homes.

EOI-0204

The sensitivity of this area is recognised, but it was nevertheless included as part of potential development to the south and west of Winchburgh in the submitted Master Plan for the longer term. The respondents consider there to be scope for some limited lower density enabling development to the north of the site, possibly in association with the steadings. This would not only contribute towards providing a range and choice of housing opportunities very close to the existing village but would also produce funds to help achieve one of the Winchburgh Master Plan objectives which is to provide a heritage park and interpretation facilities concerning the shale mining in the area. There are no known site constraints which would prevent some limited development from taking place.

Modifications sought by those submitting representations:

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Representation to Non-Allocated Sites

EOI-0193
Request that the site is identified as a housing allocation in the LDP and included as a housing site in Appendix Two : Schedule of Housing Sites with a net developable capacity of 300 houses.

EOI-0202
Request that the site is identified as a housing allocation in the LDP and included as a housing site in Appendix Two : Schedule of Housing Sites with a net developable capacity of 130 houses with present restrictions.

EOI-0203
Request that the site is identified as a housing allocation in the LDP and included as a housing site in Appendix Two : Schedule of Housing Sites with a net developable capacity of 130 houses.

EOI-0204
Request that the site is identified as a housing allocation in the LDP and included as a housing site in Appendix Two : Schedule of Housing Sites. No capacity has been proposed.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)

Representation to Non-Allocated Sites

EOI-0193
The Council notes that site was preferred at the MIR stage as an alternative site to H-WB 17. However after reconsideration it is concluded that allocating this site would amount to an unacceptable release of greenfield land.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. There is enough flexibility in the CDA to accommodate any reduced capacity.

The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it in its current form in this location has been rolled forward to the LDP. The council's approach to countryside belt is set out in the Countryside Belt Position Statement (CDX).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate these sites for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

EOI-0202, EOI-0203 and EOI-0204

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Development of these sites would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted

West Lothian Local Plan. It would also be visually and environmentally intrusive.

The existing countryside belt has established a robust and defensible boundary and the council is anxious to retain this, hence the reason why it in its current form in this location has been rolled forward to the LDP. The council's approach to countryside belt is set out in the Countryside Belt Position Statement (CDX).

Significantly, the site is an integral part of the countryside belt intended to prevent the coalescence of Winchburgh and Broxburn, and the maintenance of this designation in the proposed plan is considered entirely justifiable

Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

Sites EOI-0203 and EOI-0204 are located in close proximity to scheduled monuments. The Union Canal forms the northern boundary of the site, while to the west of it is the Faucheldean Bing. The Greendykes Bing, which is also scheduled, lies to the south-west, while a fourth scheduled site, an enclosure identified as crop-marks on aerial photographs, lies just to the south-west of Niddry farm. National planning policy stresses that scheduled sites should as far as possible be preserved within an appropriate setting.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate these sites for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 25 A	Allocation of land for housing in Westfield	
Development plan reference:	Proposed new site Westfield	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
21119948-2ac9a17 and WL/LDP/PP/0047 (Houghton Planning on behalf of Lauriston Developments Ltd)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Westfield (page 95) Proposals Map 5, Villages (Westfield)	
Planning authority's summary of the representation(s):		

Representation to Non-Allocated site

Allocation of site for residential development at South Logie Nursery, Logiebrae Road, Westfield.

21119948-2ac9a17 and WL/LDP/PP/0047 (Houghton Planning on behalf of Lauriston Developments Ltd)

Objection is raised to the Proposed Plan in so far as land by Westfield has not been allocated for housing. The site is situated within the settlement boundary of Westfield and comprises a disused commercial horticultural nursery. The site retains buildings and structures associated with its former use, but it has not been operational for a number of years. The substantive part of the site is approximately 1.7 hectares and it takes access from the B8028.

It is suggested that the site is suitable and capable of being developed for 30 houses and in support of the proposal it is argued that:

- the site is not subject to any national, regional or local biodiversity or heritage designations;
- the site is not within an area at risk from flooding;
- a site investigation report does not identify any particular constraints;
- any infrastructure which may be required to enable the site to be developed is either available, or can be provided; and
- the site has been assessed against the effectiveness criteria set out within PAN 2/2010 and is considered effective

A supporting statement has also been submitted.

The site is the subject of an undetermined planning application for 30 dwellings (ref 0133/FUL/08) CDX) but which has not progressed due to education capacity issues. The respondent understands that what capacity there is has been reserved for an allocated site (H-WF 1) at North Logie Brae and South Logie Brae, Westfield which has the benefit of planning permission.

The respondent understand that that precedence must be given to allocated/approved sites and this is one of the reasons why they are seeking to have South Logie Nursery formally recognised as an

allocated site and made part of the 'effective' housing land supply.

Modifications sought by those submitting representations:

Representations to Non-Allocated Site

21119948-2ac9a17 and WL/LDP/PP/0047 (Houghton Planning on behalf of Lauriston Developments Ltd)
Seeks a modification of the Proposed Plan to allocate the former South Logie Nursery for housing.

Summary of responses (including reasons) by planning authority:

Representations to Non-Allocated Site

21119948-2ac9a17 and WL/LDP/PP/0047 (Houghton Planning on behalf of Lauriston Developments Ltd)

Background
The site lies to the south of Westfield and is identified in the adopted West Lothian Local Plan as lying within the settlement boundary of the village. It is also shown as "white land", a term commonly used to describe land (and buildings) without any allocation in a development plan where it is assumed that, for the most part, existing uses shall remain unaltered.

Allocation as a housing site

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. In Westfield in particular, there is already a substantial housing allocation of 550 units at North and South Logie Brae and to add additional allocations in the same small settlement cannot be justified. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this site in terms of meeting housing requirements.

While the site is currently subject to a planning application (0133/FUL/08 CDX) for the construction of 30 houses, it is understood that education capacity issues have been identified which constrain its development, (see updated Education Response Feb 2015 CDX) and which further reinforce the council's opposition to the allocation of this site at this time.

With regard to other technical constraints, it is noted that the site is served by the Westfield waste water treatment works (WWTW) where there is limited capacity.

The Council has carefully considered the reasons put forward in support of allocating this site for housing but concludes that the LDP allocates more than enough land for housing for the foreseeable future and it maintains that demands to further augment the housing land supply, as pursued through representations, should be rejected. For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 27A	Housing sites at Polbeth	
Development plan reference:	H-PB 1 West Calder High School, Limefield H-PB 2 Polbeth Farm	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 - (SEPA) **21118219-28fa012** - (Miss Claire Peters, sportscotland)		
Provision of the development Plan to which the issue relates:	Settlement Statements and Appendix 2: Schedule of Housing Sites relating to Polbeth (page 222). Map 3: Livingston Area	
Planning Authority's Summary of representation(s):		
Representations to allocated sites H-PB 1 **21118219-28fa012** (Miss Claire Peters, sports scotland) - sportsscotland do not object to the allocation of the site but highlight that consideration should be given to paragraph 226 of Scottish Planning Policy (CD078). H-PB 2 SEPA does not object to the allocation but observes that the site is shown on Map 3 but does not appear in Appendix 2 - Schedule of Housing Sites/Site Delivery Requirements. If this site is to be taken forward in the proposed plan SEPA expressly require a Flood Risk Assessment to be submitted to assess risk to site from West Calder Burn (site layout and topographical information may be sufficient).		
Modifications sought by those submitting representations:		
H-PB 2 **WL/LDP/PP/0243** (SEPA) Seeking clarification of the sites status as it only appears on Map 3 and not in the text. Request that if the site is to be included, site requirements within Appendix two of the LDP should include reference to flood risk (CD093 page 222).		
Summary of responses (including reasons) by planning authority:		
Representations to allocated sites H-PB 2 The proposed development at H-PB 2 has not progressed, planning permission for this site has now lapsed (3/9/2013) and the site is not considered effective. Site allocations in Polbeth were reassessed as part of the proposed plan and as a result this site was removed. Reference to site H-PB 2 is not shown in Appendix 2 - Schedule of Housing Sites/Site Delivery Requirements however, the allocation is shown on Map 3 in error. The Council propose to update Map 3 removing the site allocation.		

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 28A	Philpstoun Bowling Club, Philpstoun	
Development Plan Reference:	H-PH 1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21908028-daea3f9 - (Mrs Kirstie Constable) **21118219-28fa012** - (Miss Claire Peters, sportsscotland)		
Provision of the development Plan to which the issue relates:	Land for housing in Philpstoun. Appendix 2: Schedule of Housing Sites / Site Delivery Requirements (page 221) Map 2: Linlithgow & Broxburn Area	
Planning authority's summary of representation(s):		

Representations to allocated site

H-PH 1

21908028-daea3f9 (Mrs Kirstie Constable) – raised concern that The Avenue and Pardovan Crescent already suffer from intense on street parking issues; events at the Bowling Green and Community Centre increase congestion which impacts on access and egress to Main Street for vehicle and pedestrians; increased number of properties at this location will present a serious risk to highway safety. The proposed development will alter the fabric of the area and impact on the environment of surrounding houses resulting in loss of privacy, overlooking and loss of daylight.

21118219-28fa012 (Miss Claire Peters, sportsscotland) - Potential loss of outdoor sports facilities is an issue for sportscotland. They note a number of land use allocations which appear to contain outdoor sports facilities. They do not object to these allocations since they recognise that the outdoor sports element(s) may be unaffected, or that there may be plans to provide for their replacement, but stress that SPP paragraph 226 applies. Whilst they have highlighted a number of land allocations; if there are any other allocations which may prejudice the use of, or lead to the loss of outdoor sports facilities; then SPP similarly applies.

Modifications sought by those submitting representations:

Representations to allocated site

H-PH 1

21908028-daea3f9 (Mrs Kirstie Constable) - Suggest a better use of the proposed area would be to utilise this for parking facilities to support the Community Centre and Bowling Green.

21118219-28fa012 (Miss Claire Peters, sportsscotland) - sportsscotland do not object to the allocation of the site but highlight that consideration should be given to paragraph 226 of Scottish Planning Policy (CD078).

Summary of responses (including reasons) by planning authority:

Representations to allocated site

H-PH 1

The site is the vacant car park area of the Philpstoun Bowling Club which was identified as part of the Council's 1,000 houses programme and the site is considered a good use for social housing that is required in the village. The site has planning approval for 4 flats and 1 house (CDxxx). The Bowling Green will remain and the level of development is not considered excessive that would lead to major traffic issues while events at the Club and Community Centre are again not excessive, temporary and benefit the village.

Reporter's conclusions:

Reporter's recommendations

West Lothian Council

Issue: 30A	Land North of Cathlaw Lane, Torphichen.	
Development plan reference:	N/a	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21845111-2cc0fc4 - (Mrs J Johnson c/o Richard Heggie of Urban Animation)		
Provision of the development Plan to which the issue relates:	Land for housing in Torphichen and Map 5: Villages.	
Planning authority's summary of the representation(s):		

Representations to non-allocated sites

North of Cathlaw Lane, Torphichen

21845111-2cc0fc4 (Mrs J Johnson c/o Richard Heggie of Urban Animation) Promotes a site for residential development at the west end of Cathlaw Lane, Torphichen. A small amount of new housing would support local services and help to provide opportunities for local people to remain in the village as their families expand. Proposes 10-20 houses, subject to clarification of flood risk, housing mix and the detailed consideration of design and layout. The site extends to approximately 1.5 hectares/3.8 acres. It forms a natural organic extension to the village and rounds off an unusually shaped and fragmented settlement boundary.

The LDP proposes a primary school extension at Torphichen. This would accommodate pupils living in new homes in the village. The proposed site can be developed for housing without significant impacts upon either the Conservation Area or the Special Landscape Area.

The site is low lying, well screened and physically separated from the Geodiversity and Local Biodiversity sites to the north. Two new houses have been built recently to the east of the site, extending the established pattern of housing at Cathlaw Lane. There is an unsightly derelict garage at the south of the site which can be incorporated into a new housing development, achieving a significant environmental improvement within the Conservation Area. This site has previously been granted planning permission for three houses.

Access is available from Cathlaw Lane at the south east of the site. Services and drainage are available locally. The SEPA flood map indicates a risk of flooding from a burn which follows the northern boundary of the site. However, this should be manageable through a flood risk assessment and appropriate flood control and SUDS measures.

Map 5 Issue

21845111-2cc0fc4 (Mrs J Johnson c/o Richard Heggie of Urban Animation) The Torphichen settlement boundary shown on the LDP map for the village excludes the two recently constructed houses at the west end of Cathlaw Lane, despite that fact that these were granted planning permission by the Council. This appears to be either an oversight or an artificial construct to protect against further extension of the settlement envelope. The settlement envelope should be extended to include these properties.

Modifications sought by those submitting representations:

Representations to non-allocated sites

North of Cathlaw Lane

21845111-2cc0fc4 (Mrs J Johnson c/o Richard Heggie of Urban Animation) Representation proposes a new housing site (10-20 houses) at the west end of Cathlaw Lane, Torphichen, which should be included within the village settlement boundary.

Map 5 Issue

21845111-2cc0fc4 (Mrs J Johnson c/o Richard Heggie of Urban Animation) Amendment to the settlement boundary on Map 5 to include two recently constructed houses at Cathlaw Lane.

Summary of responses (including reasons) by planning authority:

Representations to Non-Allocated Sites

North of Cathlaw Lane

Representation proposes a new housing site (10-20 houses) at the west end of Cathlaw Lane, Torphichen, which should be included within the village settlement boundary.

The frontage/former garage site has a history of planning applications and was originally granted consent in 2002 with consent most recently renewed in 2015 (committee report and site plan 0109 P 15 CDxxx). The Council do not propose to make any modification in relation to this consent as the site is already within the settlement envelope of Torphichen and has planning consent for 2 houses.

In relation to the proposal to extend the settlement boundary onto land to the north of the frontage site consented for 2 houses (see submission **21845111-2cc0fc4** (Mrs J Johnson c/o Richard Heggie of Urban Animation) the Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development as set out below.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the Torphichen settlement in terms of meeting housing requirements. In addition, there are education capacity constraints within the area as detailed in Education Position Statement CDxxx.

Significantly, the site is designated as a special landscape area and sits within the Torphichen conservation area, and the maintenance of these designations in the LDP is considered entirely justifiable. The findings of the West Lothian Local Landscape Designation Review (CD186, LLDR) have largely been taken forward in the West Lothian LDP. In particular it should be noted that the findings did not identify any alterations around Torphichen. The landscape designation has established a robust and defensible boundary at this location and the council is anxious to retain this boundary.

Development at this location would constitute a physical and intrusive expansion of the existing settlement pattern and would also be visually and environmentally intrusive.

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the Council does not agree to modify the plan in response to these representations.

Map 5 Issue

The Council agrees to the suggestion made in the representation to amend the Torphichen settlement boundary to include the site to the west of The Beeches on Cathlaw Lane which has recently been developed for 2 houses (see planning consent and site plan 1157/FUL/08 CDxxx). For this reason, the Council agrees to modify the Plan and considers this to be a non-notifiable modification.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 31A	Promotion of site for housing on land west of Seafield	
Development plan reference:	EOI-0009	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21858962-947a3f5 (Frank Kennedy)		
Provision of the development Plan to which the issue relates:	Non-allocation of land for residential development in Seafield	
Planning Authority's Summary of representation(s):		

Representations to non-allocated site

EOI-0009

21858962-947a3f5 (Frank Kennedy)

Given the site's previous history, the land is deemed to be a 'Brownfield' site. With the Scottish Government's strive to regenerate such land uses, this site presents a patently viable proposal with excellent Eco friendly sustainability credentials and advantages to meet the obvious housing demand in the Seafield area.

The planning system in Scotland is to encourage, not discourage, the most appropriate beneficial use of land. In this case there is a readily available site of reasonable extent, suited for economic and practical development, well situated in a village environment, with excellent transport facilities and well able to provide an expansion of local trade in nearby communities to the benefit of the immediate community and surrounding area.

There will still be a clear minimum 700 metres of Countryside Belt 'gap' between Seafield and Blackburn to prevent coalescence.

The site is substantially "Brownfield". On that basis alone the site merits particular attention and consideration. There is a very real demand for housing in the immediate area, as evidenced by the current housing development immediately to the east of this site and by significant developments over recent years within Seafield and in nearby communities such as Blackburn, Whitburn, Breich, Fauldhouse, etc.

Technical issues such as site investigation (Coal-mining), wastewater capacity, flood risk and biodiversity are reasons for the non-inclusion of this site at the MIR stage. That is not accepted as there are technical issues with any development site. In the present case the technical issues are, taken collectively, no more than would be identified for many other development sites anywhere in West Lothian and, considered individually, clearly would seem to be capable of a resolution prior to developing the site.

It is also pointed out that at present the site is not in any productive use. It lies vacant, derelict and completely unused. Leaving other considerations aside, the site simply is too small to compromise a viable agricultural unit. The owner has never been approached by any party interested in such a use. Unless there is a positive and attainable development proposal and programme, and a housing development would seem entirely appropriate in that respect, the land will remain unused, unattractive and non-productive and an opportunity to bring such a well located site into meaningful and beneficial use will be lost- and for no good reason.

The respondent therefore, requests the allocation of this site for residential development in the LDP.

Modifications sought by those submitting representations:

Representations to non-allocated site

EOI-0009

21858962-947a3f5 (Frank Kennedy)

Requests that the site is identified as a residential allocation in the LDP.

Summary of responses (including reasons) by planning authority:

Representations to non-allocated site

EOI-0009

21858962-947a3f5 (Frank Kennedy)
Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements and there is therefore no need to allocate this extension of the urban area into the countryside in terms of meeting housing requirements.

The site lies within the catchment of Seafield Primary, Deans Community High, Our Lady of Lourdes and St Kentigern's Academy and there are known education capacity constraints which would prevent development of this site in the short and medium term.

For those sites which have been allocated for housing in the LDP there is an assumption that either education capacity is available or that an education solution would be in place over the LDP plan period, this solution is likely to involve developer contributions to increase capacity in the school estate. The council's position on education is set out in the Education Position Statement (CDX).

The site lies within countryside belt contributing to the separation of Seafield from Blackburn. The council's position in relation to countryside belts is set out in the countryside belt position statement (CDX). The site is also subject to a grant funded forestry planting scheme (CSFT) in the area contributing to the setting of the village and wider area.

Should it be determined that the LDP has failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development in the countryside on the

periphery of Seafield would be considered to be contrary to the terms of this policy and out of keeping with the character of the settlement and local area. Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44).

The council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for housing. For these reasons, the council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations

West Lothian Council

Issue: 32A	Threemiletown	
Development plan reference:	Proposal P-72 (page94)(CD0093) EOI-0075 in part	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21900249-79edf80 - (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)		
Provision of the development Plan to which the issue relates:	Chapter 6 - Development Proposals by Settlement Statement, Threemiletown (page 94) Proposals Map 2, Linlithgow & Broxburn Area	
Planning authority's summary of the representation(s):		

Representations to Allocated Sites

P-72

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Supports the relocation of the existing play / football facility in accordance with P-72 of the Plan (page 94) (CD0093). This would be linked to the proposal for land for housing in Threemiletown on land north of Redhouse Cottages.

Representations to Non-Allocated Sites

Land North of Redhouse Cottages -EOI-0075 in part

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Objects to the lack of new housing allocation at Threemiletown. Proposes a reduced scale development of up to 85 houses over a phased period together with a relocated play facility and football kick pitch, improved footpath and cycling links, pedestrian crossings and bus stops. Generally seeks to create a central focal area for local activities, to enhance the community.
Notes that the layout has been prepared following discussions with West Lothian Council (NETs, Land and Countryside Services) in relation to the alternative location for the existing play/football facility.

Modifications sought by those submitting representations:

Representations to Allocated Sites

P-72

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Seeks the relocation of the existing play / football facility in accordance with P-72 of the Plan (page 94 CD0093).

Representations to Non-Allocated Sites

Land North of Redhouse Cottages -EOI-0075 in part

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Seeks a modification of the Proposed Plan to allocate site EOI-0075 to the north of Redhouse Cottages for housing (85 houses).

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites

P-72

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)
Support is noted and no modification to the LDP is proposed. However, it should be noted that the council currently has no firm programme to relocate the park from its existing location.

Representations to Non-Allocated Sites

Land North of Redhouse Cottages -EOI-0075 in part

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust co/ Justin Lamb Associates)

The Council has carefully considered the reasons put forward in support of the modification but remains of the view that there is insufficient justification to allocate this land for development as set out below.

The site is remote from existing development and there are insufficient facilities and services locally to support an expanded community. It is not considered as a sustainable location for new residential development. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this that is also of prime agricultural quality.

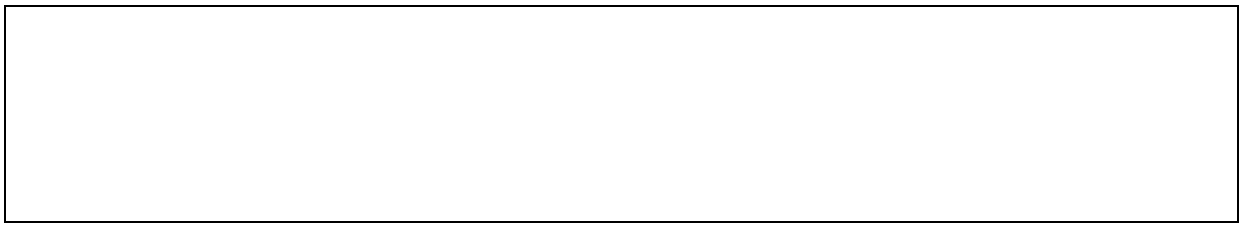
The site is at risk of flooding and development of this site could also lead to an increase in flood risk out with the site if not satisfactorily mitigated. SEPA has advised that it would require a Flood Risk Assessment. There are further difficulties presented by the fact that a watercourse flows through the middle of the site and is also culverted, potentially restricting the extent of the developable area.

Substantial provision of housing land has been made in West Lothian, with new greenfield and brownfield sites augmenting the existing land supply. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas such as nearby Winchburgh that will benefit from a new rail station, and other strategic locations.

For these reasons, the Council does not agree to modify the plan in response to this representation.

Reporter's conclusions:

Reporter's recommendations:



West Lothian Council

Issue: 33A	Newton and Whitequarries & Craigton	
Development plan reference:	MIRQ0157 and MIRQ0158	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21900249-79edf80 - (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust)		
Provision of the development Plan to which the issue relates:	Newton, Whitequarries and Craigton	
Planning authority's summary of the representation(s):		
21900249-79edf80 (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust) - object to no new housing being allocated at Newton and seeks allocation of land at Newton for housing development providing for 225 - 250 houses; object to land at Craigtoun and Whitequarries not being allocated for potential leisure and employment uses.		
Modifications sought by those submitting representations:		
Newton **21900249-79edf80** (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust) – none specifically stated but infer that sites to the east and west of Newton be included in the LDP for housing development and countryside belt designation removed. **Craigtoun and Whitequarries** **21900249-79edf80** (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust) – none specifically stated but infer that land at Craigtoun and Whitequarries be identified for future tourist related development and a broader range of uses be allowed for than at present.		
Summary of responses (including reasons) by planning authority:		
Newton **21900249-79edf80** (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust) This is a matter which was previously considered at the West Lothian Local Plan Public Local Inquiry (CDX WLLP PLI report chapter 4.6 Miscellaneous Matters, paragraphs 2.10 – 2.11, pages 4.77 – 4.78) Development in Newton does not accord with the development strategy set out in the LDP which seeks to promote development within the core development areas, strategic allocations and brownfield sites (LDP Proposed Plan page10, paragraph 5.4). Sufficient land to meet the housing land requirement is identified elsewhere across West Lothian. Large scale housing development would be detrimental to the open and rural character of the area and occur on prime agricultural quality land. Should the LDP have failed to identify sufficient land to meet the housing land requirement, the terms of SDP policy 7 would apply. Development around Newton would be considered to be contrary to the terms of this policy and out of keeping with the rural character of the village.		

Development would also be contrary to the terms of policy 1B of the SDP (CDX, pages 14 and 44). The proposal sites are part of a wider area designated as countryside belt in the LDP comprising open countryside. It is considered that development would result in visual intrusion into a rural area outwith the main settlement boundary and adversely affect the character of the rural area.

The proposal is contrary to the terms of SPP2014 which advises of the importance to protect against unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes or good quality agricultural land (CDXX paragraphs 40, 76 and 81). The proposal is also contrary to the terms of para 40 of SPP2014 which sets out policy principles to be considered in allocating development sites and requires spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area.

The council does not propose any change to the LDP in relation to site allocations in Newton.

Craigton and Whitequarries

21900249-79edf80 (Justin Lamb on behalf of Aithrie Estates and Hopetoun Estate Trust)

This is a matter which was also previously considered at the West Lothian Local Plan Public Local Inquiry (CDX WLLP PLI report chapter 4.2 Employment Matters, paragraphs 2.11 – 2.11.2, pages 4.26 – 4.27).

The area forms part of wider landscape designations set out in the LDP - a special protection area and a designed landscape related to Hopetoun House. The area's special landscape character and visual appearance is recognised in the West Lothian Landscape Character Assessment (CDX).

Since the West Lothian Local Plan PLI there has been no change in circumstance to support the identification of the site for future tourist related development and a broader range of uses other than a review of landscape designations to replace Areas of Great Landscape Value with Special Protection Areas to accord with Scottish government policy and advocated by Scottish Natural Heritage (SNH). A review of such designations was a requirement of the West Lothian Local Plan. Any reference in the LDP to tourist related development on the site at this stage is premature and aspirational. Any such proposals and/or change to current employment uses can be assessed against the policy framework set out in the LDP, in particular against policies EMP 4 in relation to employment development outwith settlement boundaries and policy EMP 8 in relation to tourism (LDP Proposed Plan pages15 and 18).

Landscape designations pertaining to the site and surrounding area have been reviewed through the West Lothian Local Landscape Designation Review (CDX). The designation of the site as part of the "Forth Coast Special Landscape Area" does not in itself predicate against development, policy ENV1 of the LDP Proposed Plan refers. The review of landscape designations was to update such designations to ensure compliance with SNH best practice. The review was carried out by independent consultants.

The designation of the wider area as part of the "Forth Coast Special Landscape Area" provides protection against further development on surrounding greenfield areas. Whilst the former mine buildings at Whitequarries constitute brownfield land and are partly in use for industrial purposes, this does not justify the site's allocation for tourist uses or a broadening of the range of employment uses on the site. There is a substantial supply of employment land in West Lothian (CDX page 12, Figure 2) and as such there is no requirement for further employment land allocations.

There are other employment land designations across West Lothian in more sustainable locations, namely Livingston, Broxburn and Bathgate and the scale of the existing employment land supply

does not warrant the release of additional employment land. Allocation of land for development is not consistent with the terms of SPP2014 which places emphasis on sustainable development. Notwithstanding, development could occur without removal of the site from the SLA and assessed against relevant policies in the LDP, namely policies TCR2, ENV 1, ENV 7, ENV 30 and EMP 6.

The site also falls within the Hopetoun House Designed Landscape which is identified by Historic Environment Scotland of outstanding scenic value (CDX extract from HES website re Hopetoun). As such policy ENV 30 of the LDP Proposed Plan applies, page 59. SPP2014 requires that planning authorities should protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes and designed landscapes of regional and local importance (CDX, para 148). Allocation of the site for development is considered to be contrary to the terms of SPP2014.

The council does not propose any change to the LDP in relation to Whitequarries and Craigton.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1A	Housing Land & Policies HOU 1, HOU 2 and CDA 1	
Development Plan reference:	**Chapter 5** *The Spatial Strategy - Housing Growth, Delivery and Sustainable Housing Locations* • *Housing land requirements for the LDP* • *Effective Housing Land and Generous Supply*	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0047 (Houghton Planning Ltd on behalf of RK Property Ltd)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0160 (ScottHobbs Planning on behalf of Scottish Enterprise)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0238 (Scottish Natural Heritage)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0245 (EMA on behalf of EWP Investments Ltd)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Ltd)
WL/LDP/PP/0417 (Andrew Bennie Planning Limited on behalf of Ogilvie Homes)
WL/LDP/PP/0418 (Montagu Evans on behalf of Cala Homes)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)
21119948-2ac9a17 (Houghton Planning Ltd on behalf of Laurieston Developments Limited)
21450464-c80b28f (ScottHobbs Planning on behalf of Scottish Enterprise)
21716490-c057327 (John Orr)
21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)
21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21867093-c1389fa (Montagu Evans on behalf of Cala Management Ltd)

21869740-**af300dc** (Rick Finc Associates on behalf of Davidson & Robertson Rural) **21870299-6e33c55** (Rick Finc Associates on behalf of Davidson & Robertson Rural) **21870507-c71532a** (Rick Finc Associates on behalf of Davidson & Robertson Rural) **21871160-08ca39a** (Rick Finc Associates on behalf of Davidson & Robertson Rural) **21872215-270903f** (Rapleys LLP on behalf of Bizspace) **21889730-ea37565** (Dr John Kelly)	
Provision of the development Plan to which the issue relates:	**Chapter 5** This section of the Plan details the Spatial Strategy - Housing Growth, Delivery and Sustainable Housing Locations (Pages 20 - 27, paragraphs 5.36 - 5.68) **Policies HOU 1, HOU 2 & CDA 1** Pages 22, 23 & 26 **Chapter 6** Development Proposals by Settlement (Pages 79 - 98) **Appendix Two** Schedule of Housing Sites/Site Delivery Requirements (Pages 119 - 258) **Proposals Maps 1 – 5**

Planning authority's summary of the representation(s):

The above respondents have commented on one or more aspect of the Proposed Plan with particular relevance to the methodologies and assumptions underpinning housing targets, the provision of land to meet those targets, the effectiveness and phasing of the supply, and the allocation of housing land generally. Comments on policies HOU 1, HOU2 and CDA 1 are also addressed in this Schedule.

Issues which have been raised by one or more of the aforementioned respondents have been grouped by topic and summarised below.

It should be noted that a number of respondents who have submitted a representation have done so in addition to comments on a particular site, either a site they would like adding to the Plan or a site they would like removed from the Plan. These site specific representations are reported and addressed by Issue in the corresponding Schedule 4 and not within this Schedule 4.

Inconsistencies with policy and or guidance

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Asserts that the council's proposed development strategy does not comply with the requirements of Scottish Planning Policy (SPP 2014), the approved Strategic Development Plan (SDP), SESplan Guidance and PAN 2/2010: *Affordable Housing and Housing Land Audits* (CDX). The Proposed Plan, therefore, cannot/should not be progressed to Examination until the deficiencies which have been identified have been addressed.

Terminology
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)

Suggests that terminology used throughout Chapter 5 in relation to the general topic of housing land is inaccurate and confusing. For clarity and consistency it is recommended that the plan adopts the terminology used in SPP 2014 to articulate the housing figures and the process through which they are determined (pages 20/21, paragraphs 5.39-5.52).

With particular regard to Figure 5 (page 22), the term 'Housing Supply Target' (HST) should replace references to 'Housing Requirement'.

WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0238 (Scottish Natural Heritage)

Notes that phrasing and terminology used in paragraph 5.51 (page 23) and the first sentence of Policy HOU 2 are derived from SPP 2010 and therefore inappropriate. Advises that paragraph 119 of SPP 2014 provides the correct phrasing and should therefore be substituted.

Housing Needs and Demand Assessment (HNDA)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd **&** H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Observes that there is no evidence that the original HNDA (which informed the SDP) was used to identify effective housing land. Reminds the council that it has a statutory duty (by virtue of Section

16 (6) of the Planning etc. (Scotland) Act 2006) (CDX) to maintain consistency between the current SDP and this LDP and respondents claim it has erred by using or has had disproportionate regard to a *second* HNDA prepared for SDP 2 to inform the development strategy. It is widely stated that this *second* HNDA has no status or materiality relative to the Proposed Plan and respondents have sought to evidence this by referencing a letter from Scottish Government stating that the outcomes of this HNDA cannot be taken into consideration until a policy decision is reached through the approval of SDP 2 (CDX). References to HNDA 2 at paragraph 5.38 (page 20), paragraph 5.39 (page 20), paragraph 5.40 (page 20), paragraph 5.41 (page 21), 5.42 (page 21), paragraph 5.58 (page 25) and paragraph 5.74 (page 28) of the LDP should therefore be removed from the Proposed Plan prior to examination. References to SDP 2, and inferences that it has influenced this LDP, are similarly considered inappropriate and irrelevant to the preparation of the Proposed Plan.

WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0239 (Homes for Scotland)

Queries the inclusion/relevance of Figure 4 (page 21) in so far as it presents data sourced from HNDA 2. The extrapolation method used to populate Figure 4 (page 21) should be explained in a technical paper if the Figure is being retained.

Makes a general criticism of there not being a clear read across from SESplan figures to those in the Proposed Plan.

Seeks deletion of paragraph 5.41 (page 21) and replacement with a new paragraph confirming the LDP will conform to SDP 1 and within that the HNDA 1 demand figures, deletion of reference to SESplan Main Issue Report 2 from paragraph 5.42 (page 21) and deletion of paragraph 5.53 (page 23) as it references the council's desire to use HNDA 2 rather than HNDA 1.

Housing Land Audit and programming of sites
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

Critical of the Proposed Plan for being based on an out of date Housing Land Audit (HLA 2014) and suggests that HLA 2015, once agreed with Homes for Scotland, should be used instead. The status and programming of sites should thereafter be derived from the agreed HLA.

Critical of adjustments made to the status and programming of sites, both effective and constrained. Notes these deviate from HLA 2014 and were made without any consultation or with the agreement of the house building sector. Unilaterally changing status and programming is contrary to the requirements of the SDP and SPP 2014 and the resultant figures are rejected as invalid unless and until further collaborative work is done to agree realistic programming.

WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Rejects as unrealistic (and also at odds with the Main Issues Report) the assumption that the entire effective and established land supply will be developed in full by 2024. This view of anticipated house completions is based on programming which has not been agreed with the house building sector and does not accord with the requirements of PAN 2/2010. As a consequence the Proposed Plan is underpinned by an unproven and revised HLA which has randomly increased outputs and changed previously non-effective sites to effective, artificially inflating and departing from the agreed effective housing land supply and rendering it flawed. Proposes that the programming of sites must allow for practical lead in periods and for commercial rates of house building to accord with the different locations in West Lothian.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Supports revision of the HLA format suggested in paragraph 5.40 (page 20) to show housing need and demand broken down by tenure. However, this data should be presented in addition to the current format HLA, not instead of the current PAN 2/2010 'requirements supply' format (CDX).

WL/LDP/PP/0239 (Homes for Scotland)

Seeks removal or clarification of first sentence of paragraph 5.48 (page 20) as it is misleading and implies programming was carried out in consultation with the housebuilding industry when it is clear that no such consultation took place.

Establishing the Housing Supply Target (HST) and the Housing Land Requirement (HLR)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Indicates that Figure 5 of the Proposed Plan (page 22) has incorrectly conflated two concepts, the HST and the HLR. Suggests it should be revised and conform with the structure and terminology provided by Diagram 1 of SPP 2014, (CD078) which provides clarity on the methodology which should be adopted. Specifically, it should :

- Demonstrate how the HNDA has provided the evidence base for the proposed Housing Supply Target (HST), separating out the HST into both affordable and market sectors (to accord with paragraph 115 of SPP 2014);
- Show how this has been translated into a Housing Land Requirement (HLR) with the addition of a 'generosity allowance';
- Amend paragraphs 5.50 - 5.53 to provide a robust and justified explanation as to whatever percentage 'generosity allowance' is adopted; and
- Adopt a 'generosity allowance' of not less than 20%

WL/LDP/PP/0239 (Homes for Scotland)

References SPP 2014 which requires that the HST should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence. Suggests that these requirements have not been satisfied.

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Notes that the HSTs for West Lothian can be directly sourced from the SDP, i.e., 11,420 for the period 2009-2019 and 6,590 for the period 2019-2024 and should not be in dispute. The Proposed Plan is however deficient in that it does not satisfy SPP 2014 (paragraph 119) which states that the HLR should be met up to years 10 from the expected date of adoption. As the expected date of adoption is now unlikely to be before 2017 the Proposed Plan should also identify additional HSTs and HLRs for the period 2024 - 2027. This would be consistent with recent Examinations allied to LDPs for Scottish Borders, City of Edinburgh and Fife and West Lothian should anticipate being similarly directed to revise the Proposed Plan. Respondents have submitted their respective suggestions.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Concerned that a significant part of the first ten year period of the SDP has elapsed and that there is insufficient time left to satisfy the housing land requirement identified for the period 2009-2019 if solely reliant on Proposed Plan allocations. SPP 2014 allows for councils to 'over allocate' land and the Proposed Plan should bring forward additional sites to ensure sufficient delivery of housing in the short term to meet SDP requirements.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21872215-270903f (Rapleys LLP on behalf of Bizspace)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Concludes that not all of the strategic allocations can be assumed to be effective or capable of becoming effective and promotes a case for allocating land to deal with the poor and non-performance of sites in order to ensure the delivery of the HLRs.

Housing Land Supply and Effectiveness

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Concludes that the council has failed to comply with SPP 2014 and SDP Policy 5 (CDX) in so far as the Plan will not maintain a 5 year effective housing land supply at adoption. Notes it has failed to do so since circa 2008/09 and the land supply position for the LDP is already handicapped and not starting from a neutral zero requirement point.

The Proposed Plan does not properly identify the scale of the effective housing land supply in accord with the agreed Housing Land Audit (HLA 2014).

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Concerns expressed at the shortfall (particularly in the early period of the Proposed Plan) and the absence of any solution to remedy this.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Concludes that the Proposed Plan does not allocate sufficient land to achieve the number of housing completions to meet SDP requirements. The scale of the problem is so significant that reliance on

known development "hotspots" cannot make up the ongoing shortfall. Additional land for housing (which is immediately effective) should therefore be allocated to eliminate the shortfall, add greater flexibility and certainty to the housing land supply to safeguard against future failure and bring the plan into compliance with SPP 2014.

21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Critical of the council for continuing to argue that a 5 year effective land supply has been achieved when this has recently been rejected by Scottish Ministers through appeal decisions.

WL/LDP/PP/0239 (Homes for Scotland)

Supports the key objectives of the housing land requirements for the LDP as listed in paragraph 5.37 (page 20) but is questioning of whether the councils key aims for the plan area, as set out in paragraph 4.3 (pages 8 to 9) can meet these key objectives.

Figure 5, 'West Lothian Housing Supply Target' (page 22), evidences there is not a 5 year effective housing land supply. 'Smoothing out' the shortfall instead of rolling forward the unmet supply is a flawed approach and the Proposed Plan should be amended to reflect the real shortfall and demonstrate how it intends to meet the housing land requirement in full. The LDP must include additional sites allocated for housing.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Advises that failure to make the necessary allocations to achieve an effective housing land supply will render the LDP Proposed Plan policies on housing supply 'out of date', as stated in paragraph 125 of SPP 2014, and will trigger a presumption in favour of development that contributes to sustainable development. This is regarded as unacceptable and does not sit well with what is a supposedly plan-led system.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21872215-270903f (Rapleys LLP on behalf of Bizspace)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property

Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The development strategy for the Proposed Plan should focus on identifying sufficient effective housing land that can contribute to the effective housing land supply particularly in the short term period, as well as its plan period to 2027. Further effective housing land releases are urgently needed to accord with SDP Policy 5 Housing Land and Policy 6 Housing Land Flexibility.

21889730-ea37565 (Dr John Kelly)

Proposes that the effective land supply should be allocated (a) by settlement and (b) for a period of 10 to 15 years.

Figure 5 - West Lothian Housing Land Supply Target
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0239 (Homes for Scotland
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Figure 5, 'West Lothian Housing Supply Target' (page 22), was intended to show how much housing is required in West Lothian and how much is being provided for in the LDP to meet the HLR. It has, however, provoked criticism that the absence of information hinders proper judgements being made as to whether there is sufficient land allocated to meet both need and demand and that no information on the separate requirements for each has been identified.

The data informing Figure 5 and the resultant calculations are widely disputed, particularly in relation to constrained sites, windfall and the lack of evidence that new LDP allocations will perform as well as is being suggested.

It is proposed that the assumptions made relative to windfall sites should be supported by a study prior to examination of the proposed plan.

Overall, the fact that Figure 5 identifies an almost perfect balance between supply and demand is considered unrealistic.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Suggests that the inclusion of estimates of future windfall development in Figure 5 duplicates the contribution from that source in the calculation since it is already contained in the HLA.

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Figure 5 indicates a shortfall of 3,623 houses in the period 2009-2019 but this figure is considered to be a significant under calculation by some of the respondents. The accuracy of the corresponding surplus in the period 2019-2024 periods is also challenged.

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

While Chapter 2 sets out 'Development Proposals by Settlement', it only provides notional capacities for sites. The absence of a technical document to accompany the Proposed Plan to support the assumptions and programming underpinning Figure 5 is criticised. While acknowledging that some background data was subsequently made available this was too late to allow for any meaningful analysis. The assumptions underpinning the output from constrained sites are nevertheless held to be unsubstantiated and highly optimistic.

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Several respondents have produced their own analysis/assessment of the West Lothian housing land supply which enumerate a range of different inputs and outcomes. Respondents individually seek to have Figure 5 of the Proposed Plan deleted and replaced with the tables suggested in their respective submissions and/or a calculation of the five year effective housing land supply.

WL/LDP/PP/0236 (Scottish Government)

Arithmetical errors have been identified in Figure 5, specifically non-summing totals in rows I, J and L, and should be corrected.

WL/LDP/PP/0236 (Scottish Government)

The terminology used in paragraph 5.51 and Policy HOU 2 (page 23) derives from SPP 2010 and is erroneous. It should instead be amended to correctly accord with SPP 2014.

Committed sites
21716490-c057327 (John Orr)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Critical of Proposed Plan being too reliant on sites carried forward from earlier plans and which have a history of failing to deliver. Supports allocation of alternative sites and suggests ridding the plan of long term non-effective sites which are unlikely to ever contribute to the housing land supply. Some respondents have identified specific sites.

Constrained sites
21716490-c057327 (John Orr)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)

Critical of Proposed Plan being too reliant on sites previously identified as constrained (in the 2014 HLA) and becoming part of the effective housing land supply.

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The council is criticised for having changed the status of sites previously identified in the HLA 2014 from constrained to effective without any explanation or justification and without any prior consultation or agreement with Homes for Scotland, contrary to paragraph 118-123 of SPP 2014 and PAN 2/2010 (**CDX**). Furthermore, the Proposed Plan does not identify the interventions which would be required to make constrained sites effective.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Identifies a contradiction regarding the inclusion of so many constrained sites (from HLA 2014) being programmed to deliver during the first period (2009-2019) when there was never any expectation of these sites delivering completions before 2019. Proposes that completions from sites of this nature should be set at zero in the absence of any agreement with Homes for Scotland. Observes that the effect of removing these constrained sites from the effective supply will have a dramatic effect on the council's ability to meet the housing land requirements and further re-enforces the argument to allocate additional land for housing to compensate.

Proposes that the HLA 2015 is used to inform the re-programming of all sites (but particularly constrained sites) in consultation with Homes for Scotland.

Generosity of supply and additional allowances
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)

WL/LDP/PP/0459 (Gladman Developments Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Concludes that the council has failed to comply with SPP 2014 (paragraph 116) which requires a robust and justified explanation as to how the chosen 'Generosity Allowance' was arrived at. Considers the 10% figure adopted in the Proposed Plan as neither flexible nor generous, particularly when the LDP has taken an overly optimistic approach to completions and is dependent on a significant proportion of non-effective and constrained sites. Argues that the purpose of a generosity component should be to make up for losses that are likely to occur over the life of the plan and should reflect the degree of certainty as to the deliverability of the housing land supply. Consequently a higher generosity factor of 20% is widely favoured, although there are some respondents who doubt that even this enhanced figure will be sufficient to meet HLRs.

WL/LDP/PP/0236 (Scottish Government)

Seeks clarification as to why the LDP provides an additional 10% flexibility above that already included in the SDP HLR.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

References Figure 3 (page 20) which identifies the SDP prescribed 'additional allowance' of 2,130 houses and seeks clarification as to how this contributes to the total sum. Suggests the table should be revised and an explanation provided as to how the additional allowance is addressed in the plan and how this is linked to Figure 5.

Policy HOU 1 - Allocated Housing Sites
WL/LDP/PP/0254 (Barton Wimore on behalf of Hallam Land Management Ltd)

Proposes change to wording of second paragraph of Policy HOU 1 to accord with paragraph 119 of SPP 2014 requiring maintenance of an effective 5 year supply of housing land at all times.

21450464-c80b28f (ScottHobbs Planning on behalf of Scottish Enterprise)
WL/LDP/PP/0160 (ScottHobbs Planning on behalf of Scottish Enterprise)

Supports the principle of policy HOU 1 but has concerns that the proposed wording allows for unrestricted employment-generating development at the allocated housing sites which may impinge upon the delivery of other employment land. Proposes revision to text.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

WL/LDP/PP/0459 (Gladman Developments Ltd)

The Proposed Plan does not identify sufficient housing allocations to allow for the maintenance of an effective land supply as required by the SDP and SPP 2014.

WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

The Proposed Plan does not adequately support the previously established Livingston and Almond Valley CDA. While acknowledging that adjustments have been made to the CDA boundary, together with an increase in the residential capacity, this is still insufficient to address the high infrastructure costs associated with the development of the site. It also amounts to an underutilisation of the potential of the site to contribute to the housing land supply and at odds with the stated strategy and vision at paragraph 5.4 (page 10).

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Queries the discrepancies between the totals shown for Winchburgh in the settlement statement (pages 97 and 98) and Appendix 2 (pages 23 and 254) and suggests that these deficits should be made good by allocating additional land for housing.

Support for sites already allocated under Policy HOU 1
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)

Supports the general allocation of sites for housing in Linlithgow but suggests that the Proposed Plan has significantly under stated the capacity and that it should be in excess of the 500 units identified. Supports allocation of site H-LL 11 (Wilcoxholm Farm/Pilgrims Hill, Linlithgow) for housing.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Supports all of the residential allocations in Winchburgh that form part of the current planning permission in principle for the strategic expansion of the settlement (reference 1012/P/05).

Supports the Broxburn CDA but objects to the definition of the north eastern boundary as shown on Proposals Map 2. Proposes that the northern portion of site H-BU 10 should be deleted and the resultant reduction in capacity transferred to land south of Winchburgh.

Supports inclusion of Niddry Bing within the settlement boundary but proposes that it should be afforded longer term safeguarding as a potential residential development site once extraction works have ceased.

Supports allocation of sites for housing at Castle Road, Winchburgh (H-WB 1), land west of Ross's Plantation (H-WB 16) and land west of Niddry Castle (H-WB 17), subject to boundary change identified separately.

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)

Supports allocation of site H-DE 2 (Main Street, Dechmont) for housing but argues that the capacity has been significantly under stated and is likely to be closer to 120 units. Observes that there is a discrepancy between the site area shown in the settlement statement (page 85) and definition of the site in Proposals Map 2.

21867093-c1389fa (Montagu Evans on behalf of Cala Management Ltd)

WL/LDP/PP/0418 (Montagu Evans on behalf of Cala Homes)

Supports allocation of land at Preston Farm, Linlithgow for housing.

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Advises that the capacity of two sites in Winchburgh, H-WB 16 and H-WB 17, are gross figures and are therefore over estimated in the Proposed Plan (page 97). The net developable area of both sites is considered to yield only 385 houses in total, not 500. There is a consequential impact on the 'total allocations' figure for Winchburgh (page 255) which would reduce from 4,243 to 4,128) and it is suggested that this creates an opportunity to allocate land for the balance (115 houses) elsewhere in the Winchburgh CDA.

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Supports the continued allocation of sites at Heartlands (Whitburn) and the increased allocation. Intimates an intention to review densities on sites at Heartlands with a view to increasing development and maximising use of the land and would not wish to see the imposition of any artificial constraints being placed on a site which clearly has the potential to deliver completions to address the LDP housing land requirement.

WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

Supports allocation of site H-DE 3 (Burnhouse, Dechmont) for housing but suggests that the capacity has been significantly under stated and likely to be closer to 180 units. Also disagrees with the site being held back as a 'reserve' site and argues that its requirement to support site H-DE 1 has now been recognised. Seeks corresponding revisions to Appendix 2 (page 178) together with the removal of reference to site being at risk of flooding and the addition of text to confirm that the site will contribute to the provision of a new primary school.

WL/LDP/PP/0158 (Gladman Developments Ltd)

Supports allocation of site H-LL 10 (Clarendon Farm, Linlithgow) for housing but seeks revisions to Appendix 2 (page 198) with regard to observations made in relation to Transportation (access) and Flood Risk. It is intimated that these issues have been satisfactorily addressed by a recent planning application (**CDX**) and a subsequent appeal (**CDX**). It is also noted that the incorrect catchment area schools have been identified under the Education column and should be corrected.

WL/LDP/PP/0350 (Gladman Developments Ltd)

Supports allocation of land at Appleton Parkway, Livingston for housing.

Promotion of sites to augment those allocated under Policy HOU 1
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21716490-c057327 (John Orr)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Critical of no new significant housing allocations in Livingston and Bathgate despite these locations being accessible, commercially attractive and well placed for growth. Argues that it would be

reasonable and appropriate to allocate further effective, deliverable sites in these areas of West Lothian.

21119948-2ac9a17 (Houghton Planning Ltd on behalf of Laurieston Developments Limited)

Promotes allocation of land at South Logie Nursery by Westfield for housing.

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)

Argues that Broxburn needs to continue to develop its own housing (retail and employment) provision in order to maintain its identity as a local centre and also to contribute to serving West Edinburgh. Promotes allocation of land at Kilpunt, Broxburn for housing.

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)

Promotes allocation of land to the north of Bathgate Golf Club for housing.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Promotes Winchburgh southerly expansion (in excess of additional allocations already made in the Proposed Plan) and adjustments to the boundary of the Broxburn CDA and Countryside Belt. Argues Winchburgh is a location where additional land can be brought forward quickly to deliver housing completions that will meet requirements and address, in part, the housing land supply shortfall. It also makes the best use of resources by maintaining the momentum of the established strategic expansion.

Promotes allocation of land at Niddry Mains Golf Course for mixed use development including housing.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)

Promotes allocation of land at Murieston Castle Farm, Livingston for housing.

21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Promotes allocation of land at Langton Road, East Calder for housing.

21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Promotes allocation of land at Hartwood Road, West Calder for housing

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Promotes allocation of land at Station Road, Kirknewton for housing.

21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Promotes allocation of land at Balgreen Farm, Livingston for housing.

21872215-270903f (Rapleys LLP on behalf of Bizspace)

Promotes allocation of land at Fleming House, Livingston for mixed use development including

housing.

WL/LDP/PP/0047 (Houghton Planning Ltd on behalf of RK Property Ltd)

Promotes allocation of land at Murieston Valley and Hunter Road, Livingston for housing.

WL/LDP/PP/0147 (Gladman Developments Ltd)

Promotes allocation of land at Brotherton Farm, Livingston for housing.

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Suggests that the Proposed Plan should include reference to there being evidence of greater demand for housing of various tenures and to Scottish Government's support for the supply of housing to be generally increased. Specifically promotes allocation of land in Winchburgh in respect of four sites, previously referenced EO1-0193, EOI-0202, EOI-0203 and EOI-0204

WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)

Promotes allocation of land at Eastoun Farm, Bathgate for housing.

WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)

Promotes allocation of land at Kingsfield Farm, Linlithgow for housing.

WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)

Promotes allocation of land at Armadale East for housing.

WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Promotes allocation of land at Pumpherston Farm, Pumpherston for a mixed use development including housing.

WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Promotes allocation of land at Burghmuir, Linlithgow for a mixed use development including housing.

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Promotes allocation of land at Wellhead Farm, Murieston, Livingston for housing.

WL/LDP/PP/0417(Andrew Bennie Planning Limited on behalf of Ogilvie Homes)

Promotes allocation of land at Hen's Nest Road, East Whitburn for housing.

WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

Promotes expansion of CDA allocations at Mossend/Cleugh Brae for housing. Requests settlement statement for West Calder (page 95) to be changed to reflect this and a new entry added to Appendix 2 (suggested text provided by respondent). Proposes revision to Appendix 3 – Schedule of

Land Ownership (page 264) to record that site H-WC 2 is land owned by the council and that it is to be developed for affordable housing.

WL/LDP/PP/0459 (Gladman Developments Ltd)

Promotes allocation of land at Dykeside Farm, Bathgate for housing.

Policy HOU2 - Maintaining an Effective Housing Land Supply
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0236 (Scottish Government)

Critical of the use of the words 'endeavour to' in Policy HOU 2 as this suggests that the council may not be able to maintain the minimum 5 year effective supply of housing at all times. This would be in contravention of SPP 2014 (paragraph 119) and Policy 6 of the adopted SDP. Seeks to have these words removed from the text.

Seeks amendment to Policy HOU 2 (page 23) to reflect the wording in SPP 2014 which references effective land.

Critical for not explicitly indicating in Policy HOU 2 what action the council would take in the event of a failure of the land supply. Proposes Policy HOU 2 is revised to include a presumption in favour of development that contributes to sustainable development in that eventuality.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Limited)

Policy HOU 2 should provide criteria by which to assess new sites (in line with SDP Policy 7) to contribute to identified housing land shortfalls.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Objects to the restriction identified in Policy HOU 2 safeguarding land for longer term housing development that may become necessary as a result of failure to maintain a five year housing land supply. Reminds the council of its obligation to meet housing requirements in full in the period to ten years from anticipated date of adoption and that as there is currently a shortfall in the supply of an effective five year housing land supply the LDP should not be imposing constraints.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0239 (Homes for Scotland)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Objects to the references in paragraph 5.41 (page 21) and Policy HOU 2 (page 23) which indicate that the maintenance of a five year housing land supply must be achieved by housing sector. Argues that the SDP does not require this and that the need to maintain a five year housing land supply is tenure blind. Concerned that this would, potentially, allow the council to prioritise affordable housing delivery over that for market sale. Also objects to reference to the SESplan paper *'Maintaining a Five Year Effective Housing Land Supply'* (page 23, paragraph 5.51) as not being consistent with SPP 2014 and notes Scottish Government is bringing forward its own guidance on development plan delivery (subsequently published in Draft in February 2016, "*Draft Planning Delivery Advice: Housing and Infrastructure*") (**CDX**) and expects this to take precedence and be adhered to when finalised and enacted.

Housing Requirement Periods
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Suggests paragraph 5.52 (page 23) is misleading as it down plays the shortfall in the first of the two plan periods and gives the impression that the Proposed Plan can address a shortfall in the first period by a deferment or oversupply in the second period. It fails to make it clear that Policy 5 of the he SDPs obliges the plan periods to be treated separately and for each HLR to be met independently within each period i.e., 2009-2019 and 2019-2024 (and also 2024-2027). Reference is made to a recent decision by Ministers in relation to planning appeal PPA-230-2129 **(CDX)** in which it was stated that "the calculation of the housing land supply… [across a single 2009-2024period]… was not in accordance with the SDP or the SG and that the council behaved unreasonably". SDP Policy 6 is also referred to in so far as it reinforces the requirement that a five years' effective housing land supply is maintained at all times.

Paragraph 5.52 (page 23) is also criticised for effectively setting up the plan to fail by identifying that new allocations may not deliver until after 2019 and for highlighting the inability of the council to maintain a five-year supply in the short-term. It dwells on how the strategy is dependent on developers delivering infrastructure on other sites despite a mechanism being in place within the SDP for making up any shortfall in the housing land supply.

It is proposed that Paragraph 5.52, (page 23) is reworded and the last sentence removed.

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf or Aithrie Estates & Hopetoun Estate Trust

Observes that paragraph 5.52 (page 23) also omits to include the word 'continuous' in the context of the effective housing land supply.

Infrastructure requirements and delivery
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Recognises that co-ordination of infrastructure funding and delivery is crucial for the successful implementation of the LDP development strategy but objects to developers being burdened with the principal responsibility for remedying constraints, particularly in terms of education (paragraph 5.53, page 23). Difficulty in overcoming infrastructure constraints is identified as a major impediment to the maintenance of an effective 5 year housing land supply and the biggest single constraint on increasing the delivery of new housing. The council is reminded of its statutory obligations in this regard but is also urged to take more responsibility for seeking and co-ordinating infrastructure solutions and to be more proactive in helping forward fund infrastructure itself. Seeks an amendment to the section dealing with Sustainable Housing Locations, paragraph 4.3 (pages 8 to 9), to include provision for the council to invest in infrastructure delivery.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Criticises the Action Programme for being overly dependent on contributions from developers and for not fulfilling all of the requirements identified in paragraphs 31 and 124 of SPP 2014. It is suggested that more detail should be provided.

WL/LDP/PP/0047 (Houghton Planning Ltd on behalf of RK Property Ltd)

Proposes that the council adopts interim measures based on developer contributions as a means of securing the necessary infrastructure requirements, particularly in relation to school provision. Alternatively, seeks the lifting of 'moratorium' on further new housing in the Linlithgow Academy

catchment area.

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Recognises that maintenance of an effective housing land supply is heavily reliant on the availability of infrastructure but is anxious to point out that that this is not an issue for the development of land at Heartlands, Whitburn.

Core Development Areas

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Welcomes the recognition in paragraph 5.46 (page 21) that within original CDA allocations the LDP will allow additional development which may exceed the original capacities established by the Edinburgh and Lothians Structure Plan. However expresses concern that the council interprets this as only referring to post-2024 requirements (based upon what is regarded as a flawed 'Figure 5' and an incorrect conclusion that there is no need to identify further effective housing land prior to this date). Proposes that paragraph 5.46 is amended to explain that additional development in CDAs will be dependent on there being evidence of a shortfall in the 5 year effective housing land supply and other factors such as support for infrastructure and affordable housing.

Welcomes recognition in paragraph 5.57 (page 25) that the CDAs continue to form a key component of the spatial strategy. However suggests some of the CDA sites which are identified as contributing to the effective housing land supply are suspect and expectations for delivery overly optimistic in that they have yet to secure consent and are dependent on uncommitted infrastructure provision. Identifies East Broxburn as an example and suggests there is no evidence that these sites are likely to deliver in the short to medium term.

Proposes that a reference to withdrawing support for CDA housing sites which already have consent and are the subject of Section 75 Agreements should be deleted.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Welcomes the recognition in paragraph 5.48 (page 22) that there may be opportunities to increase output from currently identified development sites but laments the fact that the Proposed Plan has failed to address representations made at the MIR stage which were pursuant to this in the specific context of the Winchburgh CDA.

Recognises that engagement between Winchburgh and Broxburn CDA developers is essential to deliver the CDA requirements but objects to paragraph 5.59 (page 25) which specifically calls for Winchburgh and East Broxburn developers to work together to deliver infrastructure. Advises that issues are almost exclusively allied to the inactivity of the Broxburn CDA developers. Notes that Winchburgh CDA has been progressing steadily, unlike Broxburn. Observes that of the 2,300 units allocated in the Broxburn CDA, more than 1,500 are identified as non-effective in HLA 2014 and anticipates no immediate prospect of any improvement in this situation, thereby re-enforcing arguments for amending the Broxburn CDA site area and re-allocating capacity to Winchburgh.

WL/LDP/PP/0245 (EMA on behalf of EWP Investments Ltd)

Promotes allocation of 600 additional homes to supplement the 1000 already identified in the Heartlands Masterplan. Explains that these could be delivered as 'affordable homes'.

Highlights lack of progress elsewhere in the Armadale CDA and argues that the loss of anticipated

output can be compensated for at Southdale in order to ensure the delivery of the HLRs without prejudicing the eventual implementation of these currently ineffective sites at a later date.

Suggests that the site areas and capacity of several undeveloped Armadale CDA sites, specifically H-AM 8, H-AM 11 and H-AM 14, have been incorrectly quantified in Chapter 6 of the Proposed Plan (page 80), either because the effective area is less than suggested or because planning permission has been granted and confirms lower number of units. Proposes that the settlement statement, Appendix 2 and Proposals Map 4 are revised to reflect this. There would also be a consequential impact on the 'total allocations' figure for Armadale (page 255).

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21867093-c1389fa (Montagu Evans on behalf of Cala Management Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21716490-c057327 (John Orr)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0418 (Montagu Evans on behalf of Cala Homes)

Concerned about the under-performance of CDAs and sceptical about their ability to deliver due to a plethora of constraints. Argues that other effective sites outside CDAs should not be prevented from coming forward if they can be shown to contribute to the housing land supply.

WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Intimates that a number of factors may prevent the implementation of development originally envisaged for the eastern portion of the CDA. Advises that the 825 capacity assigned to West Wood (H-BU 10), page 84 and Appendix 2, page 173, may not be achievable due to environmental issues. Similarly, Albyn (H-BU 4), page 84 and Appendix 2, page 168, is subject to contamination and geotechnical constraints and the 350 capacity it is allocated may also not be achievable. There are also noise related concerns relative to land south of the Union Canal which are likely to have a reducing effect on output. Significant revisions to the master plans are likely.

Supports the continued commitment in the Proposed Plan to the CDAs (particularly East Broxburn/Winchburgh) but calls for the significant challenges they present to be recognised. In particular the Proposed Plan should allow for flexibility in the distribution of housing across the Broxburn CDA as a whole and land owners whose sites cannot be developed as planned should have the opportunity to transfer unused capacity to other land under their control. Argues that longer term reserves of land to the west side of the current boundary of H-BU 8 and north of site H-BU 9 should be identified as alternative sites to accommodate the number of houses already allocated with releases being identified in subsequent iterations of the LDP.

Policy CDA 1 - Development in the previously identified Core Development Areas
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Supports the principle of policy CDA 1.

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Recognises the importance strategic allocations such as Heartlands can make to maintaining an

effective housing land supply and proposes that Policy CDA 1 should be amended to also reference such sites.

WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Argues for greater flexibility to address changing circumstance and suggests that Policy CDA 1 should be relaxed to allow for modifications to masterplans to be made.

Miscellaneous
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)

Proposes that a diagram akin to SDP Figure 7 should be incorporated into the LDP to identify the West Lothian Strategic Development Area (in a SESplan context).

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Supports the key housing aims at paragraph 5.37 (page 20) but seeks the addition of a reference to the necessity for the planning system to be flexible in the application of policy to reflect local circumstances.

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Proposes that the 'smaller new housing sites' referred to in paragraph 5.61 (page 25) should be identified in Appendix 2 and representations invited as to their location and suitability.

Alleges failure to adopt timescales set out in SPP 2014 and to provide the estimated date for adoption of the Proposed Plan.

Modifications sought by those submitting representations:

Inconsistencies with policy and or guidance
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Collectively oppose the Proposed Plan being progressed to Examination until the deficiencies which have been identified relative to compliance with the requirements of Scottish Planning Policy (SPP 2014), the approved Strategic Development Plan (SDP), SESplan Guidance and PAN 2/2010:

Affordable Housing and Housing Land Audits have been addressed.

Terminology
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)

The Proposed Plan should adopt the terminology used in SPP 2014 to articulate the housing figures and the process through which they are determined (pages 20/21, paragraphs 5.39-5.52).

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)

With particular regard to Figure 5 (page 22), the term 'Housing Supply Target' (HST) should replace references to 'Housing Requirement'. This would have the effect of line A being re-titled the 'West Lothian LDP Housing Supply Target' and line C changed to the 'LDP Housing Land Requirement'.

WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0238 (Scottish Natural Heritage)

The terminology used in paragraph 5.51 and Policy HOU 2 (page 23) derives from SPP 2010 and should be amended to correctly accord with SPP 2014. This states that 'sites from the established land supply which are effective or expected to become effective in the plan period' and this should be substituted for 'effective or shown to be capable of becoming effective'. Highlighted text reflects additions to the text whereas strike-through text reflects deletions requested.

5.51 To achieve this, LDPs are required to allocate suitable land on a range of sites which are ~~effective or capable of becoming effective~~ effective or expected to become effective in the plan period *to meet the housing land requirement up to year 10 from the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times. 'Effective' means that sites are free, or expected to be free, of development constraints in the period under consideration, and will therefore be available for the construction of housing.*

Policy HOU 2

The council will endeavour to maintain a 5-year supply of land for housing that is ~~effective or can be shown to be capable of becoming effective~~ effective or expected to become effective *at all times throughout the lifetime of the plan. An annual audit of the housing land supply prepared on a sectoral basis (agreed with housing providers) will monitor and review, the land supply in accordance with the SPP 2014 and the Strategic Development Plan.*

Proposals for housing development will require to accord with the proposed phasing detailed in Chapter 6 and the related LDP Action Programme. Sites identified in Chapter 6 for longer term expansion are embargoed from development during the period of the Local Development Plan and shall be safeguarded unless required to contribute to the five year effective supply and any infrastructure required as a result of the development is either committed or to be funded by the developer. Proposals coming forward in advance of any identification of a shortfall in the effective housing land supply will be treated as premature.

Housing Needs and Demand Assessment (HNDA)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Remove references to HNDA 2 from the Proposed Plan at paragraph 5.38 (page 20), paragraph 5.39 (page 20), paragraph 5.40 (page 20), paragraph 5.41 (page 21), 5.42 (page 21), paragraph 5.58 (page 25) and paragraph 5.74 (page 28).

WL/LDP/PP/0239 (Homes for Scotland)

Clarify (or delete) reference to HNDA 2 in Figure 4 (page 21). If retained, explain the extrapolation method used. Delete paragraph 5.41 (page 21) and replace with a new paragraph confirming the LDP will conform to SDP 1 and within that the HNDA 1 demand figures, delete reference to SESplan Main Issue Report 2 from paragraph 5.42 (page 21) and delete paragraph 5.53 (page 23).

Housing Land Audit and programming of sites

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

HLA 2015, once agreed with Homes for Scotland, should be used as the basis for housing supply and demand figures in the Proposed Plan.

Intimates that only programming that has been agreed with Homes for Scotland should be adopted.

WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Programming of sites must allow for realistic lead in periods and achievable rates of house building. Assumptions that the allocations will be built out by the end of the plan period is also not credible.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Present housing need and demand figures broken down by tenure in accordance with paragraph 5.40 (page 20). This should however be in addition to data presented in the current format HLA.

WL/LDP/PP/0239 (Homes for Scotland)

Clarify or remove the first sentence of paragraph 5.48 (page 20). Strike-through text reflects deletions requested.

'In addition to new housing land allocations, HLA 2014 has been reviewed and completions re-phased ~~to reflect requirements for the house building industry~~ to increase output on currently identified sites'.

Establishing the Housing Supply Target (HST) and the Housing Land Requirement (HLR)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Figure 5, (page 22) should be revised to conform with Diagram 1 of SPP 2014, (CD078) and should (1) demonstrate how the HNDA has provided the evidence base for the proposed Housing Supply Target (HST), separating out the HST into both affordable and market sectors (to accord with paragraph 115 of SPP 2014), (2) show how this has been translated into a Housing Land Requirement (HLR) with the addition of a 'generosity allowance', (3) provide a robust and justified explanation as to whatever percentage 'generosity allowance' is adopted and (4) adopt a 'generosity allowance' of not less than 20%.

WL/LDP/PP/0236 (Scottish Government)

Suggests Figure 5 of the Proposed Plan (page 22) has incorrectly conflated two concepts, the HST and the HLR. Directs the council to which provides the housing figures.

Adopt the methodology for establishing HSTs and HLRs from SPP 2014, (CD078) and specifically Diagram 1.

Separate out the HST into both affordable and market sectors to accord with paragraph 115 of SPP 2014.

WL/LDP/PP/0239 (Homes for Scotland)

HSTs should be in accordance with SPP 2014, i.e., reasonable, reflect the HNDA estimate of housing

demand in the market sector, and supported by compelling evidence.

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

The Proposed Plan should identify additional HSTs and HLRs for the period 2024 – 2027 in order to satisfy SPP 2014 (paragraph 119) which states that the HLR should be met up to years 10 from the expected date of adoption. Respondents have suggested a figure of 928 houses per annum for the HST for the period 2024 - 2027, derived from Table 4 of the SESplan Housing Technical Note (2011), (CD223), and have attempted to enumerate the additional HLR for the period 2024 - 2027 by extrapolating and manipulating data from Table 2 of the SDP (CDX). This suggests a figure of approximately 3,000 (before any generosity allowance is added).

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural
21872215-270903f (Rapleys LLP on behalf of Bizspace)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Proposes that the council allocates, and even over allocates land to deal with the poor and non-performance of sites in order to ensure the delivery of the HLRs.

Housing Land Supply and Effectiveness
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The Proposed Plan should identify the scale of the effective housing land for the periods 2014 to 2019, 2019 to 2024 and 2024 to 2027.

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

The Proposed Plan should allocate additional land for housing (which is immediately effective).

WL/LDP/PP/0239 (Homes for Scotland)

Amend the Proposed Plan to reflect the real shortfall and demonstrate how it is intended to meet the housing land requirement in full. Additional sites should be allocated for housing.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21872215-270903f (Rapleys LLP on behalf of Bizspace)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The development strategy for the Proposed Plan should focus on identifying sufficient effective housing land that can contribute to the effective housing land supply particularly in the short term period, as well as its plan period to 2027. Further effective housing land releases are urgently needed to accord with SDP Policy 5 Housing Land and Policy 6 Housing Land Flexibility.

Allocate additional effective, deliverable sites to sustain the housing land supply and to accord with SDP Policy 5 Housing Land and Policy 6 Housing Land Flexibility.

21889730-ea37565 (Dr John Kelly)

Allocate the effective land supply (a) by settlement and (b) for a period of 10 to 15 years.

Figure 5 - West Lothian Housing Land Supply Target
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Figure 5, 'West Lothian Housing Supply Target' (page 22), should be revised and take cognisance of the figures identified in the various representations. Housing need and demand should also be separately identified in meeting the 5 year effective housing land requirement, as required by both national and strategic policy. Assumptions made relative to windfall sites should be supported by a study.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

The Proposed Plan should be prepared to over allocate land and bring forward additional sites to ensure the sufficient delivery of housing in the short term to meet SDP requirements.

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The assumptions and programming underpinning Figure 5 should be produced.

WL/LDP/PP/0239 (Homes for Scotland)

The Proposed Plan should be amended to reflect the real housing land supply shortfall and demonstrate how it intends to meet the housing land requirement in full.

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Figure 5, (page 22), should be deleted and replaced with the alternative tables provided by respondents and/or a calculation of the five year effective housing land supply.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Remove estimates of future windfall development from the calculation in Figure 5, (page 22).

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Figure 5, (page 22), should be revised to conform with the structure and terminology provided by Diagram 1 of SPP 2014, (CD078). Specifically, it should :

- Demonstrate how the HNDA has provided the evidence base for the proposed Housing Supply Target (HST), separating out the HST into both affordable and market sectors (to accord with paragraph 115 of SPP 2014);
- Show how this has been translated into a Housing Land Requirement (HLR) with the addition of a 'generosity allowance';
- Amend paragraphs 5.50 - 5.53 to provide a robust and justified explanation as to whatever percentage 'generosity allowance' is adopted; and

Adopt a 'generosity allowance' of not less than 20%

WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Arithmetical errors which have been identified in Figure 5, specifically non-summing totals in rows I, J and L, should be corrected.

WL/LDP/PP/0236 (Scottish Government)

The terminology used in paragraph 5.51 and Policy HOU 2 (page 23) derives from SPP 2010 and is erroneous. It should instead be amended to correctly accord with SPP 2014.

Committed sites
21716490-c057327 (John Orr)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Supports allocation of alternative sites and deletion of sites considered non-effective and including H-BA 1 (Balmuir Road), H-BA 6 (Easton Road), H-BU 13 (Kirkhill North), H-LV 13 (Gavieside Farm), H-AM 5/6 (Colinshiel A & B), H-BU 8 (Greendykes Road West), H-BU 9 (Greendykes Road East) and H-BU 10 (West Wood).

Constrained sites
21716490-c057327 (John Orr)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)

Justify contributions of constrained sites (in the 2014 HLA) becoming part of the effective housing land supply.

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Provide explanation and justification for changing status of sites identified in the HLA 2014 from constrained to effective and evidence agreement with Homes for Scotland.

Identify the interventions which would be required to make constrained sites effective.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-**af300dc** (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Completions from constrained sites should be set at zero in the absence of any agreement with Homes for Scotland. Thereafter, HLA 2015 should be used to inform the re-programming of all sites, again in consultation with Homes for Scotland.

Allocate additional land to compensate for loss of output from constrained sites.

Generosity of supply and additional allowances
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Provide a robust and justified explanation as to whatever percentage 'generosity allowance' is adopted and adopt a 'generosity allowance' of not less than 20%;

WL/LDP/PP/0236 (Scottish Government)

Provide explanation as to why the Proposed Plan adds a 10% generosity factor despite this having already been included in the SDP HLR.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Amend Figure 3 (page 20) to account for 'additional allowances' not contributing to the total sum.

Policy HOU 1 - Allocated Housing Sites
21450464-c80b28f (ScottHobbs Planning on behalf of Scottish Enterprise)
WL/LDP/PP/0160 (ScottHobbs Planning on behalf of Scottish Enterprise)

Proposes that subsection (c) of Policy HOU 1 is revised to include a safeguard for employment land elsewhere as a consequence. However on closer reading of the representation it appears that the respondent actually means subsection (b).

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The Proposed Plan should allocate additional land for housing allow for the maintenance of an effective land supply as required by the SDP and SPP 2014.

WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
Re-word second paragraph of Policy HOU 1 (page 22) to accord with paragraph 119 of SPP 2014. Highlighted text reflects additions to the policy.

'Development of housing on these sites will be supported in principle. To ensure that an effective 5 year supply of housing land at all times *is maintained over the plan period, proposals for uses other than housing, except for subsidiary ancillary uses which may be appropriate to provide in a residential area, will not be supported unless it can be demonstrated that:'*

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Allocate additional land to compensate for the discrepancies between the totals shown for Winchburgh in the settlement statement (pages 97 and 98) and Appendix 2 (pages 23 and 254).

Support for sites already allocated under Policy HOU 1
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)

Supports the general allocation of sites for housing in Linlithgow but suggests that the Proposed Plan should allocate in excess of the 500 units identified.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Proposes that Niddry Bing should be afforded longer term safeguarding as a potential residential development site once extraction works have ceased.

Proposes amendment to the definition of the north eastern boundary of the Broxburn CDA and for the resultant loss of capacity to be transferred to land south of Winchburgh.

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)

Increase the capacity of site H-DE 2 (Main Street, Dechmont), page 85, Appendix 2 (page 177) to 120 units. Remedy discrepancy in site area between settlement statement entry, Appendix 2 entry (page 177) and Proposal Map 2.

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Re-define the north eastern boundary of the Broxburn CDA (the northern portion of site H-BU 10) and transfer the resultant reduction in capacity to land south of Winchburgh.

Proposes that Niddry Bing should be afforded longer term safeguarding as a potential residential development site once extraction works have ceased.

Reduce the capacity of site H-WB 16 from 250 to 185 and site H-WB 17 from 250 to 200. Re-allocate the balance (115 houses) elsewhere in the Winchburgh CDA. Revisions should be made to figures in Chapter 6, (page 97) and Appendix 2 (pages 252, 253). There is a consequential impact on the 'total allocations' figure for Winchburgh (page 255) which would reduce from 4,243 to 4,128).

WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

Increase the capacity of site H-DE 3 (Burnhouse), page 85, Appendix 2 (page 178) 120 to 180 units and delete the annotation identifying it as a 'reserve' site together with the removal of reference to site being at risk of flooding and the addition of text to confirm that the site will contribute to the provision of a new primary school.

WL/LDP/PP/0158 (Gladman Developments Ltd)
Seeks revisions to Appendix 2 (page 198) with regard to observations made in relation to Transportation (access) and Flood Risk and correct catchment area schools which have been identified under the Education column.

Promotion of sites to augment those allocated under Policy HOU 1
21716490-c057327 (John Orr)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments

Allocate additional effective, deliverable sites to sustain a housing land supply in Livingston and Bathgate.

21119948-2ac9a17 (Houghton Planning Ltd on behalf of Laurieston Developments Limited)

Promotes allocation of land at South Logie Nursery by Westfield for housing. Add site to Appendix 2 and amend Proposals Map.

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)

Argues that Broxburn needs to continue to develop its own housing (retail and employment) provision in order to maintain its identity as a local centre and also to contribute to serving West Edinburgh. Promotes allocation of land at Kilpunt, Broxburn for housing. Add site to Appendix 2 and amend Proposals Map.

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)

Promotes allocation of land to the north of Bathgate Golf Club for housing. Add site to Appendix 2 and amend Proposals Map.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Promotes extending the boundary of site H-WB 17 and adjusting the boundary of the Broxburn CDA and Countryside Belt. Argues Winchburgh is a location where additional land can be brought forward quickly to deliver housing completions that will meet requirements and address, in part, the housing land supply shortfall. It also makes the best use of resources by maintaining the momentum of the established strategic expansion.

Promotes allocation of land at Niddry Mains Golf Course for mixed use development including housing. Add site to Appendix 2 and amend Proposals Map.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)

Promotes allocation of land at Murieston Castle Farm, Livingston for housing. Add site to Appendix 2 and amend Proposals Map.

21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Promotes allocation of land at Hartwood Road, West Calder for housing. Add site to Appendix 2 and amend Proposals Map.

21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Promotes allocation of land at Langton Road, East Calder for housing. Add site to Appendix 2 and amend Proposals Map.

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Promotes allocation of land at Station Road, Kirknewton for housing. Add site to Appendix 2 and amend Proposals Map.

21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

Promotes allocation of land at Balgreen Farm, Livingston for housing. Add site to Appendix 2 and amend Proposals Map.

21872215-270903f (Rapleys LLP on behalf of Bizspace)

Promotes allocation of land at Fleming House, Livingston for mixed use development including housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0047 (Houghton Planning Ltd on behalf of RK Property Ltd)

Promotes allocation of land at Murieston Valley and Hunter Road, Livingston for housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0147 (Gladman Developments Ltd)

Promotes allocation of land at Brotherton Farm, Livingston for housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Include reference to there being evidence of greater demand for housing of various tenures and to Scottish Government's support for the supply of housing to be generally increased. Promotes allocation of land in Winchburgh in respect of four sites, previously referenced EO1-0193, EOI-0202, EOI-0203 and EOI-0204. Add sites to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)

Promotes allocation of land at Eastoun Farm, Bathgate for housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)

Promotes allocation of land at Kingsfield Farm, Linlithgow for housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)

Promotes allocation of land at Armadale East for housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0350 (Gladman Developments Ltd)

Promotes allocation of land at Appleton Parkway, Livingston for housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Promotes allocation of land at Pumpherston Farm, Pumpherston for a mixed use development including housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment Management)

Promotes allocation of land at Burghmuir, Linlithgow for a mixed use development including housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Promotes allocation of land at Wellhead Farm, Murieston, Livingston for housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0417(Andrew Bennie Planning Limited on behalf of Ogilvie Homes)

Promotes allocation of land at Hen's Nest Road, East Whitburn for housing. Add site to Appendix 2 and amend Proposals Map.

WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

Promotes expansion of CDA allocations at Mossend/Cleugh Brae for housing and the identification of a new site (suggested reference H-WC 6 – Mossend Phase 2) extending to 9.3 ha with a capacity of 235 houses. Proposes revision to Appendix 3 – Schedule of Land Ownership (page 264) to record that site H-WC 2 is land owned by the council and that it is to be developed for affordable housing.

WL/LDP/PP/0459 (Gladman Developments Ltd)

Promotes allocation of land at Dykeside Farm, Bathgate for housing. Add site to Appendix 2 and amend Proposals Map.

Policy HOU2 - Maintaining an Effective Housing Land Supply
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0236 (Scottish Government)

Seeks the removal of the words 'endeavour to' from Policy HOU 2 and an amendment to reflect the wording in SPP 2014 which references effective land. Also proposes revisions to include an explanation of what action the council would take in the event of a failure of the land supply and a presumption in favour of development that contributes to sustainable development in that eventuality. Highlighted text reflects additions to the policy whereas strike-through text reflects deletions requested.

The council will ~~endeavour to~~ maintain a 5-year supply of land for housing that is ~~effective or can be shown to be capable of becoming effective~~ effective or expected to become effective in the plan period *~~all times throughout the lifetime of the plan~~. An annual audit of the housing land supply prepared on a sectoral basis (agreed with housing providers) will monitor and review the land supply in accordance with the SPP 2014 and the Strategic Development Plan.* Where it can be demonstrated that the council is not maintaining a 5 year effective housing land supply at all times, residential development will be granted if the sustainability of the proposal accords with the guiding principles of sustainable development set out in SPP paragraph 29, and with LDP policy HOU 3.
P*~~roposals for housing development will require to accord with the proposed phasing detailed in Chapter 6 and the related LDP Action Programme. Sites identified in Chapter 6 for longer term expansion are embargoed from development during the period of the Local Development Plan and shall be safeguarded unless required to contribute to the five year effective supply and any infrastructure required as a result of the development is either committed or to be funded by the developer.~~ Proposals coming forward in advance of any ~~identification of a~~ shortfall in the effective housing land supply will be treated as* premature only if they undermine the development strategy of the LDP.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Seeks to amend Policy HOU 2 to identify criteria by which to assess new sites (in line with SDP Policy 7) to contribute to identified housing land shortfalls.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Amend Policy HOU 2 to remove the restriction safeguarding land for longer term housing development that may become necessary as a result of failure to maintain a five year housing land supply.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0239 (Homes for Scotland)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Reference to the SESplan paper 'Maintaining a Five Year Effective Housing Land Supply' (page 23, paragraph 5.51) should be deleted as it is not consistent with SPP 2014.

Reference in paragraph 5.41 (page 21) and Policy HOU 2 (page 23) which indicate that the maintenance of a five year housing land supply must be achieved by housing sector should be deleted.

Housing Requirement Periods
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0238 (Scottish Natural Heritage)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Paragraph 5.52, (page 23) should be reworded and the last sentence removed. Highlighted text reflects additions to the policy whereas strike-through text reflects deletions requested).

'*5.52 The LDP cannot guarantee that all sites will come forward. The supply can be identified in accordance with Scottish Government policy and current definitions of effectiveness set out in Planning Advice Note 2/2010, but there may be factors out with the council's control, such as the economic climate, which limit deliverability. Figure 5 is set out to comply with requirements of SPP ~~2010~~* 2014 *and the SESplan*

Supplementary Guidance on Housing Land. It identifies that over the period to 2019 and the second period 2019 *to 2024 that housing requirements can be met.* ~~*However, it also indicates that new allocations coming forward after adoption of the plan (2016/17) are unlikely to make a significant contribution by 2019 and therefore impact on the ability to deliver a five year effective supply within the first Plan period.*~~

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Insert the word 'continuous' in the last sentence of paragraph 5.52 (page 23), in the context of the effective housing land supply. (This would depend on whether the last sentence was being retained).

Infrastructure requirements and delivery

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Mechanisms for dealing with infrastructure constraints must be clearly addressed in the Proposed Plan and include the council taking on responsibilities. Amend the section dealing with Sustainable Housing Locations, paragraph 4.3 (pages 8 to 9), to include provision for the council to invest in infrastructure delivery.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables) **WL/LDP/PP/0350** (Gladman Developments Ltd)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Calls for the Action Programme to provide more detail.

WL/LDP/PP/0047 (Houghton Planning Ltd on behalf of RK Property Ltd)

Proposes that the council adopts interim measures based on developer contributions as a means of securing the necessary infrastructure requirements, particularly in relation to school provision. Alternatively, seeks the lifting of 'moratorium' on further new housing in the Linlithgow Academy catchment area.

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

No modification proposed.

Core Development Areas
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

Re-draft paragraph 5.46 (page 21) to extend the scope of allowing additional development in original CDAs allocations to pre and post-2024 requirements and to clarify that additional development will be allowed if there is evidence of a shortfall in the 5 year effective housing land supply, and other factors such as support for infrastructure and affordable housing.

Specific sites which should not be included in calculation of the land supply at East Broxburn are listed with their HLA references as: Greendykes Road (4/37), Albyn (4/39), Bridge Place West (4/48), Holmes North Site B (4/22) and Homes North Site C (4/29).

Delete reference to withdrawing support for CDA housing sites which already have consent and are the subject of Section 75 Agreements.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

Re-draft paragraph 5.59 (page 25) to more accurately reflect the existing situation regarding infrastructure and, if subsequently deemed appropriate, account for the re-allocation of capacity from the Broxburn CDA to Winchburgh CDA.

WL/LDP/PP/0245 (EMA on behalf of EWP Investments Ltd)

Revise settlement statement (page 80), Appendix 2 (pages 130, 131 and 133) and Proposals Map 4 to the effect that; (1) the area and capacity of site H-AM 8 is reduced from 13.6 ha to 5.1 ha and from 256 to 161 units; (2) the capacity of site H-AM 11 is reduced from 109 to 85 to be consistent with the Planning permission (3) the area and capacity of site H-AM 14 is reduced from 26.6 ha to 10.16 ha and from 350 units to 254 units and (4) 'total allocations' figure for Armadale (page 255) is consistent with revisions.

21716490-c057327 (John Orr)
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21867093-c1389fa (Montagu Evans on behalf of Cala Management Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0418 (Montagu Evans on behalf of Cala Homes)

Allocate additional effective, deliverable sites to sustain the housing land supply.

Policy CDA 1 - Development in the previously identified Core Development Areas
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Policy CDA 1 should be amended to also embrace strategic development sites such sites Heartlands, Whitburn.

WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Policy CDA 1 should be amended to allow for changing circumstance and for modifications to masterplans to be made.

Miscellaneous
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)

Proposes that a diagram akin to SDP Figure 7 should be incorporated into the LDP to identify the West Lothian Strategic Development Area (in a SESplan context).

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

Include a reference to the necessity for the planning system to be flexible in the application of policy to reflect local circumstances.

Summary of responses (including reasons) by planning authority:

Inconsistencies with policy and or guidance
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The council considers that the position and approach taken in the LDP meets SPP2014 (CDX), SDP (including Supplementary Guidance on Housing Land) and PAN 2/2010 in the following ways:

- Considers the outputs of the HNDA and makes justified variations using the SDP criteria;
- Allocates land in the most sustainable locations;
- Facilitates new housing development ;
- Meets private demand, contributes to affordable need, provide generosity for private housing, delivers a 5 year all tenure effective land supply
- Allocates sites up to year 10 from the expected year of adoption (2027) and utilises the action programme to ensure the small number of established sites can be brought forward within the Plan period.

None of the representations made raise any material issue which would incline the council to modify its position.

Terminology
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)

It is acknowledged that the terminology used in the Proposed Plan (particularly when discussing issues relating to housing land supply and housing land requirements) is not always consistent with SPP 2014. This can in part be explained by the fact that the LDP was commenced when SPP 2010 was effective, not SPP 2014, and it was also prior to the publication of SESplan Supplementary Guidance on Housing Land (CDX). These events introduced changes to the terminology used in the Plan which have not been systematically implemented. Under these circumstances, the council would have no objection to the Reporter requiring the substitution of redundant words and terms to reflect those used in SPP 2014 should this be considered helpful in improving the legibility and understanding of the Plan. With particular regard to Figure 5 (page 22), the term 'Housing Supply Target' (HST) should replace references to 'Housing Requirement'. This would have the effect of line A being re-titled the 'West Lothian LDP Housing Supply Target' and line C changed to the 'LDP Housing Land Requirement'.

WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0238 (Scottish Natural Heritage)

It is acknowledged that the terminology used in the Proposed Plan is not always consistent with SPP 2014. This can in part be explained by the fact that the LDP was commenced when SPP 2010 was effective, not SPP 2014. With reference to the terminology used in paragraph 5.51 and the first sentence of Policy HOU 2 (page 23), the council would have no objection to the Reporter requiring the substitution of 'sites from the established land supply which are effective or expected to become effective in the plan period' with 'effective or shown to be capable of becoming effective' to accord with SPP 2014 in both instances should this be considered helpful in improving the legibility and understanding of the Plan.

Highlighted text reflects additions to the text whereas strike-through text reflects deletions.

5.51 To achieve this, LDPs are required to allocate suitable land on a range of sites which are ~~effective or capable of becoming effective~~ effective or expected to become effective in the plan period *to meet the housing land requirement up to year 10 from the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times. 'Effective' means that sites are free, or expected to be free, of development constraints in the period under consideration, and will therefore be available for the construction of housing.*

Policy HOU 2

The council will endeavour to maintain a 5-year supply of land for housing that is ~~effective or can be shown to be capable of becoming effective~~ effective or expected to become effective at all times throughout the lifetime of the plan. An annual audit of the housing land supply prepared on a sectoral basis (agreed with housing providers) will monitor and review, the land supply in accordance with the SPP 2014 and the Strategic Development Plan.

Proposals for housing development will require to accord with the proposed phasing detailed in Chapter 6 and the related *LDP Action Programme*. Sites identified in Chapter 6 for longer term expansion are embargoed from development during the period of the *Local Development Plan* and shall be safeguarded unless required to contribute to the five year effective supply and any infrastructure required as a result of the development is either committed or to be funded by the developer. Proposals coming forward in advance of any identification

of a shortfall in the effective housing land supply will be treated as premature.

Housing Needs and Demand Assessment (HNDA)

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

SPP2014 (paragraph 118) requires that Strategic Development Plans (SDPs) should set out the housing supply target and the housing land requirement for the plan area, each local authority area, and each functional housing market area. They should also state the amount and broad locations of land which should be allocated in local development plans to meet the housing land requirement up to year 12 from the expected year of plan approval, making sure that the requirement for each housing market area is met in full. Paragraph 113 of SPP states that Housing Need and Demand Assessments provide the evidence base for defining housing supply targets and allocating land for housing in development plans.

The council wishes to make it clear that the housing supply targets which the LDP has adopted are those which have been prescribed in the SDP and which in turn have been informed by the SESplan Housing Needs and Demand Assessment published in 2011, herein referred to as HNDA [1]. In this regard, the process has been entirely transparent and compliant with SPP 2014.

HNDA [1] was prepared as part of the strategic development plan process covering the whole SESplan area and was certified as 'robust and credible' by the Scottish Government's Centre of Housing Market Analysis (CHMA) in 2011. SPP 2014 states that where the Scottish Government is satisfied that a HNDA is robust and credible, the approach used will not normally be considered further at a development plan examination. Paragraph 5.41 quite clearly states that 'the LDP must conform to the SDP' and that 'the LDP continues to meet the housing requirements set out in the SDP in full'. It is difficult to see how this could have been made any clearer but the council would not be opposed to modifying the text should this be considered helpful in improving the legibility and understanding of the Plan.

Notwithstanding the above, the council is aware that HNDA [1] was largely modelled on pre-recession information and may no longer be the most accurate predictor of future needs and demand. The council, therefore, has legitimate concerns about the veracity of HNDA [1], and by implication, the housing supply targets which flow from it and reserves the right to say so. In particular, it is significant that HNDA [2] incorporates the National Records of Scotland (NRS) 2012 household projections, as opposed to the 2010 based projections which were the basis of HNDA [1]. These substantially reduce the housing requirements for West Lothian by around 40% based on a default growth scenario in HNDA [2] and the council considers that it is legitimate to have

referenced this in the Proposed Plan as part of the context setting. For these reasons, the council does not agree to modify the plan in response to these representations.

WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0239 (Homes for Scotland)

The council considers the inclusion of Figure 4 (page 21) of the Proposed Plan to be informative in illustrating the nature and quantum of housing need as currently assessed by HNDA [2] and is helpful in understanding the narrative. It is not however regarded as essential and the council would not take issue if the Reporter was minded to delete Figure 4 (and the immediately preceding sentence in paragraph 5.41 'Requirements arising from HoNDA 2 are set out in Figure 4'.

The council does however decline to agree the deletion of the remainder of paragraph 5.41 (page 21), the deletion of reference to SESplan Main Issue Report 2 from paragraph 5.42 (page 21) and the deletion of paragraph 5.53 (page 23).

Housing Land Audit and programming of sites
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

While initially drawing on data from the HLA 2008, the SESplan SDP ultimately adopted HLA 2010 and it is these figures on which the original SDP housing land requirement was determined. Similarly, when the council embarked on the West Lothian LDP the initial source of data was HLA 2012, but as it too has progressed, it has taken account of more up to date data as and when it has become available. This ably serves to demonstrate the point that development plan preparation is a dynamic process and that Housing Land Audits in particular are only snapshots of the housing land position at a particular point in time.

It is a matter of fact that the Proposed Plan has been based on Housing Land Audit 2014, the reason being that this was the most current and comprehensive source of housing land data available to the council when it was being prepared. It is acknowledged that an integral part of the process of preparing the HLA is consultation with representatives of the house building industry and other interested parties in order to try to reach agreement on the effective supply. In 2014 all of the site details recorded in HLA 2014, including the forward programming of completions, were agreed with Homes for Scotland with no disputed schedules and were held to represent levels of output that the house building industry was comfortable with and capable of achieving. The council does however acknowledge that adjustments were subsequently made to the status and programming of sites, both effective and constrained and without the agreement of Homes for Scotland. This is addressed in the Housing Land Position Statement (**CDX**).

Criticism that HLA 2015 was not adopted as the basis of the Proposed Plan is noted but it was simply not available when housing allocations were being made post MIR stage in the summer of 2015, nor would it have been practical to arrest the process to substitute a new data base even if it had been. To have done so would have severely hindered the progress of the LDP and the ultimate goal of getting the LDP adopted. In the event, the council has again had regard to the figures coming out of the most recently completed Audit, HLA 2015, and has appropriately referenced these in the Housing Land Position Statement (**CDX**). Homes for Scotland have been engaged and invited to consider and comment on HLA 2015 and will presumably make their views known during the course of the Examination.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The council notes support for revisions to the HLA format and confirms that these will be introduced/adopted in HLA 2016.

WL/LDP/PP/0239 (Homes for Scotland)

The council acknowledges that Homes for Scotland have not endorsed the output and programming which has been identified to meet the LDP Housing Land Requirement and it accepts that the first sentence of paragraph 5.48 has the potential to be read as implying otherwise. Accordingly, the council would not object to the Reporter requiring this sentence to be re-worded.

Highlighted text reflects additions to the text whereas strike-through text reflects deletions.

5.48 In addition to detailing *new housing land allocations, HLA 2014 has* subsequently *been reviewed* with a view to maximising the output from the established housing land supply. This has resulted in a number of sites being re-classified (from constrained to effective) and their programming adjusted (albeit without the express agreement of Homes for Scotland). ~~and completions re-phased to reflect requirements for the house building industry to increase output on currently identified sites~~.

Establishing the Housing Supply Target (HST) and the Housing Land Requirement (HLR)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

It is acknowledged that the terminology used in Figure 5 (page 22) is not always consistent with SPP 2014. This can in part be explained by the fact that the LDP was commenced when SPP 2010 was effective, not SPP 2014, and it was also prior to the publication of SESplan Supplementary Guidance on Housing Land. These events introduced changes to the terminology used in the Plan which have not been systematically implemented. The council would therefore have no objection to the Reporter requiring Figure 5 to be amended to properly reflect the correct terminology to accord with SPP 2014 should this be considered helpful in improving the legibility and understanding of the Plan.

The council concurs with the suggestion by respondents that Diagram 1 of SPP 2014 would helpfully provide clarification of both process and terminology relative to housing need and land supply but

believes that this would be more suited to being part of the supporting documentation. Consequently, it has been incorporated as part of the Housing Land Position Statement (**CDX**).

An explanation of how the HNDA provides the evidence base for Housing Supply Targets (HSTs), how this translates to the Housing Land Requirement (HLR) and how the council has addressed the issue of 'generosity' is also provided in the council's Housing Land Position Statement (**CDX**).

The council specifically declines to further increase the generosity allowance beyond the 10% figure adopted in the Proposed Plan.

WL/LDP/PP/0239 (Homes for Scotland)

The council considers that HSTs identified in the LDP are properly defined with regard to HNDA [1], the SDP and SPP 2014 and refutes representations to the contrary. This is also addressed in the Housing Land Position Statement (**CDX**).

The council specifically declines to amend the HSTs and does not agree to modify the plan in response to these representations.

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

The council acknowledges that a requirement of SPP 2014 (paragraph 119) is to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption and that there is, therefore, a reasonable expectation for an additional housing supply target to be identified for the period 2024-2027. This issue is addressed in the Housing Land Position Statement (**CDX**).

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

It is self-evident that it becomes increasingly more difficult to satisfy the housing land requirement which has been identified for the first period of the Plan as the window of opportunity for doing so reduces year on year. Planning applications for new housing, while increasing, are still not coming forward in anything like the number needed to sustain the levels of building required to meet the housing land requirement. The Proposed Plan makes it very clear (paragraph 5.52, page 23) that while an LDP can identify the supply, it cannot guarantee that all sites will come forward and it specifically notes that allocations coming forward in the latter part of the first Plan period are unlikely to contribute significantly by 2019.

The real issue is perhaps more to do with the credibility of the requirement set by the SDP/Housing Land Supplementary Guidance in so far as it demands the delivery of a level of housing which has never been achieved before. As things currently stand, annual completions over the remaining period would have to average in excess of 3,000 homes and it is highly questionable whether the development industry has anything like the capacity to deliver this volume of housing even if all

other considerations such as education and transport infrastructure could be satisfactorily provisioned. There is also only so much housing that can be programmed without exceeding the physical and environmental capacity of an area to absorb housing.

The respondents suggested solution of 'over allocating' or simply adding more and more land makes no impact on the ability to deliver. It does nothing to address the real challenges that lie behind the non-delivery of housing and unfortunately appears to be aimed at getting large areas of housing land identified to reflect respective interests in land options or ownership without contributing much of substance towards the realisation of West Lothian's development plan strategy.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21872215-270903f (Rapleys LLP on behalf of Bizspace)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

A number of representations question the effectiveness of the strategic housing land allocations as set out in the Proposed Plan, and the capacity of this supply to deliver the stated number of houses during the plan period. It is suggested that assumptions about the delivery of housing from such sites are over-optimistic and that there will be a shortfall in housing land provision that this should be addressed through additional new allocations.

The foundation of the council's estimate of output from existing supply sites was the annual Housing Land Audit (HLA) process. HLA 2014 (**CDX**) was used as the basis of estimating the output of existing supply and was enumerated at 4,422 units. The HLA was prepared in accordance with the guidance in PAN 2/2010 (**CDX**), informed by developer returns on site programming, and subject to consultation with Homes for Scotland. No disputes were sustained with the programming of effective sites and the council considers that its approach to identifying the contribution which such sites will make to meeting housing requirements is robust and complies with the SPP and PAN 2/2010. The council therefore does not agree to modify the plan in response to these representations.

Housing Land Supply and Effectiveness
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)

WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Representations suggesting that the council has failed to comply with SPP 2014 and SDP Policy 5 in so far as the Plan will not maintain a 5 year effective housing land supply at adoption and that the Proposed Plan does not properly identify the scale of the effective housing land supply are addressed in the Housing Land Position Statement (**CDX**).

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

The conclusion by some respondents that the council does not have any solution to addressing any shortfall in housing, particularly in the first Plan period, is misinformed. While it has already been established that the council does not subscribe to the view that the solution lies in allocating increasingly more land, it should not be assumed that nothing is being done.

The council has been and will continue to be proactive in addressing the resolution of constraints which have the potential to inhibit or delay the implementation of allocated housing sites which might precipitate a shortfall. In particular, it has assisted in the delivery of infrastructure to support development through forward funding by establishing and operating its own Local Infrastructure Fund (LIF) and which has proven extremely successful in overcoming infrastructure blockages. To date, the LIF has primarily funded education and roads infrastructure and it remains a key component of the council's strategy which supports development delivery. The council's response to addressing infrastructure requirements is more fully set out in a separate Schedule 4 number (**1F**)

The council has also actively lobbied the Scottish Futures Trust for funding towards secondary school provision and is always reviewing school catchment areas and evaluating accommodation solutions with a view to addressing school capacity issues. It is also in partnership with the other SESplan member authorities to secure a City Region Deal for Edinburgh and south east Scotland. City Region Deals can unlock large-scale investment that would not have otherwise been achievable. They aim to encourage economic growth by investing in key infrastructure projects with investment forward funded and the cost recovered through a share of the rise in increased tax revenue generated as a result. The outcome of the City Region Deal bid is anticipated before the end of 2016.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)

WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)

Representations suggesting that The council has failed to allocate sufficient land to achieve the number of completions to meet SDP requirements are addressed in the Housing Land Position Statement (**CDX**).

The council does not however subscribe to the view that the solution to achieving a faster or higher level of completions is to allocate additional land and it therefore declines to modify the plan in response to these representations.

21772260-be38d90 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

The most recent pronouncement by the DPEA as to whether West Lothian has a five year effective housing land supply is set out in a DPEA Appeals Decision Letter dated 25 January 2016 and relating to planning appeal PPA-400-2058 (**CDX**). The analysis, based on HLA 2014, concluded that the total effective supply of housing land was 4,799 over the period 2014-2019, with a further 1,023 in 2019-2021 and 7,562 post-2021. The Reporter accepted the appellant's calculation of 5,710 houses being the effective five year requirement (the equivalent of half of the ten year Housing Land Supply Target figure of 11,420), and observing that the available effective supply of 4,799 fell short of this by 911, concluded that an effective five year housing land supply was not being achieved.

The council does not dispute this shortfall (when calculated using data informing HLA 2014).

. The overall housing land supply position has however significantly improved since the 2014 Audit, the shortfall halving almost halved mainly by virtue of new allocations in the LDP, and has almost halved and it is therefore the case that this more than cancels out the 911 shortfall.

WL/LDP/PP/0239 (Homes for Scotland)

The council welcomes the support of Homes for Scotland for the objectives of the Plan listed in paragraph 5.37 (page 20), but does not agree that there is any inconsistency with the key aims for the plan area, as set out in paragraph 4.3 (pages 8-9). The council maintains that there is a very clear and self-evident correlation between both.

The council's position in relation to the land supply is set out in the Housing Land Position Statement (**CDX**). The council does not, however, subscribe to the view that allocating additional land will make any significant difference to securing the key aims and objective of the plan and it therefore declines to modify the plan in response to these representations.

21889730-ea37565 (Dr John Kelly)

The respondents suggestion that the effective land supply should be allocated (a) by settlement and (b) for a specific period of 10 to 15 years would be incompatible with SPP 2014 and for these reasons the council declines to modify the plan.

Figure 5 - West Lothian Housing Land Supply Target
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0239 (Homes for Scotland
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The purpose of Figure 5 (page 22) is primarily to identify the housing land requirement for West Lothian as set out in the SDP Supplementary Guidance Housing Land November 2014 (**CDX**) and to demonstrate how it is proposed to meet this. It also quantifies windfall and demolitions and sets out the contribution of existing effective and constrained sites to meeting the LDP housing land requirement.

The council's position in relation to the land supply is set out in the Housing Land Position Statement (**CDX**) including an explanation of the windfall and demolition assumptions.

It is acknowledged that the terms used within this table do not reflect those used within Scottish Planning Policy Diagram 1 which refers to LDPs meeting the housing land requirement and the council sees merit in a modification to address (as previously discussed) issues relating to terminology and also identifying an LDP Housing Land Supply Target for the period 2024 to 2027. The following table is proposed as its replacement (and incorporates other corrections referenced below).

	2009-2019	2019-2024	2009-2024	2024-2027
SETTING THE WEST LOTHIAN LDP HOUSING LAND SUPPLY TARGET				
LDP Housing Supply Target	**11, 420**	**6, 590**	**18,010**	**2,784**
Generosity Allowance (+10%)	**1, 142**	**659**	**1,801**	**278**
LDP Housing Land Requirement	**12, 562**	**7, 249**	**19,811**	**3,062**
Effective Supply[1]	**4, 422**	**4, 279**	**8,701**	**1,364[6]**
Constrained sites coming forward[2]	**642**	**3, 716**	**4,358**	**692[7]**
Completions (2009-	**2, 440**	**0**	**2,440**	**0**

2014)[3]				
Windfall[4]	**240**	**400**	**880**	**240**
Demolitions[5]	**-568**	**-100**	**668**	**-60**
Total Supply from Existing Sources	**7,416**	**8,295**	**15,711**	**2,236**
Allocations Required	**5, 146**	**1, 046**	**4,100**	**826**
Programming of Proposed Allocations	**1, 496**	**2, 610**	**4,106**	**0**
Shortfall / Surplus	**-3, 650**	**+3, 656**	**+6**	**+826**

SOURCES
1 Appendix 1 of the Housing Land Position Statement
2 Contribution of sites recorded as constrained in HLA 2014
3 Completions recorded in HLAs for the period 2009 to 204
4 Table 3.2 of SDP SG Housing Land Technical Note
5 Table 3,2 of SDP SG Housing Land Technical Note
6 Figure derived from continuing the same annual level of output from effective sites as in previous periods
7 Figure derived from continuing the same annual level of output from constrained sites as in previous periods

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

The suggestion that the inclusion of estimates of future windfall development in Figure 5 duplicates the contribution from that source in the calculation (as it is already accounted for in the HLA) is incorrect. While the effective supply will contain an element of previous windfall, the windfall entry in Figure 5 is an estimate of future windfall and there is no double counting. The council does not therefore agree to modify the plan in response to this representation.

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)

A number of respondents have concluded that there is a significantly larger shortfall in the land supply than indicated by the council in Figure 5 (page 22). The principle reason for this difference is that the alternative calculations are premised on the assumption that there will be no (i.e. zero) contribution from any of the constrained sites identified in the Proposed Plan. While recognising there is perhaps a debate to be had about exactly where this figure lies, the council does not accept that none of the constrained sites will contribute to meeting the housing land requirement.

Sites have been considered on an individual basis. Many sites considered to be constrained at the present time are affected by short term constraints which may quickly be overcome. It is not considered necessary to reduce the contribution of constrained sites to the housing land supply.

The contribution of constrained sites to the LDP housing land supply target is set out in the Housing Land Position Statement **(CDX).**

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The council's response to criticism about the absence of a technical document to support the assumptions and programming underpinning Figure 5 is set out in the Housing Land Position Statement (**CDX**).

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0459 (Gladman Developments Ltd)

A number of respondents have tabled alternative versions of Figure 5, populated with different values for each component and ultimately concluding that there is a significantly larger shortfall in the land supply than indicated by the council. The principle reason for this difference is that the alternative calculations are premised on the assumption that there will be no (i.e. zero) contribution from any of the constrained sites identified in the Proposed Plan. While recognizing there is perhaps a debate to be had about exactly where this figure lies, the council does not accept that none of the constrained sites will contribute to meeting the housing land requirement.

The contribution of constrained sites to the LDP housing land supply target and calculation of the five year effective housing land supply is set out in the Housing Land Position Statement (**CDX**). Sites have been considered on an individual basis. Many sites considered to be constrained at the present time are affected by short term constraints which may quickly be overcome. It is therefore not considered necessary to reduce the contribution of constrained sites to the housing land supply.

WL/LDP/PP/0236 (Scottish Government)

The arithmetical errors identified in Figure 5 (related to the summing of rows) have been identified, and while numerically inconsequential they have nevertheless been corrected and incorporated into the replacement Figure 5.

WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0238 (Scottish Natural Heritage)

It is acknowledged that the terminology used in the Proposed Plan is not always consistent with SPP 2014. This can in part be explained by the fact that the LDP was commenced when SPP 2010 was effective, not SPP 2014. With reference to the terminology used in paragraph 5.51 and the first sentence of Policy HOU 2 (page 23), the council would have no objection to the Reporter requiring the substitution of 'sites from the established land supply which are effective or expected to become effective in the plan period' with 'effective or shown to be capable of becoming effective' to accord with SPP 2014 in both instances should this be considered helpful in improving the legibility and understanding of the Plan. Highlighted text reflects additions to the text whereas strike-through text reflects deletions.

5.51 To achieve this, LDPs are required to allocate suitable land on a range of sites which are ~~effective or capable of becoming effective~~ effective or expected to become effective in the plan period *to meet the housing land requirement up to year 10 from the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times. 'Effective' means that sites are free, or expected to be free, of development constraints in the period under consideration, and will therefore be available for the construction of housing.*

Policy HOU 2

The council will [1]~~endeavour to~~ maintain a 5-year supply of land for housing that is ~~effective or can be shown to be capable of becoming effective~~ effective or expected to become effective at all times throughout the lifetime of the plan. An annual audit of the housing land supply prepared on a sectoral basis (agreed with housing providers) will monitor and review, the land supply in accordance with the SPP 2014 and the Strategic Development Plan.

Proposals for housing development will require to accord with the proposed phasing detailed in Chapter 6 and the related *LDP Action Programme*. Sites identified in Chapter 6 for longer term expansion are embargoed from development during the period of the *Local Development Plan* and shall be safeguarded unless required to contribute to the five year effective supply and any infrastructure required as a result of the development is either committed or to be funded by the developer. Proposals coming forward in advance of any identification of a shortfall in the effective housing land supply will be treated as premature.

[1] This change relates to representations made specifically with regard to Policy HOU 2 (discussed later) but shown changed here for consistency.

Committed sites
21716490-c057327 (John Orr)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The council recognises that there are sites allocated in the Proposed Plan which have been 'carried forward' from the West Lothian Local Plan 2009 but it rejects the suggestion that this constitutes a reason to not include them. There is a wealth of previously undeveloped land in West Lothian, the legacy of a generous allocation made at the time of the West Lothian Local Plan in 2009, and the SDP Supplementary Guidance (**CDX**) notes that most of the housing required is expected to be built on land which is already committed for development either because it is already allocated for that purpose or because planning permission has been granted. It is also in part a direct consequence of the economic downturn, and it is not at all surprising that so much still remains. This is of course also

part of the reason why the council sees no requirement or justification for allocating significantly more land through the LDP.

All of the sites which have been carried forward have however been reviewed and evaluated in order to determine whether they remain compatible with the spatial strategy and to establish their effectiveness and propensity to deliver housing during the plan period.

It is the council's view that annual HLA should continue to be the appropriate mechanism through which the effectiveness of sites should be assessed. This assessment should be limited to the tests set out in PAN 2/2010 which address matters relating to the supply. Issues relating to demand should not be factors in determining whether replacement sites would be required.

The Housing Land Audit 2014 identifies an established land supply of 21,337 of which 13,384 is identified as effective. The effectiveness of many sites in the Housing Land Audit 2014 is currently affected by factors which may be overcome in the short term. It is not considered that this is an issue which will be resolved by the identification of any further sites in the Plan. No evidence has been provided to demonstrate that further sites would be more deliverable than those already in the housing land supply or new sites already identified in the Plan. Further sites proposed in representations are dealt with in separate Schedule 4s. The LDP Action Programme provides a delivery mechanism which will assist in bringing forward sites for housing development.

SPP requires that LDPs allocate a range of sites which are effective or expected to become effective in the 'plan period' to meet the housing land requirement of the SDP (paragraph 119) and the council is satisfied that it has done this. The council does not consider that it is necessary to jettison any of the carried over sites and no modifications are proposed.

Constrained sites
21716490-c057327 (John Orr)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)

The council's position in relation to the contribution of constrained sites to the land supply is set out in the Housing Land Position Statement (**CDX**).

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The council's position in relation to the re-classification of a number of sites which were shown as constrained in HLA 2014 (and now identified as effective in the *Proposed Plan)*, and also the re-programming of sites from the effective housing land supply is set out in the Housing Land Position Statement (**CDX**). It should also be noted that the council continues to liaise and consult with Homes for Scotland with a view to confirming the effectiveness of sites through the Housing Land Audit process.

It is acknowledged that the Proposed Plan does not identify the specific interventions which would be required to make constrained sites effective. However Appendix 2, Schedule of Housing Sites/Site Delivery Requirements, comprehensively lists key development requirements both geographically and on a site by site basis. The Proposed *Action Programme* has also been prepared to support the delivery of the *West Lothian Local Development Plan* (LDP), its' policies and proposals (**CDX**). It sets out the actions, name of responsible persons and/or partnerships, and timescale for each action

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The Proposed Plan programmes some 642 houses being developed during the period 2009-2019 on sites which were previously identified in HLA 2014 as constrained. While recognising that HLA 2014 (and draft HLA 2015) had not anticipated these sites delivering any completions before 2019, the council has since concluded that there were justifiable grounds for bringing these sites forward and that its actions are legitimised by SPP2014 (**CDX**), paragraph 119) which states Local Development Plans should allocate land on a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan. The council's position in relation to the re-classification of sites which were shown as constrained in HLA 2014 (and now identified as effective in the *Proposed Plan)*, and also the re-programming of sites from the effective housing land supply is set out in the Housing Land Position Statement (**CDX**).

The council rejects the suggestion that programmed completions from sites what were previously identified as constrained should be set at zero and similarly does not agree to the allocation of additional sites to 'compensate' for their removal from the supply of land identified to meet the housing land requirement. It is proposed that the phasing adopted in the Proposed Plan is reflected in HLA 2016 which will in turn provide Homes for Scotland with a formal opportunity to engage with the council on this matter and, ideally, reach an agreement.

Generosity of supply and additional allowances
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0350 (Gladman Developments Ltd)

WL/LDP/PP/0459 (Gladman Developments Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

SPP 2014 (paragraph 116) requires that housing supply targets should be increased by a margin of 10-20% to establish the housing land requirement, in order to ensure that a generous supply of land for housing is provided. The exact extent of the margin is said to depend on local circumstances. Table 3.1 of SESplan Supplementary Guidance on Housing Land (November 2014) (**CDX**), sets West Lothian a housing supply target of 11,420 units for 2009-2019 and 6,590 units for the period 2019-2024. SPP Diagram 1 does not however require **local development plans** to add on a generosity margin to housing supply targets. There is no policy remit or mechanism contained in SPP 2014 which demands a margin of generosity at Local Development Plan level. Nonetheless, the council has added a 10% generosity factor to the West Lothian housing supply targets in the spirit of SPP 2014. For the period 2009-2019 this is identified as 1,142 units and for the period 2019-2024 this is 659 units. When added together this sets housing land requirements of 12,562 and 7,249 respectively. Cumulatively, over the period 2009-2024, this adds 1,801 homes to the figure in the SDP Supplementary Guidance. Under the circumstances, 10% is considered to be a generous addition to the supply and it is not proposed to modify the Plan to increase this further. As explained later, an additional housing supply target has been identified for the period 2024 to 2027 which similarly includes a 10% generosity margin and further augments the land supply.

The issue of 'generosity' is also addressed in the Housing Land Position Statement (**CDX**).

WL/LDP/PP/0236 (Scottish Government)

It is recognised that there is no policy remit or mechanism contained in SPP 2014 which demands a margin of generosity to be added at Local Development Plan level. The issue here lies in the fact that SESplan was not guided by the policy requirements of SPP 2014, including the identification of the housing land requirements; therefore, the methodology through which the SDP housing land requirements were devised does not follow that in SPP 2014. In SPP 2014 the housing land requirement is identified as a matter of strategic significance, to be addressed at the strategic level by Strategic Development Plan Authorities working across local authority boundaries. Nonetheless, the council has added a 10% generosity factor to the West Lothian housing supply targets in the spirit of SPP 2014.

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

It is recognised that Figure 3 is potentially misleading in so far as the title does not accurately describe the information shown. The council would therefore have no objection to the Reporter requiring the reconfiguration of Figure 3 (page 20) to omit the column titled 2009/24 'additional allowance' should this be considered helpful in improving the legibility and understanding of the Plan.

The Housing land supply target for West Lothian is 11,420 up to 2019 and 6,590 up to 2024. The 'additional allowance' figure of 2,130 is sourced from table 3.2 of the SESplan Supplementary Guidance Housing Land Technical Note (May 2014) (**CDX**). These allocations contribute to the targets and are not in fact additional to the figures for the two plan periods. The Technical Note sets out expectations for the current land supply (including constrained sites) and anticipated windfall

developments. Comparing expected output from these sources to the requirement there is a shortfall. This shortfall for West Lothian is enumerated as 2,125 (rounded to 2,130) and requires additional land to accommodate this number of houses is to be allocated in LDP.

Policy HOU 1 - Allocated Housing Sites
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
21450464-c80b28f (ScottHobbs Planning on behalf of Scottish Enterprise)
WL/LDP/PP/0160) (ScottHobbs Planning on behalf of Scottish Enterprise)

Hallam Land Management Ltd has proposed the following revision to the second paragraph of Policy HOU 1 (where highlighted text reflects addition to the policy and strike-through text reflects deletions):

Development of housing on these sites will be supported in principle. To ensure that an effective 5 year supply of housing land is maintained ~~over the plan period~~ at all times*, proposals for uses other than housing, except for subsidiary ancillary uses which may be appropriate to provide in a residential area, will not be supported unless it can be demonstrated that:*

Scottish Enterprise has proposed the following revision to Policy HOU 1 (where highlighted text reflects addition to the policy):

(*b) the alternative use facilitates regeneration or offers significant environmental, economic or community benefits that are considered to outweigh the need to maintain the intended housing use* and any development for employment purposes will not affect adversely the potential for the release of land allocated for or safeguarded as employment land which is the subject of other policies within this Plan.

The council is not opposed to the insertion of the words 'at all times', recognising that it accords with paragraph 119 of SPP 2014. Similarly, it is not opposed to text being inserted which has the effect of re-enforcing the safeguarding of employment land and it would therefore not take issue if the Reporter was minded to amend Policy HOU 1 to accommodate these revisions. An alternative form of wording to that suggested by the respondents would however be preferred, as would the opportunity to reconfigure the sequencing of the text in order to render it more coherent than perhaps currently presented in the Proposed Plan. The revised policy is reproduced below for ease of reading.

Policy HOU 1 Allocated Housing Sites

The sites listed in Appendix Two of the Plan and shown on the Proposals Map are allocated as housing sites which contribute to meeting the LDP housing land requirements for a period of 10 years from the date of adoption of the LDP, as required by the Strategic Development Plan (SDP1) and are compliant with the spatial strategy set out in this plan.

Development of housing on these sites will be supported in principle and proposals shall have regard to and be in accordance with Supplementary Guidance 'Residential Development Guide'. Where applicable, proposals must also accord with the specific development requirements identified in Appendix Two and/or any other development guidance issued by the council.

To ensure that an effective 5 year supply of housing land is maintained at all times, proposals for uses other than housing, except for subsidiary ancillary uses which may be appropriate to provide in a residential area, will not be supported unless it can be demonstrated that:

a. there is a constraint on the site and there is no reasonable prospect of it becoming available for housing development within the plan period;

b. *the alternative use facilitates regeneration or offers significant environmental, economic or community benefits that are considered to outweigh the need to maintain the intended housing use; and*
c. *there shall be no detriment to other employment land allocated in the Plan and to the overall supply of employment land generally where sites are developed for employment uses.*

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The council is of the view that the Proposed Plan identifies sufficient housing allocations to allow for the maintenance of an effective land supply as required by the SDP and SPP 2014. The council's position statement on housing land refers (**CDX**).

The Plan satisfies the required housing land requirement contained within the Housing Need and Demand Assessment and the SESplan Supplementary Guidance. West Lothian has a significant land supply which is capable of delivery during the period of the plan. It is therefore considered there is no justified reason to allocate further housing land within the Plan.

WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

The council rejects the charge that the Proposed Plan does not adequately support the previously established Livingston and Almond Valley CDA.

It will be observed that there is very strong investment being made in, for example, the education and transport infrastructure in the Livingston and Almond CDA (see Appendix 2 of the Proposed Plan - Site Delivery Requirements and Appendix 6 -List of Proposals) and this should dispel any notion that the council is not committed to the CDAs.

The CDAs are very much a key element of the spatial strategy of the LDP and the council continues to pledge its support and encourage their development. In the specific case of the Livingston and Almond Valley CDA it has recognised that there are sound sustainability and environmental arguments and infrastructural benefits for consolidating and maximising development on previously allocated sites. So much so that it has indicated that it is minded to extend the original CDA boundary at Mossend to accommodate an increase in residential capacity beyond what had originally been planned for, although not to the full extent being sought by the respondent. This particular proposition is addressed more fully in a separate Schedule 4 (**21A**).

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

The CDA capacity figures shown on page 98 of the LDP are sourced from the Housing Land Audit 2014 and take into account what has already been built and consents granted. They are essentially indicating 'remaining capacity'. The capacity figures provided in Appendix 2 are however gross figures and are inevitably higher, hence the difference. It is also the case that the respondent does not appear to have taken account of the other non CDA allocations when summing the capacity of

Winchburgh allocations.

The principle of the argument being advanced by the respondent is that where the capacity of a particular site cannot be achieved, for whatever reason, it should instead be allowed to be transferred to another location. This is rejected by the council and it does not agree to modify the plan in response to these representations.

Support for sites already allocated under Policy HOU 1
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)

The council notes support for the allocation of site H-LL 11 (Wilcoxholm Farm/Pilgrims Hill, Linlithgow) for housing. This particular site is addressed in a separate Schedule 4 relating to development in Linlithgow (**15A**).

The council welcomes the overarching support expressed by the respondent for the allocation of new housing sites in Linlithgow but does not agree with the proposition that additional sites require to be allocated at this time and which would exceed the 500 ceiling which has been observed.

Reference to the Main Issues Report (**CDX**) evidences that the council was presented with a number of candidate housing sites in Linlithgow (in excess of 1,000 new homes) and the development options far exceeded requirements necessitating site selection and sieving. To begin with, the council deliberately adopted a sequential approach to the selection of sites whereby priority was afforded to firstly to brownfield sites within the current settlement boundary followed by greenfield infill sites and only thereafter by greenfield releases outside the current settlement boundaries. It then sought to ensure that development sites could be integrated into effective networks for walking, cycling and public transport, in other words that they were sustainably located. Other considerations included an appraisal of their likely environmental impact given the sensitive and historic nature of the town, and finally an account of infrastructure implications. This had the effect of substantially reducing the number of candidate sites and enabled the council to select what now constitutes the allocations in the Plan. The council is of the opinion that these sites represents a satisfactory range of housing sites that are commensurate with the needs and within the physical and environmental capacity of the town to absorb at this time. The council has had to be particularly mindful of education constraints in Linlithgow, the resolution of which are largely dependent on the provision of new secondary school capacity in Winchburgh. Given the education capacity position in Linlithgow, it can be seen that additional residential land allocations would exacerbate problems with local schools. An overview of education issues is set out in Position Statement: Education (**CDX**). Delivery of housing sites in Linlithgow is predicated on the availability of infrastructure required to support development. For these reasons, the council does not agree to modify the plan in response to these representations.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

The council notes support for all of the residential allocations in Winchburgh that form part of the current planning permission in principle for the strategic expansion of Winchburgh (reference 1012/P/05) (**CDX**).

While the council welcomes the support expressed for the continued allocation of the Broxburn CDA it does not agree with the proposition that the north eastern boundary of the CDA (as shown on proposals Map 2) is changed to the effect that it excludes the northern portion of site H-BU 10. Nor does it agree that the resultant reduction in capacity should be transferred to the Winchburgh CDA.

The CDAs are very much a key element of the spatial strategy of the LDP and the council continues

to pledge its support and encourage their development. It seeks to sustain the integrity of all of the CDAs including Broxburn and aspires to see them developed as originally intended.

The council notes support for the inclusion of Niddry Bing within the settlement boundary but does not agree that it should be specifically safeguarded as a future potential housing site at this time. The duration of the ongoing extraction works cannot be predicted with any certainty and it could be many years before remediation and restoration takes place. There is ample time for consideration to be afforded to potential after uses, which may or may not include housing, and it would be premature to 'lock in' what after uses may be appropriate at a future date. It is quite possibly a matter which is best left for the next LDP to consider in the context of the spatial strategy and housing land requirements prevailing at that time, but by bringing the site within the settlement boundary the council has recognised that it has development potential. For these reasons, the council does not agree to modify the plan in response to these representations.

The council notes conditional support for the allocation of sites for housing at Castle Road, Winchburgh (H-WB 1), land west of Ross's Plantation (H-WB 16) and land west of Niddry Castle (H-WB 17). These particular sites are addressed in separate Schedule 4s relating to developments in Winchburgh (**24H**, **24M** and **24E** respectively).

21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)

The council notes conditional support for the allocation of site H-DE 2 (Main Street, Dechmont). This particular site is addressed in a separate Schedule 4 relating to development in Dechmont (**10A**).

21867093-c1389fa (Montagu Evans on behalf of Cala Management Ltd)
WL/LDP/PP/0418 (Montagu Evans on behalf of Cala Homes)

The council notes support for the allocation of site H-LL 12 (Preston Farm, Linlithgow) for housing. This particular site is addressed in a separate Schedule 4 relating to development in Linlithgow. (**15A**).

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

The respondents comments regarding the capacity of sites H-WB 16 and H-WB 17 are noted but the capacity figures specified for allocations are indicative and have largely been calculated by applying an average density to the gross site area or by looking at the density of development in the surrounding area. For the avoidance of doubt, it is not the council's intention to restrict the capacity of housing developments to the indicative capacity set out in the Plan. Indicative capacities are given as a notional guide as to the numbers of houses that a site may be capable of accommodating but it is accepted that this will be subject to change through the planning application process. It is not uncommon for developments on the ground to be slightly at variance with the numbers quoted in a plan. As a consequence the council does not agree to modify the plan in response to these representations. The council would however not object to the Reporter requiring the indicative nature of these figures to be made more explicit, perhaps in the introductory text to Chapter 6 – Development Proposals by Settlement (page 79) should this be considered helpful in improving the legibility and understanding of the Plan.

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

The council notes support for the allocation of land at Heartlands, Whitburn for housing and for the proposed increased allocation. The council regards this as an appropriate opportunity to provide for some future proofing of the plan and help meet part of the need and demand for housing beyond

the end of the plan period. Much of the existing housing land supply in core development areas and strategic development areas like Heartlands will not be built out within the plan period and allocating additional housing capacity in these areas through the LDP will help to maintain investor confidence and inform investment planning. This particular site is addressed in a separate Schedule 4 relating to development in Whitburn (**22G**).

WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

The council notes conditional support for the allocation of site H-DE 3 (Burnhouse, Dechmont) for housing but does not agree that the development capacity of the site has been understated and the proposition that it is increased from 120 to 180 units. Housing numbers have been predicated on, amongst other things, environmental capacity and available education infrastructure, and the currently specified capacity is deemed appropriate in these regards. Furthermore, the council does not propose to remove the 'reserve' status which attaches to this site. Its allocation and justification remains very much allied to supporting the delivery of a redeveloped former Bangour Village Hospital (H-DE 1) and the role it might play in this project has still to be concluded. For these reasons, the council does not agree to modify the plan in response to these representations. This particular site is addressed in a separate Schedule 4 relating to development in Dechmont (**10A**).

The respondents suggestion that the entry relating to this site in Appendix 2 (page 178) should be amended to reflect site investigation works relative to flood risk are noted and the council would not object to the Reporter requiring this to be reflected in the commentary should it be considered helpful in improving the legibility and understanding of the Plan. Similarly, should site H-DE 3 be developed, it might also be appropriate to make it clear that there would be expectations on developers to contribute proportionately to funding whatever education provision was deemed necessary to serve this development.

WL/LDP/PP/0158 (Gladman Developments Ltd)

The council notes support for the allocation of site H-LL 10 (Clarendon Farm, Linlithgow) for housing. This particular site is addressed in a separate Schedule 4 relating to development in Linlithgow. (**15A**).

WL/LDP/PP/0350 (Gladman Developments Ltd)

The council notes support for the allocation of land at Appleton Parkway, Livingston (H-LV 14) for housing. This particular site is addressed in a separate Schedule 4 relating to development in Livingston (**16I**).

Promotion of sites to augment those allocated under Policy HOU 1
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21716490-c057327 (John Orr)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The council does not agree that well located and commercially attractive towns such as Bathgate and Livingston have somehow been overlooked when allocating land for housing in the Proposed Plan. An examination of the allocations in Appendix 2 (pages 81 and 90) will demonstrate that provision for approximately 1,650 houses has been made for Bathgate and at least 1,170 in Livingston. (A further 1,900 houses are allowed for at Gavieside Farm which is part of the West

Livingston Core Development Area). In view of the foregoing the council does not see any necessity to supplement the allocations already made and does not agree to modify the plan in response to these representations.

21119948-2ac9a17 (Houghton Planning Ltd on behalf of Laurieston Developments Limited)

The council notes support for the allocation of land at South Logie Nursery by Westfield for housing, however it does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Westfield (**25A**).

21736518-a62d550 (Davidson & Robertson Rural on behalf of Cadzow Estates)

The council agrees with the respondent that Broxburn needs to continue to develop its own housing (retail and employment) provision in order to maintain its identity as a local centre. These are sentiments which accord with the overarching support which the Proposed Plan affords to the CDAs.

While noting support for the allocation of land at Kilpunt, Broxburn for housing the Council does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Broxburn (**9K**).

21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)

The council notes support for the allocation of land to the north of Bathgate Golf Club for housing, however it does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Bathgate (**4O**).

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

The council notes support for the allocation of land to the south of Winchburgh (described as the Winchburgh Southerly Expansion) which seeks to exploit the progress and investment already made in the Winchburgh CDA to timeously address the LDP housing land requirements, but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Winchburgh (**24F**).

The council notes support for the allocation of land at Niddry Mains Golf Course, Winchburgh for a mixed use development including housing (EOI-0199), but does not agree to modify the plan to allocate it. This particular site is also addressed in a separate Schedule 4 relating to development in Winchburgh (**24F**).

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)

The council notes support for the allocation of land at Murieston Castle Farm for housing (EOI-0110), but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Livingston (**16Aq).**

21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)

The council notes support for the allocation of land at Langton Road, East Calder for housing (EOI-0113), but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in East Calder (**11D**).

21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)

The council notes support for the allocation of land at Hartwood Road, West Calder for housing (EOI-0052), but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in West Calder (**21A**).

21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

he council notes support for the allocation of land at Station Road, Kirknewton for housing (LATE-0002) but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in West Calder (**13A**).

21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)

The council notes support for the allocation of land at Balgreen Farm, Livingston for housing (EOI-0111) but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Livingston (**16Ao**).

21872215-270903f (Rapleys LLP on behalf of Bizspace)

The council notes support for the allocation of land at Fleming House, Livingston for mixed use development including housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Livingston (**16L**).

WL/LDP/PP/0047 (Houghton Planning Ltd on behalf of RK Property Ltd)

The council notes support for the allocation of land at Murieston Valley and Hunter Road, Livingston for housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Livingston (**16J**).

WL/LDP/PP/0147 (Gladman Developments Ltd)

The council notes support for the allocation of land at Brotherton Farm, Livingston for housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Livingston (**16B**).

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

The respondent's suggestion that specific reference is made in the Plan to there being a demand for housing of various tenures is accepted and the council would therefore not object to the Reporter requiring the insertion of additional text. The following example is offered as a suggestion to be inserted at paragraph 5.37 after "land for housing and before "the key objectives":

"To create a fully functioning housing system, we need to provide people with a range of housing options at a range of prices to meet different needs. This includes supporting development in the intermediate and private sectors as well as increasing the supply of social housing."

The council does not however consider there to be any particular requirement to make further mention of the Scottish Government's support for increasing the supply of housing. The Proposed Plan already references Scottish Government's support for providing a generous supply of land at appropriate parts of the Plan, specifically paragraphs 5.37, 5.50 and within the text of Policy CDA 1. The council considers this to be adequate and does not propose to modify the plan in response to this representation. However, should the Reporter be minded otherwise, the council would comply

without objection.

The council notes support for the allocation of other land in Winchburgh for housing in respect of four sites referenced in the Main Issues Report as EO1-0193 (site west of Glendevon and south of Lampinsdub), EOI-0202 (site at sewage works, south of Winchburgh), EOI-0203 (site north of Niddry Farm Cottages, south of Winchburgh) and EOI-0204 (site south of Niddry Farm Cottages, south of Winchburgh) but does not agree to modify the plan to allocate them. These particular sites are addressed in a separate Schedule 4 relating to development in Winchburgh (number 24N).

WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)

The council notes support for the allocation of land at Eastoun Farm, Bathgate for housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Bathgate (**4G**).

WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)

The council notes support for the allocation of land at Kingsfield Farm, Linlithgow for housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Linlithgow (**15K**).

WL/LDP/PP/0254 (Barton Wilmore on behalf of Hallam Land Management Ltd)

The council notes support for the allocation of land at Armadale East (EOI-0127) for housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Armadale (**3D**).

WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The council notes support for the allocation of land at Pumpherston Farm, Pumpherston for mixed use development including housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Pumpherston (**18A**).

WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management

The council notes support for the allocation of land at Burghmuir, Linlithgow for mixed use development including housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Linlithgow (**15 N**).

WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)

The council notes support for the allocation of land at Wellhead Farm, Murieston, Livingston for housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Livingston (**16N**).

WL/LDP/PP/0417(Andrew Bennie Planning Limited on behalf of Ogilvie Homes)

The council notes support for the allocation of land at Hen's Nest Road, East Witburn for housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in East Whitburn (**22E**).

WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)

The council notes support for the expansion of CDA allocations at Mossend/Cleugh Brae for housing. It is minded to extend the original CDA boundary at Mossend/Cleugh Brae to accommodate an increase in residential capacity beyond what had originally been planned for, but not to the full extent being sought by the respondent. This particular site is addressed in a separate Schedule 4 relating to development in West Calder (**21A**).

The respondent's request for revision to Appendix 3 – Schedule of Land Ownership (page 264) to record that site H-WC 2 is land owned by the council and that it is to be developed for affordable housing is noted and accepted.

WL/LDP/PP/0459 (Gladman Developments Ltd)

The council notes support for the allocation of land at Dykeside Farm, Bathgate for housing but does not agree to modify the plan to allocate it. This particular site is addressed in a separate Schedule 4 relating to development in Bathgate (**4M**).

Policy HOU2 - Maintaining an Effective Housing Land Supply
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0444 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0445 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0236 (Scotttish Government)

The council does not propose to remove the words 'endeavour to' in Policy HOU 2 as it accurately describes its intentions and what it is practically able to do. While the council will do all that it can to maintain a five year land supply it should be understood that this is dependent on other factors, for example, the availability of education infrastructure. If there is insufficient infrastructure then the council cannot be expected to maintain the land supply. A Court of Session judgement in respect of an unsuccessful planning appeal at Seafield Road, Blackburn (Hallam Land Management Limited against Scottish Ministers) served to confirm that maintaining a five year land supply needs to be read in parallel with education infrastructure and recognised that if there is no infrastructure the council cannot be expected to maintain a five year land supply.

The council is however agreeable to revisions to Policy HOU 2 to reflect the wording in SPP 2014 which references effective land. The council would not object to the Reporter requiring these words to be amended to mirror the text in SPP 2014.

The council has considered specific representations (from Wallace Land Investment & Property Management) seeking the addition of text explicitly identifying what the council's response would be to proposals in the event of a failure of the land supply. It is however of the view that the effect of the proposed revisions are to duplicate SDP Policy 7 and there is therefore no meaningful benefit to be had by doing so. Consequently, the council does not propose to modify the plan in response to this representation. However, should the Reporter be minded otherwise, the council would seek to

ensure that there was some reference to the annual Housing Land Audit being the definitive source for determining whether or not a 5-year supply of effective housing land was being maintained.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Limited)

The council is of the view that the effect of the proposed revisions are to duplicate SDP Policy 7 and there is therefore no meaningful benefit to be had by doing this. Consequently, the council does not propose to modify the plan in response to this representation. However, should the Reporter be minded otherwise, the council would seek to ensure that there was some reference to the annual Housing Land Audit being the definitive source for determining whether or not a 5-year supply of effective housing land was being maintained.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

The LDP aims to provide a straightforward and flexible approach to meeting housing demand and supporting housing development and the council sees no particular merit in seeking to control the release of sites unless there are very specific and justifiable reasons for doing so, most notably when there is inadequate infrastructure available to satisfactorily service a development. Consequently, the council recognises that the restriction identified in the second paragraph of Policy HOU 2 and which references the safeguarding of some housing sites for longer term development is not entirely consistent with this approach. The council has had regard to the respondents' comments and would have no objection if the Reporter sees merit and is agreeable to deleting this part of the policy. Strike-through text reflects deletions.

[1]The council will maintain a 5-year supply of land for housing that is effective or expected to become effective at all times throughout the lifetime of the plan. An annual audit of the housing land supply prepared on a sectoral basis (agreed with housing providers) will monitor and review, the land supply in accordance with the SPP 2014 and the Strategic Development Plan.

21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0239 (Homes for Scotland)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

The council notes the respondents objection to its declared intention at paragraph 5.41 (page 21) and in Policy HOU 2 (page 23) that going forward, it proposes to use the most up to date demand figures to calculate the five year housing land requirement in the context of a revised housing land audit process which will compare supply and demand in each sector rather than as a single figure as is currently the case.

The council acknowledges that housing land audits and the subsequent calculation of the five year land supply have until now been largely undertaken across all tenures and it recognises that the SDP does not require that the maintenance of a five year housing land supply must be achieved by housing sector. But, equally, it does not prohibit it either and there is a clear indication that this is SESplan's preferred direction of travel, as evidenced by a SESplan Joint Committee paper entitled *'Maintaining*

a Five-Year Effective Housing Land Supply" which was agreed at a meeting on 18 May 2015 (**CDX**) and which the council considers quite legitimate to reference.

There is a realisation that calculating the five year housing land supply across all tenures doesn't take into account that the majority of need and demand for housing is more often than not shown to be within the affordable sector. The resulting housing land calculation which is used to identify whether there is a shortfall in housing land, and therefore a need to bring forward additional housing sites to make up the shortfall, is therefore potentially flawed. The majority of the land supply across the SESplan area is led by the private sector rather than by providers of social or below market rented housing, meaning that the land brought forward does not necessarily address the affordable housing need and demand and instead just adds to the established private land supply. It is a concern of the council, and indeed SESplan, that identifying land on the basis of such a calculation undermines existing development plan strategies and could lead to a potential over allocation of housing land against a background of constraints on the development industry, and hence the reason why a change has been mooted. For these reasons, the council does not agree to modify the plan in response to these representations.

The council is aware that Scottish Government published consultative Draft Planning Delivery Advice on "*Housing and Infrastructure"* in February 2016, the main purpose being to assist in the preparation of development plans, and it is noted that the example of how the effective five year land supply should be calculated does not differentiate between sectors. However, the status of this document is 'draft' and it remains to be seen what revisions are made before it is adopted, probably by the end of 2016 when it will replace Planning Advice Note (PAN) 2/2010.

The council would wish to point out that paragraph 5.41 of the Proposed Plan makes it abundantly clear that the LDP continues to meet the housing requirements set out in the current SDP and that the arrangements for the calculation of the five year housing land supply which it describes is for a future date and the legislative position prevailing at that time will of course require to be observed.

Housing Requirement Periods
21806279-71b6908 (Turley on behalf of Stewart Milne Homes Central)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0247 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0354 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0355 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0356 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0357 (Geddes Consulting on behalf of Wallace Land Investment & Management)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)
WL/LDP/PP/0459 (Gladman Developments Ltd)

The council recognises that the SDP and subsequent SESplan Housing Land Supplementary Guidance requires the plan periods to be treated separately and for each HLR to be met independently within each period i.e., 2009-2019 and 2019-2024. It has never intended to imply differently and the

suggestion by respondents that paragraph 5.52 (page 23) infers this is rejected.

Paragraph 5.52 is regarded as a honest interpretation of the situation in so far as there are genuine concerns regarding the ability to deliver a five year effective supply within the first Plan period due to a combination of the initial level of the requirement, the backlog that was already in place when the work on the LDP began and the capacity in the housing market and industry to deliver this level of requirement. For these reasons, the council does not agree to modify paragraph 5.52 in response to these representations, save for changing the erroneous reference to SPP 2010 and replacing it with 2014.

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

The council would not object to the Reporter requiring the insertion of the word 'continuous' in the last sentence of paragraph 5.52 (page 23) as shown below:

"However, it also indicates that new allocations coming forward after adoption of the plan (2016/17) are unlikely to make a significant contribution by 2019 and therefore impact on the ability to deliver a continuous *five year effective supply within the first Plan period".*

Infrastructure requirements and delivery
21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0239 (Homes for Scotland)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

A number of respondents have identified infrastructure constraints as a major impediment to maintaining a five year housing land supply and have called on the council to take on a more pro-active roll and identify mechanisms for dealing with infrastructure constraints in the LDP. The issue of infrastructure is specifically addressed in a separate Schedule 4 (**1F**).

WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
WL/LDP/PP/0350 (Gladman Developments Ltd)
WL/LDP/PP/0423 (Walker Group (Scotland) Ltd)
WL/LDP/PP/0459 (Gladman Developments Ltd)

Respondents are critical of the Action Programme for being overly dependent on contributions from developers and for not fulfilling all of the requirements identified in paragraphs 31 and 124 of SPP 2014 and suggest that more detail should be provided. The Action Programme is specifically addressed in a separate Schedule 4 (**1S**).

WL/LDP/PP/0047 (Houghton Planning Ltd on behalf of RK Property Ltd

The respondent proposes that the council adopts interim measures based on developer contributions as a means of securing the necessary infrastructure requirements, particularly in relation to school provision. The issue of infrastructure and developer contributions is specifically addressed in a separate Schedule 4 (**1F**).

An alternative proposition that the council should lift the 'moratorium' on further new housing in the Linlithgow Academy catchment area has also been suggested. An overview of education issues is set out in Position Statement: Education (**CDX**).

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

The council notes the assurance made by the respondents that the availability of infrastructure, while necessary for the maintenance of an effective housing land supply, is not regarded as a constraint for the development of their land at Heartlands, Whitburn.

Core Development Areas

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

To clarify, the reference in paragraph 5.46 (page 21) to the council being prepared to sanction a greater number of houses in CDAs than originally identified in the Edinburgh and Lothians Structure Plan **(CDX)** is not intended to be restricted to just post 2024. The council sees no particular merit in seeking to control the release of sites unless there are very specific and justifiable reasons for doing so, for example, when there is inadequate infrastructure available to satisfactorily service a development. Proposals for additional development within the original CDAs would therefore be considered on a case by case basis with regard to conventional planning considerations and, as stated in paragraph 5.46, "where it is appropriate to do so." The council does not believe that there is any need to modify the plan in this instance, however the council would not take issue if the Reporter was to suggest clarifying revisions to the text.

The council acknowledges the frustrations expressed at the lack of any manifest progress with regard to the Broxburn CDA. The CDAs are however very much a key element of the spatial strategy of the LDP and the council continues to support and encourage their development. The CDAs perfectly exemplify the synergy of brownfield and greenfield development which the LDP seeks to harness.

Appendix 7.1 of the Adopted West Lothian Local Plan (**CDX**) identifies a substantive list of requirements for infrastructure, local facilities and amenities for CDA housing proposals in individual settlements and the council does not underestimate the challenges which this presents to prospective developers, particularly when coupled with potentially extensive land rehabilitation works and the uncertainties of a still recovering economy. It was to be expected that some CDAs would advance quicker than others and the council does not share the same anxieties about the Broxburn CDA as some of the respondents, and certainly not to the extent of contemplating what would amount to abandoning it.

The council notes the sites which the respondents have identified within the Broxburn CDA and their suggestion that they should be excluded from the calculation of the land supply. These are however dismissed. Land at Bridge Place West (Housing Land Audit ref. 4/48) has not in fact been carried over to the LDP and is instead being retained as a public car park. Holmes North Site B (ref.4/22) and

Holmes North Site C (ref.4/29) have been actively marketed and there has been developer interest. Both sites are located within what has developed into an established residential area over recent years and they have the potential to be attractive development opportunities. It is acknowledged that Albyn (ref. 4/39) and Greendykes Road (ref.4/37) do present more of a challenge due to these sites being brownfield and having a contamination legacy. However the council anticipates that these constraints are capable of being addressed and overcome during the currency of the LDP.

For these reasons, the council does not agree to modify the plan in response to these representations.

The respondent has referred to that part of the plan dealing with Strategic Allocations (including previously identified Core Development Area Allocations) (page 25, paragraphs 5.57-5.61) and has requested that a reference to withdrawing support for CDA housing sites which already have consent and are the subject of Section 75 Agreements should be deleted. The council cannot however reconcile these comments with any such reference in the text and can confirm that no such action has been proposed.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

The council notes the respondents support for the 'future proofing' element in the plan, recognising that there are particular strategic allocations where there may be opportunities to increase output from some currently identified development sites and sites that will continue to deliver housing beyond 2024. It does not however agree that it failed to address representations which were made at the Main Issues Report stage of the Proposed Plan. Sites which were put forward for development at that time were all considered and systematically appraised and the council's reasons for rejecting or alternatively 'preferring' them were made public.

The council welcomes the respondents' recognition that the delivery of the CDA requirements is dependent on the engagement of both Winchburgh and Broxburn CDA developers. Joint working is not only desirable but is regarded as a necessity at Winchburgh/East Broxburn given the amount of common infrastructure and the degree of physical integration required between the two areas. The reference in paragraph 5.59 (page 25) to the need for CDA developers to work together to deliver the necessary infrastructure was not meant as a rebuke to either of the developers but was instead intended to motivate. The council does not therefore propose to modify the text of this paragraph. Progress within the Winchburgh CDA has been substantial, as highlighted by the respondent, and the council would very much like to encourage and see this replicated in the Broxburn CDA.

The CDAs are very much a key element of the spatial strategy of the LDP and the council continues to pledge its support and encourage their development. It seeks to sustain the integrity of all of the CDAs including Broxburn and aspires to see them developed as originally intended. As a consequence it does not agree with the proposition that the boundary of the Broxburn CDA is changed nor does it agree that planned for capacity should be transferred to the Winchburgh CDA.

WL/LDP/PP/0245 WL/LDP/PP/0245 (EMA on behalf of EWP Investments Ltd)

The council notes the respondents proposals to increase the residential capacity of the allocated land at Southdale as a means of addressing the viability of the Southdale development and to make up for other allegedly ineffective and underperforming parts of the Armadale CDA but it does not agree to modify the plan. This particular site is addressed in a separate Schedule 4 relating to development in Armadale (**3C**).

The respondent has also questioned the accuracy of some of the site areas and the residential

capacities identified in Chapter 6 (page 80) and Appendix 2 (pages 130, 131 and 133) of the Proposed Plan, suggesting that they are no longer representative of the current situation on the ground. The council recognises that as development has cumulatively taken place it may have served to constrain the anticipated potential of the remaining land which comprises sites H-AM 8 and H-AM but this will only become clear when detailed proposals for these site are brought forward and can be considered. At this time the council would suggest that the indicative housing numbers shown in the Proposed Plan are retained and it does not therefore agree to modify the plan.

With regard to site H-AM 11, the council is aware that planning permission was approved in June 2014 for 85 houses (**CDX**), (which is 24 fewer than the 109 the Proposed Plan had anticipated). As noted previously, figures in the Proposed Plan are based on the 2014 Housing Land Audit (**CDX**) and this permission could not have been accounted for in that audit given that it was post 2014 audit period. Recognising that data of this nature can only ever be a snapshot at a particular point in time, the council does not propose to revise it. Notwithstanding this, if the Reporter is inclined to amend this particular figure, the council would not object.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
21867093-c1389fa (Montagu Evans on behalf of Cala Management Ltd)
21869740-af300dc (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21716490-c057327 (John Orr)
21870299-6e33c55 (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21870507-c71532a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
21871160-08ca39a (Rick Finc Associates on behalf of Davidson & Robertson Rural)
WL/LDP/PP/0418 (Montagu Evans on behalf of Cala Homes)

The council recognises the respondents concerns about the ability of some previously allocated sites within the Armadale CDA to deliver housing due to various constraints and notes the proposition that other sites should be allocated to replace them if shown capable of contributing to the housing land supply and demonstrated to be effective and deliverable. The council is however not persuaded that there is sufficient justification for writing off such sites at this time. The CDAs were always going to be challenging but the overall rate of house building in West Lothian has not happened as quickly as perhaps envisaged when the CDAs were first conceived and the West Lothian Local Plan adopted. This is not unique to West Lothian given the economic pressures that have affected the wider economy and the construction sector since 2008. It is widely accepted that sites will take considerably longer to develop than first thought and will not be wholly developed during the relevant plan period.

While some sites have proven much slower to get off the ground, and it may be that circumstances are not currently conducive to their development, it is important to remember that the LDP has a time horizon of 10 years and it is therefore entirely plausible that the constraints which are holding back development at the moment are capable of being overcome. The reasons why the previously allocated sites were originally selected should not be forgotten and have not changed. They continue to represent optimum development opportunities, particularly in terms of location, sustainability and the reuse of brownfield land and to dismiss them as suggested is considered premature. For these reasons, the council does not agree to modify the plan in response to these representations.

WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

The council notes the respondents intimation that there are difficulties in implementing the

development of the eastern portion of the Broxburn CDA (H-BU 10 and H-BU 4) as originally envisaged for reason allied to noise, contamination and geotechnical constraints and that significant revisions to the master plan are proposed including the development of additional land to maintain the previously agreed numerical allocation. The council is asked to be flexible in the distribution of housing across the Broxburn CDA and to allow land owners whose sites cannot be developed as planned the opportunity to transfer unused capacity to other land under their control. This particular issue is addressed in a separate Schedule 4 relating to development in Broxburn (**9E**).

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

The council welcomes the respondents support for the principle of policy CDA 1.

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

The council fully supports the strategic development initiative at Polkemmet, Whitburn known as Heartlands. It notes the suggestion to amend Policy CDA 1 to also embrace strategic development sites but does not agree to modify the plan. This particular issue is addressed in a separate Schedule 4 (**24Ac**).

WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

The council notes the suggestion to amend Policy CDA to allow for modifications to masterplans to be made but does not agree to modify the plan. This particular issue is addressed in a separate Schedule 4 (**24Ac**).

Miscellaneous
21863641-89d0459 (Clarendon Planning on behalf of BDW Trading Ltd & H&J Russell)
21865046-8dc0d66 (Clarendon Planning on behalf of John Macfarlane & Colin Macfarlane)

The Strategic Development Plan states that Local Development Plans will direct further strategic development to a number of 'Strategic Development Areas' (SDAs) and West Lothian in unique amongst the SESplan authorities in so far as it only has one. It extends from Broxburn in the east to its boundaries with Falkirk and North Lanarkshire in the west and from Linlithgow and the Forth Valley in the north to its boundary with Midlothian and South Lanarkshire in the south. West Lothian also borders Scottish Borders to the south and Edinburgh to the east. The respondents have intimated that a diagram, akin to Figure 7 in the SDP, should be incorporated into the LDP, in order to show the SDA in the context of the SDP.

The council has no difficulty with this proposition, save for the fact that the Proposed Plan already incorporates such a diagram. Figure 1 (page 7) is actually a reproduction of Figure 7 in the SDP, and while it can always be argued that this could be improved upon, the council is nevertheless of the view that it satisfactorily serves its purpose and does not propose to make any revision in these circumstances unless required to do so by the Reporter.

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)

The respondents have requested that a specific reference to the necessity for the planning system to be flexible in the application of policy to reflect local circumstances is included in the LDP. While the council does not take issue with this sentiment (it exactly replicates the wording in the introduction to SPP 2014), it is not immediately apparent where such as statement would sit in the LDP or what added value it would necessarily bring. The council is therefore not minded to make such an addition

to the Plan.

WL/LDP/PP/0170 (Peter PC Allan Ltd on behalf of Aithrie Estates & Hopetoun Estate Trust)

The suggestion that the 'smaller new housing sites' referred to in paragraph 5.61 (page 25) should be identified in Appendix 2 suggests that the respondent has misinterpreted the content of Appendix 2 as it already includes all such sites.

The respondent has complained that the council has failed "to adopt the timescales set out in SPP" but has not expanded on what this actually means. As a consequence, the council is regrettably unable to offer any meaningful response.

The respondent has also suggested that the council has failed to provide the estimated date of adoption of the LDP. The council does not believe that this is a requirement of SPP 2014, but in any event, it can demonstrate that it has published a Development Planning Scheme annually and in conformity with the Planning Etc. (Scotland) Act 2006 & Development Planning (Scotland) Regulations 2008 which clearly sets out the timetable for preparing the LDP. The most recent DPS was published in March 2016 and suggests that the LDP is likely to be adopted in 2017 (**CDX**).

For these reasons, the council does not agree to modify the plan in response to these representations.

WL/LDP/PP/0216 (Holder Planning on behalf of EWP Investments Ltd)
WL/LDP/PP/0235 (Holder Planning on behalf of Taylor Wimpey)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

An explanation of how the HNDA has provided the evidence base for the LDP proposed Housing Supply Target (HST) and how this has been translated to a Housing Land Requirement (HLR) with the addition of a generosity allowance is set out in the council's Housing Land Position Statement (**CDX**).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1B	*Overarching Issue*: **Spatial designations for local landscape protection and Countryside Belts**	
Development plan reference:	Local Landscape Designations; and Countryside Belts.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0363 (Transition Linlithgow)
WL/LDP/PP/0418 (Cala Management Limited)
WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council)
WL/LDP/PP/0459 & 21768324-d9d4b34 (Gladman Developments)

21349895-851aa9e (Duncan Fortune)
214185509-9ebcb91 & 21865048-cb5cef4 (David Orr)
21495743-09927al (Emma Gordon)
2148485508-aofda1 & **WL/LDP/PP/0433** (Finlay Scott)
21558610-d9620a5 (Leslie Neary)
21670368-Ca9306c (Steven Donaghue)
21672936-5bdab13 (Hallam Land Management c/o John Handley)
21716490-c057327 (John Orr)
21770063-66ceb8b (Irene Fortune)
21803202-5e7a5f5 (Peter Buck)
21865048-cb5cef4 (David Orr)
21903259-eae8db8 (Andrew Dodds)

Provision of the development Plan to which the issue relates:	Proposed LDP – pp. 41, 42, 44 Proposals Maps 1 – 5 Proposed LDP supporting document: West Lothian Local Landscape Designation Review (LLDR) (CDX) Proposed LDP supporting document: West Lothian Landscape Character Classification (WLLCC) (CDX) LDP Action Programme

Planning authority's summary of the representation(s):

LOCAL LANDSCAPE DESIGNATIONS

Bathgate Hills Special Landscape Area – issues at Linlithgow

Objections / reservations to site H-LL 12 Preston Farm, Linlithgow on the basis that it has AGLV status / recommended as Special Landscape Area

L/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council) – based on Linlithgow Planning Forum's 'Plan for the Future' the currently designated 'Areas of Landscape Value' as they have been very effective in preventing unnecessary development on attractive parts of the town fringes and in this

context the proposed release of the housing site at Deanburn Road is opposed.

21495743-09927al (Emma Gordon); **21803202-5e7a5f5** (Peter Buck) – strongly object to the inclusion of site H-LL 12 Preston Farm on the grounds that:

- it has AGLV (Area of Great Landscape Value) status already;
- it conflicts with previous landscape designation;
- the council itself has recommended that this field remain a special landscape area;
- it's more than greenbelt; it's AGLV.

Object to site H-LL 12 Preston Farm, Linlithgow on the basis that it is Green Belt

21558610-d9620a5 (Leslie Neary); **21670368-Ca9306c** (Steven Donaghue) – strongly object to the inclusion of site H-LL 12 Preston Farm on the grounds that:

- Greenbelt surrounding the town of Linlithgow has diminished over the years;
- are more houses in the town really necessary at the expense of the Greenbelt;
- loss of the important greenbelt.

[N.B. – this reference to "Green Belt" is included within the local landscape designation section because the underlying issues are about landscape protection.]

Objections to site H-LL 4, Manse Road on the basis of loss of local landscape protection

21349895-851aa9e (Duncan Fortune); **21770063-66ceb8b** (Irene Fortune) – object to the inclusion of site H-LL 4 Manse Road on the grounds that:

- land was previously designated as an area of Special Landscape value;
- this designation is important as it recognises that the scenery is highly valued locally promoting a sense of community pride;
- there is no justification as to why this designation should change simply to allow additional housing;
- the scenic location of Linlithgow is part of the town's appeal both to residents and tourists and therefore it is vital that areas of Special Landscape value be retained; and
- the designation is worthless if it can just be changed to allow housing to be built.

Objections to site HLL 11 Wilcoxholm on the basis of landscape impact

2148485508-aofda1 &WL/LDP/PP/0433 (Finlay Scott) - object to the inclusion of site H-LL 11 Wilcoxholm on the grounds that: development would destroy an important part of the town's landscape amongst other factors (including appearance and habitat and materially negatively impact on existing historic and characterful infrastructure including the canal and several bridges).

Bathgate Hills Special Landscape Area – support at Linlithgow

Support for current areas of landscape protection for Linlithgow

L/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council) – the protection offered through current landscape designations of attractive parts of the town fringes from unnecessary development is recognised.

Support for site H-LL 12 Preston Farm, Linlithgow on the basis of acceptable landscape mitigation/ outcomes

WL/LDP/PP/0418 (Cala Management Limited) - Preston Farm Design Statement (October 2014) has

been submitted in support of allocated housing site H-LL 12 Preston Farm by agents Montagu Evans for Cala Management Limited's proposal for housing development. The Design Statement notes that the site has/is:

- an area of 9.9 hectares / 24.5 acres with an indicative mix of 68 detached houses shown in the Concept Plan (p. 31);
- located within the Lowland Hill Fringes Landscape Character Type (LCT) and specifically within Landscape Character Unit(LCU) 20: Linlithgow Fringe as identified in the West Lothian Landscape Character Classification 2014;
- located at the edge of an Area of Great Landscape Value (AGLV) adjacent to Linlithgow;
- site analysis by landscape architecture firm shows site is primarily agricultural land and that issues such as historic canal and amenity impact to existing housing can be mitigated through a quality landscape to reflect Landscape Character Area.

Bathgate Hills Special Landscape Area – issues at Bathgate

Objections to extension of local landscape protection in vicinity of EOI – 126 Dykeside Farm, Bathgate

WL/LDP/PP/0459 & 21768324-d9d4b34 (Gladman Developments), **21716490-c057327** (John Orr); **214185509-9ebcb91 & 21865048-cb5cef4** (David Orr) – objects to extension of Area of Great Landscape Value through new Special Landscape Area for the Bathgate Hills to include site EOI – 0126 ENV 1 Dykeside Farm on the grounds that:

- proposal would effectively create a new green belt around the whole of Bathgate;
- given the SESPlan designation for West Lothian, it should be capable of further development;
- will effectively put a stranglehold on Bathgate meaning that it cannot be developed any further;
- it is not of any particular beauty or character other than as a typical rural area on the edge of any small town;
- concerned that this reclassification of the land, will preclude any possibility of future change of use or development of the property - feel that this "zoning" could have an effect on the value of the property;
- there has been no change to the area and the owner does not understand the council's proposal to include this area within the Bathgate Hills Special Landscape Area;
- can see no logic in WLC extending the area of the Bathgate Hills Special Landscape into an area which is clearly not part of the Bathgate Hills Area.

Blackridge Heights Special Landscape Area – issues

Objection to removal and reduction of local landscape protection in vicinity of Westfield and Bridgecastle

21903259-eae8db8 (Andrew Dodds) – objects to removal and reduction in local landscape designation through new Special Landscape Area for the Bathgate Hills due to potential negative impacts on villages of Westfield and Bridgecastle.

Local landscape designations set out in the Proposed LDP where no issues / challenges received:

- Airngarth Hill Special Landscape Area

- Almond and Linhouse Valleys Special Landscape Area

- Avon Valley Special Landscape Area
- Forth Coast Special Landscape Area
- Pentland Hills Special Landscape Area

COUNTRYSIDE BELT DESIGNATIONS

Livingston Countryside Belt – issues

Livingston Countryside Belt to south-east of Blackburn – does not support development of site EOI - 0136 Seafield Road

21672936-5bdab13 (Hallam Land Management c/o John Handley) – objects to Livingston Countryside Belt to south-east of Blackburn due its constraint of development of EOI-0136, Seafield Road, Blackburn (6.5ha, 120 units) and seek re-consideration of smaller version of site.

Livingston Countryside Belt at Uphall Station – land not consistent with strategic purposes of policy ENV 7

21864464-cflf283 (Dundas Estates & Development Company c/o Mike Andrews) – Objection to proposed Countryside Belt designation on land to east of Beechwood Park and Beechwood Grove, Uphall Station on grounds that:

- the land does not provide any of the strategic purposes of Countryside Belt as set out in Policy ENV 7;
- the land forms part of the Drumshoreland Masterplan which was submitted as part of outline planning application (Ref 0050/P/08) which the council is 'minded to grant' the application subject to concluding a Section 75 Agreement;
- the land is a natural extension to the proposed residential development area at Drumshoreland; and
- existing mature trees and hedgerows on the boundaries of the land provide natural containment and will provide a more robust boundary to define the Countryside Belt.

Winchburgh / Broxburn Countryside Belt – issues

Winchburgh / Broxburn Countryside Belt boundary – objections regarding area to north of Broxburn and south of Niddry Bing, Winchburgh

21862570-67b827a (Winchburgh Development Limited c/o Robin Matthews);
21772260-be38d90 (Airthrie Estates & Hopetoun Estate Trust c/o Peter Allan) **–**
object to non-allocation of Site EOI-199 [approx. 31.2ha revised to 11ha with ca. 9ha net developable area; 225 houses proposed; mixed use, relocation of golf course to Auldcathie Tip to north-west of Winchburgh] because:

- to allow development plan compliant land at Winchburgh to be identified and deliver housing required in the area in the period of this Plan ;
- will not adversely impact upon the continuation of the Countryside Belt between Winchburgh and East Broxburn;
- no prospect of significant development within the Designed Landscape to the south of the site;
- formation of a landscaped edge occupying the southern portion of the site formalises that separation distance whilst, at the same time, providing a permanent physical buffer to

development and edge to the expanded Winchburgh settlement;
- inclusion of the northern extremity of East Broxburn site H-BU10 which intrudes into the Countryside Belt.

Linlithgow / Philpstoun & Bridgend Countryside Belt – issues

Linlithgow / Philpstoun & Bridgend Countryside Belt - Location of key infrastructure sites within Countryside Belt designated area

WL/LDP/PP/0363 (Transition Linlithgow) – Transition Linlithgow objects to site P-43 (Burghmuir high amenity employment site) being located in the Countryside Belt. More can be done to explore alternative brownfield or central locations - various sites and buildings suggested within Linlithgow.

Linlithgow / Philpstoun & Bridgend Countryside Belt – support

Linlithgow/ Philpstoun & Bridgend Countryside Belt – caveated support for designation

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council) – regarding paragraphs 5.144 - 5.145 of the submission…'*while the principle of countryside belts is agreed and applauded this must be seen in the context of a logical settlement boundary which is based on the current developed area plus an expansion which takes account of landform rather than existing field boundaries and land ownership. Caveat - Agree in principle but with reservations.'* Fine-tuning of the Countryside Belt is sought to reflect the eventual development pattern in the Planning Forum's 'Plan for the Future'.

Countryside Belts set out in the Proposed LDP where no issues / challenges received:

- Bathgate / Whitburn Countryside Belt;
- East Calder / Kirknewton Countryside Belt.

Modifications sought by those submitting representations:

LOCAL LANDSCAPE DESIGNATIONS

Bathgate Hills Special Landscape Area – issues at Linlithgow

Objections / reservations to site H-LL 12 Preston Farm, Linlithgow on the basis that it has AGLV status / recommended as Special Landscape Area

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council) – it is intimated that the site H-LL 12 Preston Farm should be de-allocated.

21495743-09927al (Emma Gordon); **21803202-5e7a5f5** (Peter Buck) – site H-LL12 Preston Farm Field should not be re-zoned from AGLV status for all the reasons given and should follow council advice and stay a special landscape area.

Object to site H-LL 12 Preston Farm, Linlithgow on the basis that it is Green Belt

21558610-d9620a5 (Leslie Neary); **21670368-Ca9306c** (Steven Donaghue) – it is intimated that the site H-LL 12 Preston Farm should be de-allocated.

Objections to site H-LL 4, Manse Road on the basis of loss of local landscape protection

21349895-851aa9e (Duncan Fortune); **21770063-66ceb8b** (Irene Fortune) – it is intimated that the site H-LL 4 Manse Road should be de-allocated.

Objections to site H-LL 11 Wilcoxholm on the basis of landscape impact

2148485508-aofda1 &WL/LDP/PP/0433 (Finlay Scott) – it is intimated that the site H-LL 11 Wilcoxholm should be de-allocated.

Bathgate Hills Special Landscape Area – support at Linlithgow

Support for current areas of landscape protection for Linlithgow

L/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council) – No specific modifications requested regarding Local Landscape designations.

Support for site H-LL 12 Preston Farm, Linlithgow on the basis of acceptable landscape mitigation/ outcomes

WL/LDP/PP/0418 (Cala Management Limited) - No specific modification requested.

Bathgate Hills Special Landscape Area – issues at Bathgate

Objections to extension of local landscape protection in vicinity of EOI – 126 Dykeside Farm, Bathgate

WL/LDP/PP/0459 & 21768324-d9d4b34 (Gladman Developments), **21716490-c057327** (John Orr)**; 214185509-9ebcb91 & 21865048-cb5cef4** (David Orr) – seeks removal of landscape designation status to north of Bathgate at Dykeside Farm [EOI-0126] and reversion to AGLV boundary at this point.

Blackridge Heights Special Landscape Area – issues

Objection to removal and reduction of local landscape protection in vicinity of Westfield and Bridgecastle

21903259-eae8db8 (Andrew Dodds) – intimates that the landscape protection designation for Blackridge Heights should revert to its full extents as shown in the adopted local plan.

Local landscape designations set out in the Proposed LDP where no issues / challenges received:

No modifications were recommended for five of the Special Landscape Areas - Airngarth Hill SLA; Almond and Linhouse Valleys SLA; Avon Valley SLA; Forth Coast SLA; Pentland Hills SLA - therefore no amendments need to be considered.

COUNTRYSIDE BELT DESIGNATIONS

Livingston Countryside Belt – issues

Livingston Countryside Belt to south-east of Blackburn – does not support development of site EOI - 0136 Seafield Road

21672936-5bdab13 (Hallam Land Management c/o John Handley) – seek allocation of site EOI-0136, Seafield Road, Blackburn (6.5ha, 120 units) and removal of Countryside Belt designation for same.

Livingston Countryside Belt at Uphall Station – land not consistent with strategic purposes of policy ENV 7

21864464-cflf283 (Dundas Estates & Development Company c/o Mike Andrews) – seek that sites submitted at Main Issues Report stage (CDX, Map 3) EOI-0021 & EOI-0134) on land to east of Beechwood Grove / Park, Uphall Station should be defined within the settlement boundary and allocated for residential development with consequent de-designation of Countryside Belt.

Winchburgh / Broxburn Countryside Belt – issues

Winchburgh / Broxburn Countryside Belt boundary – objections regarding area to north of Broxburn and south of Niddry Bing, Winchburgh

21862570-67b827a (Winchburgh Development Limited c/o Robin Matthews); **21772260-be38d90** (Airthrie Estates & Hopetoun Estate Trust c/o Peter Allan) **–** seeks changes to Countryside Belt boundaries in favour of the allocation of site EOI-0199 to be allocated instead of proposed housing allocation at H-BU 10 West Wood, Broxburn.

Linlithgow / Philpstoun & Bridgend Countryside Belt – issues

Linlithgow / Philpstoun & Bridgend Countryside Belt - location of key infrastructure sites within Countryside Belt designated area

WL/LDP/PP/0363 (Transition Linlithgow) – it is intimated that P-43 (Burghmuir high amenity employment site) and P-45 (Coach and Park and Ride Facility) should be removed or shifted elsewhere.

Transition Linlithgow seeks that site P-43 (Burghmuir high amenity employment site) should be re-located on alternative brownfield or central locations - various sites and buildings suggested within Linlithgow. These appear to be completion of existing Mill Road Industrial Estate and additional intensification of the Oracle/Sun site and E-LL-2 adjacent the M9 and Blackness Road at the north-east of the town through establishment of a business park at Burghmuir. In addition there is a proposal to establish a business centre at or near the town Cross.

Transition Linlithgow encourages an examination of alternative options prior to progressing site P-45 (Coach park and ride facility) such as an alternative location closer to the town centre (drop off at a potential Tesco interchange, and by enlarging bus bays on Blackness Road – akin to bus use during Winchburgh Tunnel closure) to enable a more sustainable 'Park and Stride' approach.

Linlithgow / Philpstoun & Bridgend Countryside Belt – support

Linlithgow/ Philpstoun & Bridgend Countryside Belt – caveated support for designation

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council) — it in intimated that the Countryside Belt should be amended to reflect proposals in the Linlithgow Planning Forum's 'Plan for the Future'. Therefore, a major revision is sought to reduce the width by more than half and extend it further beyond to the south-west with the addition of a number of green wedges into the town.

It is understood that a wildlife corridor and development free area, akin to a Countryside Belt, is

sought to the west and south of a proposed new road link due south from the junction of the A803 at Burghmuir with the local road to Kingsfield, crossing the canal and passing the B9080/ Edinburgh Road between Kildimmery and Kingscavil, then through fields and open country loping round south-west re-joining the road network at the junction of Manse and Riccarton Roads.

Countryside Belts set out in the Proposed LDP where no issues / challenges received:

- No modifications are recommended for the Bathgate / Whitburn Countryside Belt and East Calder / Kirknewton Countryside Belt, therefore no amendments need to be considered.

Summary of responses (including reasons) by planning authority:

LDP background to designation of Local Landscape Protection and Countryside Belts

LOCAL LANDSCAPE DESIGNATIONS

In accordance with Scottish Natural Heritage (SNH) and Historic Scotland's (now Historic Environment Scotland) Guidance on Local Landscape Designations (CDX) and Scottish Planning Policy (CD078), the council undertook a review of landscape protection which was published in summer of 2014 as the West Lothian Local Landscape Designation Review (LLDR, CDX). This exercise was undertaken by Land Use Consultants led by a Steering Group including SNH. It is considered that the methodology for the selection of SLAs is, as related to similar reviews, robust and defensible.

Position Statement 'Local landscape Designation' (CDX) sets out the council's position in support of its approach to local landscape designation, including policy and identified Special Landscape Areas, as set out the in the West Lothian Local Development Plan – *Proposed Plan* (CDX: Pages 41, 42, 268 and Maps 1 - 5).

Scottish Planning Policy (CDX, SPP 2014) requires that the 'landscape character' approach as defined by the European Landscape Convention (2000) and set out in SNH guidance is followed when reviewing local landscape designations. Landscape character assessment is a process which classifies, evaluates and analyses landscape as a basis for decision making. The aim of SPP 2014 (CD078) is for a consistent, methodical and robust approach yielding a single-tier of local landscape designation across Scotland.

The current set of local landscape designations in West Lothian evolved over many decades and lacks clearly defined boundaries, justification for selection of areas, and clarity over the landscape qualities and values for which they were designated. These weaknesses leave potential for challenges at planning appeal or inquiry and thus their long-term ability to protect landscape worthy of such designation.

The findings of the West Lothian Local Landscape Designation Review (CDX, LLDR) are largely taken forward in the West Lothian LDP. Some adjustments to the Bathgate Hills SLA boundaries have been required to accommodate the spatial strategy for the LDP and will be mitigated through the provision of appropriate high quality on-site landscape and the submission of detailed landscape plans. Where the minor adjustments to boundaries and *Statements of Importance* are required, these will be made transparent through Supplementary Guidance: *Landscape Character and Local Landscape Designations* to be produced in support of the LDP (CD093).

None of the six current Areas of Special Landscape Control (ASLC), as adopted in the West Lothian Local Plan, to be are taken forward in the LDP, however, other protection is available through overlapping spatial designations, development plan policy and potential environmental

improvements resulting in a limited loss of protection. Inappropriate areas such as quarries and waste disposal sites have been identified as not warranting landscape protection.

Policy ENV 1 *Landscape character and special landscape areas* of the Proposed LDP supports the regulatory framework for Special Landscape Areas identified in the LDP Maps 1 – 5 and is further supported by the West Lothian Landscape Character Classification (WLLCC) (CDX), an in-house document prepared from the successful consultancy work undertaken on updating the landscape character assessment for the West Lothian area.

Subsequent Planning Guidance for Landscape Character and Local Landscape Designation will publish the finalised Special Landscape Area Designations for the Proposed LDP based on the results of the Reporter's examination of the proposed plan.

COUNTRYSIDE BELT DESIGNATIONS

Within the 'Place making' section, paragraphs 48 to 52 of Scottish Planning Policy (CDX) offer national policy guidance on the role of green belts in development planning including their role in development of the plan's spatial strategy, its spatial form and appropriate types and scales of development within such as airports and agriculture.

Countryside Belts are a local variant of green belts and have been in force in West Lothian for many decades beginning with the well-established Livingston Countryside Belt. New towns and green belts are classic planning tools and reflective of the push and pull of urban spatial strategies.

The five Countryside Belts shown in the LDP Proposals Maps and the policy criteria set out in Policy ENV 7 *Countryside Belts and settlement settings* are further detailed in the Position Statement 'Countryside Belts' (CDX). The council believes that these are the correct Countryside Belts designations and associated policy to support the wider spatial and policy framework of the LDP (CDX).

The four existing Countryside Belts are brought forward into the proposed plan with additional protection offered to the east of Linlithgow where strong development pressure exists.

The council has undertaken an in-house review of Countryside Belts in West Lothian with this work now being published within the Position Statement and taking this forward as planning guidance is suggested to Reporters.

The Countryside Belts for the proposed plan and their strategic purposes are highlighted in blue below as the lead paragraphs of Policy ENV 7.

Policy ENV 7 *Countryside Belts and settlement setting*

"The following areas, as indicated generally on the Proposals Map are designated as Countryside Belt:

- *Livingston;*
- *Bathgate/Whitburn;*
- *Winchburgh/Broxburn;*
- *East Calder/Kirknewton; and*
- *Linlithgow/ Philpstoun & Bridgend*

The strategic purposes of Countryside Belts are to:

- *maintain the separate identity and visual separation of settlements;*
- *protect the landscape setting of settlements;*
- *promote public access to green space for informal recreation; and*

- *enhance landscape and wildlife habitat.*

Protection and enhancement of the landscape of these Countryside Belts will be sought and encouraged as part of the Central Scotland Green Network and other opportunities, through woodland planting and managed access.

Within designated Countryside Belts, development will not be permitted unless it can be demonstrated that the proposal satisfies following criteria:
a. a proposal is environmentally acceptable and the criteria set out in the policies ENV 1 – ENV 6 of the LDP can be met;
b. the proposal will not undermine any of the strategic purposes as set out above;
c. the proposal will not give rise to visual or physical coalescence between settlements, sporadic development, or the expansion of existing clusters of houses (existing groups of houses in the countryside but not within a town or a village) by more than 20% of the number of houses within that group; and
d. there is a specific locational need which cannot be met elsewhere and need for incursion into Countryside Belt can be demonstrated."

See the following Schedule 4s for information on policy:

26J - Policy ENV 1 *Landscape character and special landscape areas*

26L – Policy ENV 7 *Countryside Belts and settlement setting*

LOCAL LANDSCAPE DESIGNATIONS

Bathgate Hills Special Landscape Area – issues at Linlithgow

Objections / reservations to site H-LL 12 Preston Farm, Linlithgow on the basis that it has AGLV status / recommended as Special Landscape Area

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council); **21495743-09927al** (Emma Gordon); **21803202-5e7a5f5** (Peter Buck) – the land for H-LL 12 Preston Farm is currently designated as part of the Bathgate Hills Area of Great Landscape Value (AGLV) where it abuts the current Linlithgow settlement envelope as shown in the adopted West Lothian Local Plan (CDX, p. 27, Map 2). The West Lothian Landscape Character Classification (WLLCC) (CDX, p. 10-11) identifies the landscape encircling Linlithgow as the "Linlithgow Fringe" of landscape type "Lowland Hills Fringes".

The West Lothian Local Landscape Designation Review (LLDR) (CDX, pp. 42 - 43) in its map combined results and summary of ranking of total scores of the evaluation analysis of the 23 landscape character areas which cover West Lothian, identifies the "Linlithgow Fringe" landscape character area as tied for second highest rank with a score of 27 out of 30.

For landscape protection, this high ranking of the "Linlithgow Fringe" landscape character area through the Local Landscape Designation Review confirms the continuation of the current adopted Areas of Great Landscape Value for Airngarth Hill AGLV to the north of Linlithgow and The Bathgate Hills AGLV to the south of the town as designated Special Landscape Areas.

It is agreed that the landscape around Linlithgow is of high quality worthy of landscape protection. This very fact results in other factors coming into greater prominence such as proximity to local schools, good access and proximity to a rail station in the assessment of potential development sites.

Thus where communities are surrounded by very high ranked landscape character areas, such as Linlithgow, it is inevitable that expansion will result in the development of such land. Many communities in West Lothian have settlement boundaries which follow the edges of landscape

designations, Torphichen being another which is almost encircled by the Bathgate Hills AGLV / SLA. In the case of Linlithgow, landscape designations require to be amended at the edges of the settlement to accommodate growth and reflect housing allocations.

In light of the above discussion, the council does not therefore agree to modify the Plan in response to this representation.

Object to site H-LL 12 Preston Farm, Linlithgow on the basis that it is Green Belt

21558610-d9620a5 (Leslie Neary); **21670368-Ca9306c** (Steven Donaghue) – the respondents have presumed that the underlying designation is Green Belt, when in fact the Bathgate Hills Area of Great Landscape Value (AGLV) is in force as set out in the West Lothian Local Plan and proposals maps (CDX, p. 27, maps 1-5).

Therefore the council does not agree to modify the Plan in response to these representations however it is hoped that responses to other representations to the plan on this issue will assist in the understanding of why and how the council undertook the local landscape designation review via specialist independent consultants.

Objections to site H-LL 4, Manse Rd on the basis of loss of local landscape protection

21349895-851aa9e (Duncan Fortune); **21770063-66ceb8b** (Irene Fortune) – indicate the de-allocation of this site on landscape grounds cannot be sustained but the council responds to reasons given as follows:

- in cases where settlements are encircled or nearly encircled by high quality landscape, much of it in the case of Linlithgow recognised by landscape protection designation, urban growth can only happen through the loss of some landscape even when high quality residential schemes are sought;
- it is agreed that the landscape of Linlithgow is of high quality and important to both residents and visitors, however this very fact results in other factors coming into greater prominence such as proximity to a rail station in the assessment of potential development sites;
- alas it is inevitable that some cherished and highly valued landscape will require to be developed to accommodate additional growth in the town as well as driving higher densities within the town such as the recent conversion of the former bus depot;
- the Bathgate Hills Special Landscape Area (SLA) will be retained at this point but with minor revisions and on a more robust basis thanks to the evidence and analysis base through the Local Landscape Designation Review (CD103);
- the Bathgate Hills SLA is the largest landscape designation in West Lothian and will be protected and regulated by the proposed plans policy framework notably Policy ENV 1 *Landscape character and Special Landscape Areas*.

The council does not therefore agree to modify the Plan in response to these representations.

Objections to site H-LL 11 Wilcoxholm on the basis of landscape impact

2148485508-aofda1 &WL/LDP/PP/0433 (Finlay Scott) – this site was also assessed through the West Lothian Local Landscape Designation Review (LLDR) (CDX) because the landscape study area included an "all-landscape" approach covering all landscapes in West Lothian except where delineated by settlement boundaries. However, the area north of the B9080 / Edinburgh Road was not taken forward as part of the Bathgate Hills Special Landscape Area due to its separation and more urban

fringe character.

Similar to other sites in Linlithgow discussed above in this section, the high ranked landscape character which encircles the town results in other factors for site assessment being given greater weight. In the case of site H-LL 11 Wilcoxholm, these include proximity to schools, town centre and railway station. Through site delivery requirements and planning application assessment, development can be achieved which is compatible with the location adjacent the historic structure of the Union Canal, urban edge and agricultural setting.

The council does not therefore agree to modify the Plan in response to this representation.

Bathgate Hills Special Landscape Area – support at Linlithgow

Support for current areas of landscape protection for Linlithgow

L/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council) – support the function and long-term effectiveness of local landscape designations for Linlithgow protecting proximate countryside is welcomed, albeit with caveats.

Support for site H-LL 12 Preston Farm, Linlithgow on the basis of acceptable landscape mitigation/ outcomes

WL/LDP/PP/0418 (Cala Management Limited) – the developer has not surprisingly come forward in support of the site at Preston Farm. However, it should be noted that the site area and allocation numbers have been revised downwards in the Proposed LDP from previous indications at the MIR stage and the developer is not challenging this lower density position.

Bathgate Hills Special Landscape Area – issues at Bathgate

Objections to extension of local landscape protection in vicinity of EOI – 126 Dykeside Farm, Bathgate

WL/LDP/PP/0459 & 21768324-d9d4b34 (Gladman Developments), **21716490-c057327** (John Orr)**; 214185509-9ebcb91 & 21865048-cb5cef4** (David Orr) – it is true that the Bathgate Hills Special Landscape Area extends the former coverage of the Area of Great Landscape Value further west of the B792 to cover land which forms part of Dykeside Farm and Hilderston Farm. Dykeside Farm is nearer the Bathgate settlement edge close to Balbardie Park and the suburb of Belvedere.

The area at and around Dykeside Farm falls into the landscape character areas (LCA) of the Bathgate Hills to the south-east, and the Couston Valley to the northwest, as can be seen in the West Lothian Landscape Character Classification (WLLCC) (CDX, p. 10-11).

The West Lothian Local Landscape Designation Review (CDX, pp. 42 - 43) ranks the 23 landscape character areas in West Lothian against 10 criteria. While the Bathgate Hills LCA scored 27/30, tied for second place, the Couston Valley LCA was the lowest scoring landscape unit at 14/30. However it did score 'medium' against four evaluation criteria: "representativeness", "condition", "views" and "settlement setting". Low scores were received for "rarity", "intactness", "scenic qualities", "enjoyment", "cultural qualities" and "naturalness".

By contrast the Bathgate Hills LCA had no 'low' scores, only three medium scores ("representativeness", "condition", "naturalness") and scored 'high' in the other seven categories.

Despite West Lothian having a reputation for an industrialised, lower quality landscape, this is not borne out by the results of the West Lothian Local Landscape Designation Review, where even low ranking landscape character areas such as the Couston Valley LCA, where well above the potentially lowest score of 7/30.

It needs to be understood that landscape character areas are categories detected through patterns in the landscape following a specific methodology which means that there is variability across a landscape area with the most typical areas towards the centre and the least representative of a landscape character type near the edges. The extension to the Bathgate Hills area of landscape protection around Dykeside and Hilderston farms reflects landscape character at the edges of two landscape units. Thus this area of the Couston Valley LCA closest to the Bathgate Hills LCA and rising above the lowlands of the Couston Water, can be seen as forming the flanks of the Bathgate Hills at this point.

Formation of Special Landscape Areas is covered in Chapter 5 of the West Lothian Local Landscape Designation Review's (CDX, pp. 44-52) where the plan Figure 5.2 *'Selection of core areas for candidate Special Landscape Areas'* on page 52 shows the western side of the 'Bathgate Hills core area' encroaching into Unit 7: Couston Valley.

Chapter 6 '*Refinement of Core Areas against Practical Criteria'* is informed by the Guidance on Local Landscape Designations produced by Scottish Natural Heritage and Historic Scotland (GLLD, CD143) and the iterative process between Land Use Consultants and the project steering group, including members from SNH. The practical considerations for the formation of Special Landscape Areas (LLDR, CDX, p. 53) which were examined in paragraph 6.2 include:

- the identity, size and coherence of each area as a recognisable landscape;
- the reasons for selecting each area, and compatibility with the purposes of designation;
- potential overlaps with other designations;
- potential overlaps with other planning policy/strategy considerations such as housing land allocations; and
- availability of suitable boundary features.

The first two bullet points support the designations of the land at Hilderston and Dykeside Farm for landscape protection. Whilst it may seem to the objectors as this is an extension of the Area of Great Landscape Value, the methodology for the Local Landscape Designation Review was based on an 'all-landscape' approach as advised in the Guidance on Local Landscape Designations (GLLD, CD143).

Unfortunately, the summarised text of this process for the Bathgate Hills (LLDR, CDX, p. 54) does not directly refer to the western side of the designation, but it does indicate that the reasons for including extensions to the core area elsewhere were based on '*areas which form the foreground to the hill in several views, and particularly in relation to the settings of surrounding settlements*`. The extended area at Dykeside and Hilderston Farms acts in the same manner supporting views of Cairnpapple Hill and The Knock from Bathgate itself, Armadale, Whitburn and particularly Torphichen. These views are identified as "Important Viewpoints" on the last page of West Lothian Landscape Character Classification (WLLCC) (CD102).

In addition, views from the many transportation routes which traverse West Lothian to the south and west of the Bathgate Hills benefit from the landscape protection to this foregrounds area: A801, M8, Glasgow to Edinburgh rail-line via Bathgate and National Cycle Route 75.

Therefore, in summary the council stands by the West Lothian Local Landscape Designation Review's (CD103) extension of landscape protection in the Dykeside / Hilderston Farmland areas north of

Bathgate because:

- despite being a low score for the overall LCA of Couston Valley, scores for West Lothian were generally good with no areas scoring a full slate of 'low' points;
- as edge areas for their respective LCA the assessments can be seen to be respectively closer together for their respective areas thus boosting the local score for the Couston Valley LCA;
- the refinement of Core Areas for potential Special Landscape Areas allows for the designation to support the coherence of the designation as a recognisable and their compatibility with the purpose of the designation.

In view of the above arguments, the council does not therefore agree to modify the Bathgate Hills Special Landscape Area, nor the Plan in response to these representations.

Blackridge Heights Special Landscape Area – issues

Objection to removal and reduction of local landscape protection in vicinity of Westfield and Bridgecastle

21903259-eae8db8 (Andrew Dodds) – The methodology followed by the council's Local Landscape Designation Review (CDX) required an assessment of all landscape character areas outwith settlement boundaries. Each landscape character area was evaluated against a narrative framework, which was then converted to a numerical score for ranking purposes. The areas of the Blackridge Heights Area of Great landscape Value (AGLV) which were reduced in the subsequent Special Landscape Area fall into the landscape character areas (LCA) of "Avonbridge to Armadale Plateau" and the "Blackridge Heights" LCA or landscape unit as can be seen in the West Lothian Landscape Character Classification (WLLCC) (CDX, p. 10-11).

The evaluation criteria of the West Lothian Local Landscape Designation Review (LLDR, CDX) considered a wide range of factors which contribute to landscape character and quality. However the Avonbridge to Armadale Plateau ranked only in the bottom third of Table 5.1 'Ranking of landscape by total score' with 'low' scores against 'rarity' and 'enjoyment' and no 'high' scores so this area of the existing area of landscape protection could not be taken forward in a robust state and had to be reduced.

Indeed, the Blackridge Heights LCA scored in the middle half of the table below the cut-off line but by reducing the area and focusing on the highest scoring areas within and around the Blawhorn Moss National Nature Reserve with an international designation as a Special Area of Conservation, it was possible to retain the smaller designation, but with defensible boundaries and an appropriate Statement of Importance (LLDR, CDX. P. 45)

The policy framework in the Proposed Plan offers other forms of protection for local countryside including policies:
ENV 2: *Housing development in the countryside.*
ENV 3: *Other development in the countryside.*
ENV 9: *Woodlands, forestry, trees and hedgerows.*

The council does not therefore agree to modify the Plan in response to this representation.

Local landscape designations set out in the Proposed LDP where no issues / challenges received:

No modifications were recommended for five of the Special Landscape Areas - Airngarth Hill SLA; Almond and Linhouse Valleys SLA; Avon Valley SLA; Forth Coast SLA; Pentland Hills SLA - therefore

no amendments need to be considered.

COUNTRYSIDE BELT DESIGNATIONS

Livingston Countryside Belt – issues

Livingston Countryside Belt to south-east of Blackburn – does not support development of site EOI - 0136 Seafield Road

21672936-5bdab13 (Hallam Land Management c/o John Handley) – site EOI-0136, Seafield Road, Blackburn (6.5ha, 120 units) was assessed and presented as a 'Not Preferred Site' in the Main Issues Report (CDX, Map 7) due to its potential to cause the coalescence of Blackburn and Seafield which are independent communities with their own traditions.

The council does not therefore agree to modify the Plan in response to this representation.

Livingston Countryside Belt at Uphall Station – land not consistent with strategic purposes of policy ENV 7

21864464-cflf283 (Dundas Estates & Development Company c/o Mike Andrews) – sites submitted at Main Issues Report stage (CDX, Map 3) EOI-0021 & EOI-0134 as well as site EOI—0112, all to the east of Beechwood Grove and Park in north Uphall Station, were assessed and presented as 'Not Preferred Sites'.

The reasons given for changing that assessment at proposed plan stage are not accepted because:

- the land plays a role in the settlement setting and urban identity in this area with considerable development pressures and coalescence issues, especially to the west and is therefore consistent with Policy ENV 7 *Countryside Belts and settlement setting;*
- whilst there was an earlier planning application (0050/P/08) related to this area, this aspect of the proposal and masterplan was unsuccessful and the land is designated a Local Biodiversity Site as identified on Map 3: *Livingston Area* in the proposed plan;
- development potential of the land indicates the need for protection through Countryside Belt.

The Livingston Countryside Belt at this point is unchanged and brought forward from the adopted plan. The council does not therefore agree to modify the Plan in response to this representation.

Winchburgh / Broxburn Countryside Belt – issues

Winchburgh / Broxburn Countryside Belt boundary – objections regarding area to north of Broxburn and south of Niddry Bing, Winchburgh

21862570-67b827a (Winchburgh Development Limited c/o Robin Matthews); **21772260-be38d90** (Airthrie Estates & Hopetoun Estate Trust c/o Peter Allan) **–** site H-BU 10 Westwood is an established site allocated as within the Core Development Area at Broxburn in the adopted West Lothian Local Plan (CDX).

The council does not therefore agree to modify the Plan in response to this representation.

Linlithgow / Philpstoun & Bridgend Countryside Belt – issues

Linlithgow / Philpstoun & Bridgend Countryside Belt - location of key infrastructure sites within

Countryside Belt designated area

WL/LDP/PP/0363 (Transition Linlithgow) – paragraphs 51 and 52 of Scottish Planning Policy (CDX) identify a number of controlled but permissible uses within green belts - which Countryside Belts equate to – including 'major businesses and industrial operations', 'essential infrastructure' and 'intensification of established uses'.

LDP Action Programme proposal P-43 (Burghmuir high amenity employment site) is an intensification of established use and employment site EL18 as identified in the adopted West Lothian Local Plan (CDX, Map 2 and key) and represents the shift of use from the adopted local plan site EL12 at Boghall to the south of the Blackness Road. This employment usage has been taken forward in the proposed plan as P-43 (Burghmuir high amenity employment site) in accordance with employment requirements for the plan.

LDP Action Programme proposal P-45 (Coach park and ride facility) brings forward the 'motorway junction safeguard' and 'site for bus facility with park and ride' indicated in the adopted West Lothian Local Plan (CDX, Map 2 and key) and brought forward in the proposed plan.

In addition, at the Burghmuir area, the LDP Action Programme includes proposals P-44 (westbound slip roads on M9 at Burghmuir) and P-108 (Linlithgow to Blackness cycle route), the former also rolled forward from the adopted plan and both are compliant with the terms of Scottish Planning Policy (CDX, paras. 51 & 52).

The council does not therefore agree to modify the Plan in response to this representation.

Linlithgow / Philpstoun & Bridgend Countryside Belt – support

Linlithgow/ Philpstoun & Bridgend Countryside Belt – caveated support for designation

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Council) – the council welcomes the caveated support by the community council for the proposed Countryside Belt at Linlithgow / Philpstoun & Bridgend as designated in the proposed plan and accompanying maps. Whilst the proposals for a wildlife corridor and development free Zone running adjacent a new link road to the south and east of Linlithgow is an interesting concept, it cannot be used as the basis to amend the proposed countryside belt as set out in the proposed plan.

The council does not therefore agree to modify the Plan in response to this representation.

Countryside Belts set out in the Proposed LDP where no issues / challenges received:

No changes to the proposed plan are required at Bathgate / Whitburn Countryside Belt and East Calder / Kirknewton Countryside Belt as no issues have been raised.

Summary

No amendments are proposed to the Special Landscape Areas as presented in the West Lothian Proposed LDP.

No amendments are proposed to the Countryside Belts as presented in the West Lothian Proposed LDP.

To summarise, with regards to the representations received in relation to the spatial designations

discussed above, the council does not consider that the plan should be modified in respect of any of the issues raised in the representations.

Summary with respect to Linlithgow - changing local landscape protection and countryside belt designation

Lastly, the council is aware that the change to the long-standing policy of restraint on housing development for Linlithgow has not been welcomed by residents who have become accustomed to a settled shape of the town's edges over the last 2 decades and may have presumed that landscape and countryside around the town would stay the same indefinitely, or at least during their residency.

The council has taken a modest approach to increasing development land in Linlithgow including some incursions into designated landscape areas, while offering additional protection through the application of a countryside belt to protect settlement setting and identity on the eastern side of the town. Much of the development need and pressure has been arguably shifted to Winchburgh where landscape and heritage constraints are less than in Linlithgow.

Linlithgow will remain a historic burgh set in attractive countryside and highly valued landscape with relevant protection through the planning process.

Any further plan changes recommended by the planning authority

Given the above discussion on proposed sites in Linlithgow breaching high quality landscape areas, a requirement for the production of and submission of high quality landscape plans by developers at the planning application stage is a reasonable response and would result in only minor change to the proposed plan. High quality landscape plans for newly allocated sites in Linlithgow could reinforce local landscape character; provide some screening without causing excessive shade, avoiding problem shelterbelts where appropriate. This would be a desirable addition for all sites in Linlithgow especially those of a contentious nature which have arisen since the area of restraint policy was lifted. If Reporters were so minded such amendments could be applied to the relevant sites listed in Appendix Two: Schedule of Housing Sites / Site Delivery Requirements of the proposed LDP (CDX, pp. 193 - 200) for new allocations as site delivery requirements.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1C	Spatial Strategy, Vision and Aims	
Development plan reference:	Chapters 4 and 5	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0158 (Gladman Developments)
WL/LDP/PP/0209 (RSPB)
WL/LDP/PP/0236 (Transport Scotland)
WL/LDP/PP/0238 (SNH)
WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
WL/LDP/PP/0351 (Historic Environment Scotland)
WL/LDP/PP/0418 (Cala Management Ltd)
WL/LDP/PP/0428 (Dr John Kelly on behalf of Linlithgow and Linlithgow Bridge Community Council)
21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
21865046-8dc0d66 (David Howel on behalf of John & Colin Macfarlane)
21863641-89d0459 (David Howel on behalf of BDW Trading Ltd and H&J Russell)
21863501-0bd8a41 (Ian Findlay)
21862933-ddl8650 and WL/LDP/PP/0137 + 0244 (Brian Lightbody on behalf of Clarendon Mews Residents)
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
21772260-be38d90 and WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
21716490-c057327 (John Orr)
21116167-568db87 and **WL/LDP/PP/0214** (Meabhann Crowe on behalf of British Solar Renewables)
21097306-f5cb7fa (Alastair Short on behalf of (SEStran)
21066561-3c471d4 (May Brown)
21906270-8ea2f80 (J Barlas)
21892215-b69a27c (Dr Cameron Easton on behalf of Scottish Wildlife Trust)
21867093-c1389fa (Ally Campbell)
21806840-3c4cd5d (Linda Ovens)
21735170-49dcba4 (PPCA on behalf of Drummond Homes)

Provision of the development Plan to which the issue relates:	Chapter 4 This section of the Plan sets out the Vision Statement of the Plan and details the Aims (paras 4.1 - 4.3, page 11) Chapter 5 *This section of the Plan details the Spatial Strategy - Housing Growth, Delivery and Sustainable Housing Locations* *(*para 5.4, 5.76, 5.139 to 5.184, page 265) Appendix 4 Supplementary Guidance (SG) and Planning Guidance (PG)

Planning authority's summary of the representation(s):

WL/LDP/PP/0158 (Gladman Developments)
Supports the overall vision of the LDP.

WL/LDP/PP/0209 (RSPB)
Commends the vision statement, specifically the aim to protect and mitigate against impacts on environment, and the aim for sustainability; with regard to aims set out for community regeneration, advise that brownfield sites can support a greater range of biodiversity than undeveloped agricultural land and development of such sites should take into account existing biodiversity features and mitigate against their potential loss; commend the aims to under 'Natural and Historic Environment', 'Climate Change and Renewable Energy' and 'Waste and Minerals'.

WL/LDP/PP/0236 (Transport Scotland/Scottish Government)
The plan does not recognise or define the impacts and mitigation measures required as a consequence of the spatial strategy on the trunk road network. Consideration should be given to developer contributions for general infrastructure for site delivery and education strategy to being supplementary as opposed to planning guidance.

WL/LDP/PP/0238 (SNH)
Suggests update required to 'Residential Development Guide' if the principles set out in paragraph 5.8 and Policy DES1 are to be delivered.

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
Supports in part the key aims but seek change in relation to sustainable housing

WL/LDP/PP/0351 (Historic Environment Scotland)
Welcomes that the built heritage has been embedded within the vision statement for the Plan and considers that this is a positive foundation for the understanding, protection and appreciation of the values and benefits of West Lothian's historic environment; some of the proposed development sites have the potential for impacts on heritage assets within HES remit, however consider that in the majority of cases, robust application of national and appropriate local policies should be able to mitigate any adverse impacts.

WL/LDP/PP/0418 (Cala Management Ltd)
Supports the Vision Statement to provide a generous supply of housing land and an effective five year housing land supply at all times; acknowledges the council's aim is to continue to promote and support major development within the previously identified CDA's and are supportive of this in principle, however, this should not preclude other effective sites from coming forward especially if there are delays over the CDA developments coming forward; notes continuing support to CDAs and strategic allocations and support requirement for further land allocations however, concerns regarding the reliance upon the existing CDA's coming forward within the timescales; established CDA's should not preclude new sites from coming forward and being developed, especially if they are effectives sites.

WL/LDP/PP/0428 (Dr John Kelly on behalf of Linlithgow and Linlithgow Bridge Community Council)
Supports the vision and aims with regard to employment, housing land, transport connectivity and infrastructure, the historic environment, climate change and renewable energy.

21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
Highly supportive in broad terms of both the broad strategy of the Plan that envisage moderate housing and commercial allocations constraints to favoured growth corridors and of the detailed policies; highly supportive in broad terms of both the broad strategy of the Plan that envisage moderate housing and commercial allocations constraints to favoured growth corridors and of the detailed policies; notes contradiction between sections which state that West Lothian's population growth has been concentrated among the elderly (para 5.76), and others stating that population growth has been mainly among the young (para 5.11).

21865046-8dc0d66 (David Howel on behalf of John & Colin Macfarlane)
Generally supports the vision statement and aims, however in order to support the section on Sustainable Housing Locations, the council must demonstrate an effective supply of housing land.

21863641-89d0459 (David Howel on behalf of BDW Trading Ltd and H&J Russell)
Generally supports the vision statement and aims, however in order to support the section on Sustainable Housing Locations, the council must demonstrate an effective supply of housing land.

21863501-0bd8a41 (Ian Findlay)
The aim related to community regeneration should make reference to safeguarding income generating farmland; Oakbank Regeneration Project would be at the heart of the vision; sustainable housing is required all over West Lothian not just in the CDA; the council should publish a systematic approach to the evaluation of infrastructure; agrees with aims related to town centres and retailing; need to protect natural spaces not just open spaces; does not agree with statement relating to climate change and renewable energy; seeks change to aim related to waster and minerals.

21862933-ddl8650 and WL/LDP/PP/0137 + 0244 (Brian Lightbody on behalf of Clarendon Mews Residents)
The area of restraint policy in Linlithgow should be continued.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Supports the continued support given to the Winchburgh Core Development Area; supports the principles set out in relation to infrastructure however, concerned that the LDP is not supported by a detailed parallel financial plan or assessment of the scale, nature, delivery timescales or funding of the infrastructure required.

21772260-be38d90 and WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Objects to the aim related to Economic Development and growth as fails to make specific reference to the qualitative aspects of housing demand, including location, and to recent government announcements regarding boosting new housing opportunities; objects to aim related to infrastructure requirements and delivery as it fails to clarify those items of infrastructure which should be determined in the proposed plan rather than in supplementary guidance and the role of the council in meeting the gap between proportionate developer contributions and the council's statutory duties.

21716490-c057327 (John Orr)
Objects to proposed sustainable housing locations and effectiveness of the housing supply; misguided and pointless to supports principle of further housing development in CDAs.

21116167-568db87 and **WL/LDP/PP/0214** (Meabhann Crowe on behalf of British Solar Renewables)
Supports aims, however seeks additions in order to strengthen these; supports continued support for CDAs and strategic allocations but need to take cognisance of how the market has and will continue to affect the ability of such larger scale sites to deliver in manner originally intended; supports terms of Policy DES 1.

21097306-f5cb7fa (Alastair Short on behalf of (SEStran)
Welcomes the emphasis on sustainable locations at "Sustainable Housing Locations" and "Climate Change and Renewable Energy".

21066561-3c471d4 (May Brown)

Supports the Proposed Plan as written with the proviso that the current boundaries as defined in the proposal are retained. In particular, Livingston South, no further housing development should take place outwith the land identified currently for development in the current plan.

21906270-8ea2f80 (J Barlas)
Welcomes the wider plan, its aims and objectives and look forward to the development and opportunities it will bring to Winchburgh and the surrounding areas, however raise issues in relation to site H-WB 10.

21892215-b69a27c (Dr Cameron Easton on behalf of Scottish Wildlife Trust)
Endorses the inclusion of the vision statement committing the plan to protect the natural environment; endorses the proposals for the Natural and Historic Environment and supports and endorses a number of supporting policies.

21867093-c1389fa (Ally Campbell on behalf of Cala Management Ltd)
Supports the Vision Statement to provide a generous supply of housing land and an effective five year housing land supply at all times; acknowledges that the Council's aim is to continue to promote and support major development within the previously identified CDA's and supportive of this in principle, however, this should not preclude other effective sites from coming forward, especially if there are delays over the CDA developments coming forward.

21806840-3c4cd5d (Linda Ovens)
Expresses support for council approach to infrastructure requirements and delivery but notes that there are no detailed plans for bringing infrastructure forward.

21735170-49dcba4 (PPCA on behalf of Drummond Homes)
Supports the general aims of the Vision Statement in relation to infrastructure requirements and in relation to new residential development at Kirknewton, however, it is essential that contributions are sought on a proportional basis.

Modifications sought by those submitting representations:

WL/LDP/PP/0209 (RSPB)
The aim for sustainability should include environmental as well as economic and social sustainability; although not specifically stated, comments suggest that the aim for Community Regeneration should include reference to brownfield land and biodiversity.

WL/LDP/PP/0236 (Transport Scotland/Scottish Government)
Consideration should be given to planning guidance 'Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy' being Supplementary Guidance.

WL/LDP/PP/0238 (SNH)
Proposes amending Policy DES 1 part (d) to refer to "landscaping" as opposed to" landscape provision".

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
Seeks a change to the 3rd point under 'Sustainable Housing Locations' to broaden the aim to include other providers of affordable housing and thereby work towards increasing supply across all tenures. Highlighted text reflects additions:

Sustainable Housing Locations

Provide a generous supply of housing land and an effective five year housing land supply at all times

Continue to promote and support major development within the previously identified CDAs; and

Support the council's new build housing programme and increase the supply of affordable housing through all providers and all Scottish Government approved tenures.

WL/LDP/PP/0351 (Historic Environment Scotland)
None specified however, encourages the council to ensure that all mitigation measures identified in the ER (or recommended in HES letter of 17 October 2014) are brought through to the site delivery requirements.

21863501-0bd8a41 (Ian Findlay)
The vision related to mineral extraction should be to ensure any approved schemes are required to not only "minimise impact" but to better the area affected not just at the end of the extraction period but also during their project life.

21116167-568db87 and **WL/LDP/PP/0214** (Meabhann Crowe on behalf of British Solar Renewables)
Seeks amendment to Aims. Highlighted text reflects additions:

Sustainable Housing Locations

Provide a generous supply of housing land and an effective five year housing land supply at all times, of a range and choice to meet need and demand.

Continue to promote and support major development within the previously identified CDAs and strategic allocations; and

Support the council's new build housing programme.

Climate Change and Renewable Energy

Help achieve climate change objectives by minimising the area's carbon footprint through help to achieve climate change objectives by minimising the areas carbon footprint through promoting a range of types of *development in sustainable locations and supporting mitigation and adaptation measures.*

21066561-3c471d4 (May Brown)
None specifically requested but infers that the settlement boundary to the south of Livingston is amended to reflect that of the West Lothian Local Plan.

21906270-8ea2f80 (J Barlas)
Seeks amendment to settlement boundary at Winchburgh in relation to site H-WB 10.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0209 (RSPB)
The LDP contains aims for a broad range of themes. Underlying each is a desirable to support sustainable development. The council acknowledges that brownfield sites can support a greater range of biodiversity than undeveloped agricultural land. Requirements for biodiversity study for development sites have been highlighted in Appendix 2 of the LDP, policy ENV 19 of the LDP provides the framework against which issues relating to biodiversity would be assessed. The council does not propose to amend the LDP in relation to this issue.

WL/LDP/PP/0236 (Transport Scotland/Scottish Government)
The LDP is supported by an Accessibility Analysis and Transport Appraisal (CDX). A detailed response has been submitted in response to Transport Scotland concerns (CDX) and has been accepted by them. Mitigation measures required as a consequence of the spatial strategy on the trunk road network are set out in Appendices 1 and 2 of the LDP and in the supporting draft Action Programme (CDX). These are reflective of the measures set out in the approved Strategic Development Plan and accompanying Action Programme (CDX and CDX). The council does not propose to amend the LDP in relation to this issue. Appendix 4 of the LDP provides details of proposed supplementary guidance and proposed planning guidance. The council's approach to supplementary guidance is considered to be consistent with the terms of Scottish Government circular 6/2013: Development Planning (CDX, paragraphs 135 - 148). The council does not propose to amend the LDP in relation to this issue and invites the reporter to make an appropriate recommendation on this issue.

WL/LDP/PP/0238 (SNH)
The council's Residential Development Guide (RDG) has been updated and approved in draft form by the council's Development and Transport Policy Development and Scrutiny Panel for consultation (CDX). The terms of paragraph 5.8 and policy DES 1 of the LDP fully reflect that of the updated RDG. It is the intention that the RDG will form Planning Guidance in support of the LDP (Appendix 4, page 266 of the LDP refers). The council does not propose to amend the LDP in relation to this issue.

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
The key aims in relation to sustainable housing locations are high level aims with the principle being the provision of a generous supply of housing land and an effective supply. The council is of the view that there is no requirement or necessity to distinguish between tenures. Specific reference to the council's new build housing programme is to reflect that the council house build programme is a high priority of the council and one of the key delivery aims of the council. Policy HOU 5 advises of preparation of supplementary guidance to support the provision of affordable housing and will provide the detail on how such housing is to be provided and by whom. The council does not propose to amend the LDP in relation to this issue.

WL/LDP/PP/0351 (Historic Environment Scotland)
The LDP contains an appropriate and robust policy framework against which proposals affecting the historic environment will be assessed, pages 54–61 of the LDP refer. Mitigation measures and site delivery requirements are set out in Appendices 1 and 2 of the LDP. Of the sites referred to in HES letter dated 17 October 2014 (CDX), only the following have been included in the LDP Proposed Plan for development. The requirements set out by HES in its letter dated 17 October 2014 have been considered in the allocation of the sites for development. HES would be a consultee should planning applications come forward for development of the sites. In addition, proposals would be assessed against the relevant policies in the LDP. The council does not propose to amend the LDP in relation to this issue.

EOI-0161 - re referenced H-LW 6 in LDP Proposed Plan, Former Freeport retail village; the site has a valid planning approval (CDX planning consent)
EOI-0168 - re referenced H-LL 12 in LDP Proposed Plan, Preston Farm, Linlithgow
EOI-0114 - re referenced H-LL 11 in LDP Proposed Plan, Wilcoxholm/Pilgrims Hill, Linlithgow
EOI-0210 - re referenced H-LL 10 in LDP Proposed Plan, Clarendon Farm, Linlithgow
EOI-0086/0087 - re referenced H-BU 12 in LDP Proposed Plan, Hillview Avenue, Broxburn
EOI-0144/0175 - re referenced H-BU 13 in LDP Proposed Plan, Kirkhill North, Broxburn; the site has a valid planning approval (CDX planning consent)
EOI-0201 - re referenced H-WB 17 in LDP Proposed Plan, site west of Niddry Castle, Winchburgh

WL/LDP/PP/0418 (Cala Management Ltd)
The development strategy set out in the LDP Proposed Plan is predicated on the delivery of the Core Development Areas and Strategic allocations (page 10, paragraph 5.10 of the LDP refers). The strategy is, however, supported by the allocation of a number of smaller sites across the LDP area. Associated with the development of the CDAs is the delivery of new infrastructure, principally new schools, the delivery of which will impact on the ability of all housing allocations set out in the LDP Proposed Plan to be delivery and therefore effectiveness of supply. A focus on the CDAs does not however preclude other effective sites from coming forward especially if infrastructure capacity is available to accommodate development. The council does not propose to amend the LDP in relation to this issue.

21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
There are no proposals to alter the spatial strategy set out in the LDP Proposed Plan in relation to Newton. No contradiction is intended in terms of commentary on the population make up of West Lothian. The council does not propose to amend the LDP in relation to the references to population at paragraphs 5.11 and 5.76 of the LDP Proposed Plan. However, the council invites the reporter to make an appropriate recommendation on this issue. The council does not propose to amend the LDP in relation to this issue.

21865046-8dc0d66 (David Howel on behalf of John & Colin Macfarlane) and **21863641-89d0459** (David Howel on behalf of BDW Trading Ltd and H&J Russell)
These issues are dealt with in Schedule 4 number (**1A**).

21863501-0bd8a41 (Ian Findlay)
The LDP sets out a development strategy which to seeks to deliver a balance between development requirements and the need to protect the area's valuable natural environment; the LDP reflects that planning permission has been granted for development on land which is currently undeveloped and also includes brownfield sites. All sites suggested for inclusion in the LDP have been the subject of site clearance and regard to infrastructure availability. The council does not propose to amend the LDP in relation to this issue. See also Schedule 4 number (**11E**) in relation to the Oakbank site.

21862933-ddl8650 and WL/LDP/PP/0137 + 0244 (Brian Lightbody on behalf of Clarendon Mews Residents)
The council's justification for removing the area of restraint in Linlithgow is set out in Schedule 4 number 15A. The council does not propose to amend the LDP in relation to this issue.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Infrastructure requirements associated with development proposals are set out in Appendices 1 and 2 of the Proposed Plan and in the supporting draft Action Programme. Proposed supplementary guidance is set out in Appendix 4 of the LDP Proposed Plan. The council's approach to supplementary guidance is considered to be consistent with the terms of Scottish Government circular 6/2013: Development Planning (CDX). Relevant planning consents and accompanying legal agreements set out the triggers for delivery of infrastructure required to support development. The draft Action Programme sets out the timeframes for delivery of infrastructure (CDX). The council's position statement on education (CDX) provides details on the education requirements and potential delivery dates for education infrastructure requirements. The council has established a Local Infrastructure Fund to assist in the delivery of infrastructure required to support development. The fund was set up in 2009 following Council Executive approval on 19 May 2009 in order that the council could help to forward fund key infrastructure required to support the implementation of the West Lothian Local Plan and recover its costs through developer contributions. This would enable funds received from developers to then be recycled to fund further projects. The fund to date has primarily funded education and roads infrastructure to assist in development delivery and remains a

key component of the council's aims to support development delivery (CDX committee report). The council is also part of the Edinburgh and South East Scotland City Deal to provide assistance in delivery of development (CDX committee report and PDF web extract). The council does not propose to amend the LDP in relation to this issue and invites the reporter to make an appropriate recommendation on this issue.

21772260-be38d90 and WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
The aims set out in pages 8 and 9 of the LDP Proposed Plan are high level aims to provide a broad overview. The LDP Proposed Plan pre-dates Scottish Government announcements regarding boosting new housing opportunities, specifically the letter from the Chief Planner dated 7 October 2015 in relation to housing delivery (CDX). Notwithstanding the link between housing and economic growth is recognised in the LDP, the Core Development Areas, for example, providing for housing and employment needs through the creation of mixed use developments. Infrastructure requirements associated with development are set out in Appendices 1 and 2 of the Proposed Plan and in the supporting draft Action Programme. Proposed supplementary guidance is set out in Appendix 4 of the LDP Proposed Plan. The council's approach to supplementary guidance is considered to be consistent with the terms of Scottish Government circular 6/2013: Development Planning (CDX). Policy CDA 1 and INF 1 of the LDP Proposed Plan set out the terms against which developer contributions would be sought. The council's position statement on education (CDX) provides details on the education requirements and potential delivery dates for education infrastructure requirements. The council has established a Local Infrastructure Fund to assist in the delivery of infrastructure required to support development. The fund was set up in 2009 following Council Executive approval on 19 May 2009 in order that the council could help to forward fund key infrastructure required to support the implementation of the West Lothian Local Plan and recover its costs through developer contributions. This would enable funds received from developers to then be recycled to fund further projects. The fund to date has primarily funded education and roads infrastructure to assist in development delivery and remains a key component of the council's aims to support development delivery (CDX committee report). The council is also part of the Edinburgh and South East Scotland City Deal to provide assistance in delivery of development (CDX committee report and PDF web extract). The council does not propose to amend the LDP in relation to this issue and invites the reporter to make an appropriate recommendation on this issue.

21716490-c057327 (John Orr)
The development strategy set out in the LDP Proposed Plan is predicated on the delivery of the Core Development Areas (CDAs) and other strategic housing allocations e.g. Heartlands and Bangour. All CDAs are delivering on housing development albeit at a slower rate than originally anticipated. The CDAs require substantial infrastructure requirements to ensure delivery in full. The council's justification for approach to housing land supply is set out in Schedule 4 number (**1A**). The council does not propose to amend the LDP in relation to this issue.

21116167-568db87 and **WL/LDP/PP/0214** (Meabhann Crowe on behalf of British Solar Renewables)
Whilst there may be merit in amending the aims set out in the LDP in this instance, the aims set out are reflective of a number of council strategies and as such the council does not propose to make any changes. The council invites the reporter to make an appropriate recommendation on this issue.

21066561-3c471d4 (May Brown)
Support for the LDP Proposed Plan is noted, however, new allocations are required to accommodate anticipated housing and other development needs over the LDP plan period. There is only one new housing allocation in Livingston South (site reference H-LV 31) and a site previously allocated in the West Lothian Local Plan (site reference HLv94 has been deleted). The settlement boundary at the south of Livingston has been altered to include the long standing development site of Linhouse (site

reference E- LV 46) which was identified in the West Lothian Local Plan as site ELv54 for employment use. Inclusion of the site within the settlement envelope reflects development aspirations for the site. The council does not propose to amend the LDP in relation to this issue.

21906270-8ea2f80 (J Barlas)
Support for the wider plan, its aims and objectives is noted, however, no change is proposed to the approach at Winchburgh and site allocations. This issue is dealt with in Schedule 4 number (**XXX**)

21867093-c1389fa (Ally Campbell on behalf of Cala Management Ltd)
Support for the vision statement and development within the core development areas is noted; housing land supply matters are addressed in Schedule 4 number (**1A**). The development strategy set out in the LDP Proposed Plan is predicated on the delivery of the Core Development Areas and Strategic allocations (page 10, paragraph 5.10 of the LDP refers). The strategy is, however, supported by the allocation of a number of smaller sites across the LDP area. A focus on the CDAs does not preclude other effective sites from coming forward especially if infrastructure capacity is available to accommodate development. The council does not propose to amend the LDP in relation to this issue.

21806840-3c4cd5d (Linda Ovens)
Infrastructure requirements to support the site allocations in the LDP Proposed Plan are set out in Appendices 1 and 2 of the plan and in the accompanying Action Programme. The delivery of infrastructure requires input from the development industry through developer contributions as set out in pages 9, 24, 26, 27, 30 – 37, 61 and 119-122 and policies HOU 3, CDA 1, INF 1 TRAN 2, TRAN 3, ENV 34. The council does not propose to amend the LDP in relation to this issue.

21735170-49dcba4 (PPCA on behalf of Drummond Homes)
Support for the general aims of the Vision Statement and infrastructure requirements in relation to new residential development at Kirknewton, is noted. The level of contributions required to support development would be set out in compliance with the requirements of Scottish Government Circular 3/2012: Planning Obligations and Good Neighbour Agreements. (CDX) The aim set out in page 9 of the LDP Proposed Plan in relation to infrastructure requirements and delivery advises that proportional developer contributions would be sought. The council does not propose to amend the LDP in relation to this issue.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1E	Supplementary Guidance (SG) and Planning Guidance (PG)	
Development plan reference:	Appendix Four: Supplementary Guidance (SG) and Planning Guidance (PG)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0158 (Gladman Developments)
WL/LDP/PP/0160 (Scottish Enterprise)
WL/LDP/PP/0170 (Airthrie Estates & Hopetoun Estate Trust)
WL/LDP/PP/0214 (British Solar Renewables)
WL/LDP/PP/0236 (Transport Scotland c/o Carrie Thomson, Scottish Government)
WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray)
WL/LDP/PP/0247 (Taylor Wimpey)
WL/LDP/PP/0423 (Walker Group Scotland c/o Graeme Patrick)

Provision of the development Plan to which the issue relates:	Appendix 4, pages 265 – 272

Planning authority's summary of the representation(s):

WL/LDP/PP/0158 (Gladman Developments)
The respondent is concerned that much of the guidance, and in particular, that relating to infrastructure is 'to follow', especially when delivery of this is so central to the strategy of the plan. Given the time which has elapsed since the adoption of the SDP with which the LDP conforms, and the time taken to progress the LDP to this point, more detail on the required SG/PG is sought. Questions whether the amount of supplementary guidance proposed is appropriate, and advise that this perhaps suggests that the plan itself is not sufficient.

WL/LDP/PP/0160 (Scottish Enterprise)
Note that no SG is suggested for Economic Development. SE refers to its responses to EMP1, 2 and HOU 1 and suggests that consideration be given to the preparation of SG on releasing sites from employment (and housing) designations where sufficient marketing demonstrates no demand exists for the allocated use. The SG should include guidance on the necessary processes and timescale to justify the case and which Key Agencies support should be obtained to also justifying the proposal; supports the preparation of Residential Development SG, Transportation PG and Education Strategy PG and recommends that the guidance be prepared for consultation as soon as possible particularly relating to the amount and mechanisms for developer contribution, to avoid any delay to delivery of development sites. Guidance in relation to employment policies could include details on the matters which applicants will be expected to consider, action and assess to demonstrate that there is no alternative user and / or the employment benefits of different use - for example, length and type of marketing process, the support (or otherwise) of economic agencies for example, the Economic Development Unit of WLC and SE). SE would be happy to contribute to the preparation of the SG, which it considers should be carried out as soon as possible.

WL/LDP/PP/0170 (Airthrie Estates & Hopetoun Estate Trust)
Reference is made to Appendix 4 of the LDP in relation to Supplementary Guidance: Affordable

Housing and the express statement reference financial contributions. Advise that there is a range of supplementary guidance both statutory and non-statutory which should have been updated and presented alongside the Proposed Plan, including SG: Affordable Housing, for consultation. Were the revised and updated guidance made available at this point in time, it would have allowed for an informed view to be taken on the overall application of policy going forward. Planning Circular 6/2013: *Development Management Procedures* states that, in relation to the proposed Local Development Plan "Minor proposals and detailed policies may be removed to Supplementary Guidance, especially if there is no significant change from the previous plan, and provided an appropriate context remains in the plan itself." (Paragraph 81) Thus Ministers expect "much of the detailed material" to be contained in SG (Paragraph 135). In relation to non-statutory guidance the Circular continues that "Non-statutory planning guidance may be used to provide detail on a range of subject area. One of the benefits of non-statutory guidance is that it can be updated quickly as required." (Paragraph 147). This has not to date been the case and as such a full, robust and meaningful consultation process has not been undertaken. Objects to Infrastructure Requirements and Delivery (LDP page 9) because of failure to clarify those items of infrastructure which should be determined in the Proposed Plan rather than in further guidance. [i.e. section of Appendix 5: Supplementary Guidance (SG) and Planning Guidance (PG) on 'Infrastructure Requirements, Delivery and Transport' comprising 8 PGs]. Advise that with respect to supplementary guidance and section 75 agreements, the Proposed Plan should be changed here and in later sections to ensure that policy and practice coincide and that SG remains subordinate to the LDP and its policies. The Infrastructure Requirements and Delivery section should address the council's role in meeting gap between developer contributions and council's statutory duties. The council's approach to supplementary guidance is not consistent with the requirements of Circular 6/2013. Advises guidance should have been made available at Proposed Plan consultation stage and therefore the plan is not compliant with national guidance. Infrastructure Requirements and Delivery (page 9) should be clarified as to items of which should be determined in the Proposed Plan rather than in further guidance.

WL/LDP/PP/0214 (British Solar Renewables)
The Supplementary Guidance Developer Obligations stated at Paragraph 5.84 is not included in Appendix 4 and therefore there is no detail available on which to provide comment. Appendix 4 sets out that non-statutory supplementary guidance in respect of renewables (not wind energy) is due to be prepared. It would have been useful to have the PG published alongside the LDP in order to provide a comprehensive response at this stage but welcome dialogue with the Council in early course in respect of this emerging PG. Had updated and revised guidance been made available with the LDP proposed plan this would have allowed for an informed view to be taken on the overall application of policy going forward. Planning Circular 6/2013: Development Management Procedures states that, in relation to the proposed Local Development plan minor proposals and detailed policies may be removed to Supplementary Guidance, especially if there is no significant change from the previous plan, and provided an appropriate context remains in the plan itself (Paragraph 81) As Ministers expect much of the detailed material to be contained in SG (Paragraph 135).In relation to non-statutory SG the Circular continues that Non-statutory planning guidance may be used to provide detail on a range of subject areas. One of the benefits of non-statutory guidance is that it can be updated quickly as required. (Paragraph 147). This has not to date been the case and as such this a full, robust and meaningful consultation process has not been undertaken. In relation to education, the Proposed Plan is not accompanied by any the PG/SG and as such no detailed comment can be provided. The preparation of an education strategy is discussed within Appendix 5 and is noted as being non-statutory 'PG'. Given the importance of education provision across West Lothian and the fact that it remains an impediment to residential development sites coming forward, it is considered unhelpful that the Proposed Plan has not included this key aspect in this consultation process. This approach provides little confidence for developers and investors, and yet it is noted that the onus for overcoming education barriers in West Lothian falls to the developer (Paragraph 5.90).

WL/LDP/PP/0236 (Transport Scotland c/o Carrie Thomson, Scottish Government)
Consideration should be given to those topics in relation to 'Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy's identified for Planning Guidance to be taken forward as Supplementary Guidance as is required by legislation for supplementary guidance. because these documents propose to cover details of infrastructure requirements and specific/principles of developer contributions, it would be appropriate for these to be subject to consultation; proposed SGs / PGs on Affordable Housing; Developer Contributions for Transportation Infrastructure; Developer Contributions for General Infrastructure for Site Delivery; Education Strategy; Transport improvements to A71 / A89 corridor are matters which should be included in LDP not in further guidance.

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray)
The 'Residential Development Guide' supplementary guidance will require to be updated if the principles of 'placemaking' set out in paragraph 5.8 and Policy DES 1 *Design Principles* set out in the Spatial Strategy are to be delivered. Seek clarification over inclusion of small scale wind turbines in spatial framework for wind energy (paragraph 5.225 of LDP). Advise that it is not clear whether the criteria in Policy ENV13 *Pentland Hills Regional Park* will be expanded on in further guidance or not. The nature of the policy criteria suggests that they may be detailed in proposed further guidance and for clarity it is recommend that this is clearly stated within the policy. Look forward to working further with the council to develop supplementary guidance in relation to green networks. Wish to be involved in consultation on proposed planning guidance scheduled monuments/countryside belt. Welcome the definition and scope of green networks in West Lothian as set out at paragraphs 5.102 to 5.105 and look forward to further work with the council to develop the supplementary guidance.

WL/LDP/PP/0423 (Walker Group Scotland c/o Graeme Patrick)
The suggestion that Supplementary Guidance to support the council's education strategy will be required confirms that it is not yet available, contrary to Planning Circular 1 2009. The LDP does not clarify the quantum of financial contributions within the Plan document. The Plan should contain a detailed list of SG which it intends to re-adopt and commit to reconsultation in due course. It is contrary to the Circular to simply state, as they do in para 5.5., that they i.e. existing Guidance documents, constitute Supplementary Guidance to the LDP. This refers to Supplementary Guidance on Developer Obligations which either relates to the last Local Plan or has not yet been written or consulted on. This should be amended to make it clear the Council will be preparing and consulting on the supplementary guidance but not alongside the Proposed Plan (as is mentioned in the note at the end of the policy INF1). The Appendix refers to Planning Guidance rather than Supplementary Guidance, it is Walker Group's view that the importance of this information and policy, and the effect it has on development, requires that it be Supplementary Guidance so it is fully consulted on rather than the more informal planning guidance as suggested in the Appendix. Object to the list of SG and PG on the grounds that the council have not produced SG with the LDP in the case of affordable Housing; Developer Contributions for Transportation Infrastructure; Developer Contributions for General Infrastructure for Site Delivery; Education Strategy; Transport improvements to A71 / A89 corridor. Advise that Planning Circular 1 2009: Development Planning, Para 97 states that: Matters that should be included in the LDP or SDP, and not in supplementary guidance include: items for which financial or other contributions, including affordable housing, will be sought, and the circumstances (locations, types of development) where they will be sought. The LDP does not clarify the quantum of financial contributions within the Plan document and the absence of detailed Guidance (both SG and PG) undermines the value of the LDP itself.

WL/LDP/PP/0247 (Taylor Wimpey) – note that Supplementary Guidance relating to landscape character and local landscape designations and Green Networks don't appear to have been published yet.

Modifications sought by those submitting representations:

WL/LDP/PP/0158 (Gladman Developments)
It is intimated that in lieu of the guidance, and in particular that relating to infrastructure, more detail on the required SG/PG is sought.

WL/LDP/PP/0160 (Scottish Enterprise)
Seeks PG/SG on Economic Development to include guidance on the necessary processes and timescale to justify releasing sites from employment (and housing) allocations where no demand for the site can be established.

WL/LDP/PP/0170 (Airthrie Estates & Hopetoun Estate Trust)
It is intimated that further guidance should have been made available at Proposed Plan consultation stage and therefore the plan is not compliant with national guidance. Infrastructure Requirements and Delivery (LDP proposed plan, page 9) should be clarified as to items of which should be determined in the Proposed Plan rather than in further guidance. It is intimated that these matters should be included within the plan and not within further guidance in accordance with paragraph 139 of Circular 6/2013 (CDX). Planning Guidance for 'Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy' - consideration should be given to raising to Supplementary Guidance status.

WL/LDP/PP/0214 (British Solar Renewables)
It is intimated that a range of supplementary guidance both statutory and non-statutory should have been updated and presented alongside the Proposed Plan for consultation.

WL/LDP/PP/0236 (Transport Scotland c/o Carrie Thomson, Scottish Government)
Consideration should be given to these topics in relation to Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy's on infrastructure requirements and specific / principles of developer contributions being 'Supplementary Guidance' to comply with national guidance. Proposed SGs / PGs on Affordable Housing; Developer Contributions for Transportation Infrastructure; Developer Contributions for General Infrastructure for Site Delivery; Education Strategy; Transport improvements to A71 / A89 corridor are matters which should be included in LDP not in further guidance.

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray)
Seeks the updating of Residential Development Guide to apply the principles of 'placemaking' set out in paragraph 5.8 and Policy DES 1 *Design Principles* set out in the Spatial Strategy; seek clarification over inclusion of small scale wind turbines in spatial framework for Wind Energy; seek clarity over potential further guidance in relation to policy ENV 13 Pentland Hills Regional Park; additional further guidance requested in relation to Countryside Belts.

WL/LDP/PP/0247 (Taylor Wimpey)
Intimates and seeks the publication of further information on the formation of Countryside Belts in particular for the new Countryside Belt proposed to the east of Linlithgow.

WL/LDP/PP/0423 (Walker Group Scotland c/o Graeme Patrick)
It is intimated that the LDP should clarify the amount of financial contributions within the Plan document and the rather than in SG and PG which undermines the value of the LDP itself.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0158 (Gladman Developments) and **WL/LDP/PP/0214** (British Solar Renewables) - paragraph 104 of Planning Circular 6/2013 advises that supplementary guidance may be prepared and adopted alongside the LDP or subsequently. The council has taken the decision to prepare such guidance subsequent to adoption of the LDP. The council does not propose to amend the LDP in relation in to this submission.

WL/LDP/PP/0160 (Scottish Enterprise) – the council's response is set out in Schedule 4 number 26A. The council does not propose to amend the LDP in relation in to this submission.

WL/LDP/PP/0170 (Airthrie Estates & Hopetoun Estate Trust)
The council has set out a policy background in the LDP proposed plan in relation to developer contributions for a broad range of including affordable housing (policy HOU 5). Policy INF 2 provides the overarching approach to such contributions to allow for a 'slim line' LDP to be drafted. In this respect the council has complied with legislative requirements and proposes to set out the details in supplementary and planning guidance as set out in Appendix 4 of the LDP. The council does not propose to amend the LDP in relation in to this submission. Paragraph 104 of Planning Circular 6/2013 advises that supplementary guidance may be prepared and adopted alongside the LDP or subsequently. The respondent refers to Circular 6/2013: Development Management Procedures – this reference is incorrect. The council has taken the decision to prepare such guidance subsequent to adoption of the LDP. The council does not propose to amend the LDP in relation in to this submission.

WL/LDP/PP/0236 (Transport Scotland c/o Carrie Thomson, Scottish Government)
The council's response is set out in Schedule 4 number 1F. The council has set out a policy background in the LDP proposed plan in relation to developer contributions for a broad range of including affordable housing (policy HOU 5). Policy INF 2 provides the overarching approach to such contributions to allow for a 'slim line' LDP to be drafted. In this respect the council has complied with legislative requirements and proposes to set out the details in supplementary and planning guidance as set out in Appendix 4 of the LDP. The council does not propose to amend the LDP in relation in to this submission.

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray)
The council's Residential Development Guide has been updated to apply the principles of 'placemaking' as set out in paragraph 5.8 and Policy DES 1 *Design Principles* of the LSP proposed plan. The updated guidance was reported to the council's Development and Transport Policy Development and Scrutiny Panel (PDSP) on 2015. The PDSP agreed to publish the updated guidance for consultation. This consultation has yet to commence but is anticipated to be taken forward over the summer of 2016. The council does not propose to amend the LDP in relation in to this submission.
The Pentland Hills Regional Park Management plan5 was approved by the Pentland Hills Regional Park Joint Committee in November 2007 which guides the management and development of the Pentland Hills regional Park. Only a small percentage of the park area lies within West Lothian Council's administrative area. As such the council does not propose to prepare guidance for the park. The council does not propose to amend the LDP in relation in to this submission.
In relation to countryside belts the council's position is set out its position statement on countryside belts (CDX). This will inform any supplementary or planning guidance which emerges over the LPD plan period.
The council has prepared background Supplementary Guidance on West Lothian's Green Network that was approved for public consultation in September 2015. This public consultation is now pending, potentially scheduled for summer 2016. However, should the SDP 2 process catch up with

the council considering and agreeing comments on the Green Network SG, then there may be scope to include issues such as strategic active travel routes in any revised West Lothian Supplementary Guidance on Green Networks. The draft guidance contains reference to small scale wind turbines. The council does not propose to amend the LDP in relation in to this submission.
(Draft) interim supplementary guidance: Wind Energy Development was prepared by the council as statutory guidance to provide detailed policy and assessment considerations to support the West Lothian Local Development Plan (LDP) Proposed Plan. A spatial framework for wind energy is an integral part of the guidance based on a strict methodology set out in SPP2014. Consultation on the draft supplementary guidance was undertaken over an 8 week period from 1 May to 30 June 2015 following consideration by the council's Development and Transport Policy Development and Scrutiny Panel on 23 April 2015. The outcome of this consultation is to be reported to the council's Council Executive at a future date. The council does not propose to amend the LDP in relation in to this submission.

WL/LDP/PP/0423 (Walker Group Scotland c/o Graeme Patrick)
The council's response to comments on policy INF 1 area set out in Schedule 4 number 1F. The council's response to comments in relation to developer contributions for health care are set out in Schedule 4, number 26I. Circular 1/2009 has been replaced by Circular 6/2013. The council has set out a policy background in the LDP proposed plan in relation to developer contributions for a broad range of including affordable housing (policy HOU 5). Policy INF 2 provides the overarching approach to such contributions to allow for a 'slim line' LDP to be drafted. In this respect the council has complied with legislative requirements and proposes to set out the details in supplementary and planning guidance as set out in Appendix 4 of the LDP. The council does not propose to amend the LDP in relation in to this submission. Paragraph 104 of Planning Circular 6/2013 advises that supplementary guidance may be prepared and adopted alongside the LDP or subsequently. The council has taken the decision to prepare such guidance subsequent to adoption of the LDP. The council does not propose to amend the LDP in relation in to this submission.

WL/LDP/PP/0247 (Taylor Wimpey) – comments are made within the context of a submission seeking the inclusion of land at Kingsfield, Linlithgow for development. The council's response to this is set out in Schedule 4 number 15A. The council consulted on the West Lothian Local Landscape Designation Review as part of the consultation on the LDP. Once the LDP has been considered at Examination and adopted it is the council's intention to proceed with preparation of supplementary/planning guidance. Paragraph 104 of Planning Circular 6/2013 advises that supplementary guidance may be prepared and adopted alongside the LDP or subsequently. The council has taken the decision to prepare such guidance subsequent to adoption of the LDP. The council does not propose to amend the LDP in relation in to this submission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1F	Developer Contributions, Infrastructure and policy INF 1 "Infrastructure Provision and Developer Obligations"	
Development plan reference:	Infrastructure Requirements and Delivery	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0147 (Lynsey Fraser on behalf of Gladman Developments Ltd) **WL/LDP/PP/0158** (Gladman Developments) **WL/LDP/PP/0209** (RSPB) **WL/LDP/PP/0236** (Scottish Government - Development Planning Team) **WL/LDP/PP/0238** (SNH) **WL/LDP/PP/0239 and WL/LDP/PP/0422** (Homes for Scotland) **WL/LDP/PP/0240** (Brian Johnstone on behalf of Livingston Village Community Council) **WL/LDP/PP/0350 and WL/LDP/PP/0459** (Gladman Developments Ltd) **WL/LDP/PP/0358** (Geddes Consulting on behalf of Wallace Land Investment & Management) **WL/LDP/PP/0409** (Scottish Water) **WL/LDP/PP/0423** (Walker Group) **21806840-3c4cd5d** (Linda Ovens) **21804649-7315bb7** (Rick Finc Associates on behalf of John Kerr Ltd) **21865046-8dc0d66** (David Howel (John Macfarlane and Colin Macfarlane) **21863641-89d0459** (David Howel on behalf of BDW Trading Ltd and H&J Russell) **21863501-0bd8a41** (Ian Findlay) **21669441-65242bb** (Brian Martin) **21862570-67b827a** (Robin Matthew on behalf of Winchburgh Developments Ltd) **21772260-be38d90 and WL/LDP/PP/0170** (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust) **21735170-49dcba4** (PPCA on behalf of Drummond Homes) **21381990-791c513** (Robin Matthew on behalf of Drummond Homes) **21097306-f5cb7fa** (SEStran) **21871541- ff7b3a** (Sandra Hebenton on behalf of Network Rail) **21369421-17fa2bd** (Mr Stuart Livingstone) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 4 – Vision Statement and Aims, Page 8 (paragraph 4.3) Chapter 5 – The Spatial Strategy (Including Policy Framework), Pages 21 (paragraph 5.46), 23 (paragraph 5.53), 24, 25 (paragraph 5.61), 26, 27, 30-37 (paragraph 5.84, 5.89-5.92), 61 and 119 Appendix 2 - Schedule of Housing Sites Appendix 4 – Supplementary Guidance (SG) and Planning Guidance (PG) Policies HOU 3, CDA 1, INF 1 TRAN 2, TRAN 3 and ENV 34	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0147 (Lynsey Fraser on behalf of Gladman Developments Ltd) **WL/LDP/PP/0158** (Gladman Developments) Supports over-arching concept set out in the Plan and planning policy more broadly that		

infrastructure is required for development, and that it is appropriate for development to fund infrastructure, however object to the broad principal set out that all infrastructure should be forward funded by the development industry; advises that it is the role of the council to 'take the first step' and proactively seek infrastructure solutions (for education in particular) in order to unlock development; the council could then seek to recoup this funding from the development industry; the council must seek to ensure that the Core Development Areas contribute to planned growth both by delivering units on their sites, and by delivering the infrastructure provided for by the relevant section 75 agreements and 'unlocking' development across West Lothian; not sustainable, nor consistent with the planning policy vision for the SDP area or West Lothian to continue to suggest that the entire LDP strategy hinges on one element of infrastructure provision, and then defer implementation of that to a third party; inappropriate in the context of planned-for growth in the SDP area to state that the delivery of education infrastructure on one site is the key to 'unlocking' the entire council area for development, and that the council will play no part in the delivery of that solution; concerned that the Proposed Plan is conditional on infrastructure solutions; the Council as education authority has a statutory obligation provide education; object to wording of Policy INF 1; concerned that much of proposed supplementary guidance particularly relating to infrastructure is 'to follow', especially when delivery of infrastructure is so central to the strategy of the Plan; wish to see more detail on the required SG/PG; questions whether the amount of supplementary guidance proposed is appropriate perhaps suggesting that the Plan itself is not sufficient; the Council should acknowledge the receipt/impact of section 75 monies and increased council tax revenue from new development in terms of recouping cost for infrastructure which the council may have to bear in the short term.

WL/LDP/PP/0209 (RSPB)
Notes there is no reference in policy INF 1 to developer contributions towards environmental mitigation or enhancement; developers should be obliged to make provision for the enhancement of natural features and biodiversity within developments or, if not feasible, on suitable sites elsewhere; these should include habitat creation.

WL/LDP/PP/0236 (Scottish Government - Development Planning Team)
Improve cross-referencing in the Plan to developer contributions; amend appendices 2 and 4; clearer justification required on where information is available to justify developer contributions required ; seeks change to Appendix 4; include more explicit reference to cross boundary impacts and developer contribution requirements.

WL/LDP/PP/0238 (SNH)
Advises that requirements set out in paragraph 5.81 of the Proposed Plan in relation to open space and associated green network is at odds with paragraph 5.58.

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
Considers the council's current approach to developer contributions presents a barrier to development and to maintaining an effective 5 year housing land supply; references to SPG on developer obligations (CDX) and text of policy INF 1 should be amended; the council should consider up front funding for education infrastructure to serve new development.

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)
Advises of severe strain on existing infrastructure within Livingston, principally education, medical treatment and roads; also reference to drainage systems and primary energy provision; notes reference in the LDP to limited capacity at both at East Calder and Newbridge waste water treatment plants; suggests pressure is applied to Scottish Water for funding to augment capacity for waste water treatment to fit into the housing growth plan; advises that support infrastructure must be part of the composite planning and grown similarly and contemporaneously and where funding is

the issue the council must seek and obtain additional Scottish Government funding for fast infrastructure growth; intolerable to saddle private developers with monstrous infrastructure developer contributions all the time; private sector should make contributions however, reasonableness has to prevail; other fund sources are also needed if the infrastructure growth stands a chance of keeping pace with 1,100 plus houses per year. Suggests a financial element be introduced by loans or whatever for infrastructure to load the front end capital of developments so that delays are minimized for the integrated planned proposal.

WL/LDP/PP/0350 and **WL/LDP/PP/0459** (Gladman Developments Ltd)
Support the over-arching concept set out in the Plan and planning policy more broadly that infrastructure is required for development, and that it is appropriate for development to fund infrastructure, however, object to the broad principal set out that all infrastructure should be forward funded by the development industry; object to wording of policy INF 1 as a result.

WL/LDP/PP/0358 (Geddes Consulting on behalf of Wallace Land Investment & Management)
Object to policy INF 1 on the basis that they do not allow for the maintenance of an effective housing land supply as required by SESplan and SPP and they include unreasonable demands on development that are contrary to the provisions of Circulars 4/1998 (CDX) and 3/2012 (CDX).

WL/LDP/PP/0363 (Transition Linlithgow)
LDP proposals do not reflect the intentions of Policy INF 1 Infrastructure Provision, or help address '*the critical infrastructure requirements for the plan area [that] relate to education and transport (including sustainable transport infrastructure)*' – paragraph 5.81.

WL/LDP/PP/0409 (Scottish Water)
Scottish Water commends the council for producing an ambitious plan that seeks to build on the West Lothian Local Plan (2009) and looks forward to working together to support the plan andhelp to deliver sustainable economic development. Undertakes to actively supporting the council's strategies, policies and objectives outlined within the plan and continue to invest in maintenance, water and environmental quality, customer service and growth to support sustainable development.

Advises that there is mention in the LDP of the requirement for developer contributions to the water and drainage network across West Lothian; highlights that both Scottish Water and developers are accountable for the network with regard to contributions.

Advises that insufficient capacity should not be seen as a barrier to development. Scottish Water acknowledges that in some areas the capacity at treatment works and within their existing network is insufficient to accommodate additional development without network reinforcement. Where the delevloper has clearly demonstrated the 5 Growth Criteria, Scottish Water will provide the quantum to deliver available capacity to enable the development to proceed.

WL/LDP/PP/0423 (Walker Group)
The LDP should include provision for the council to invest in the delivery of necessary infrastructure rather than "ensure" which simply means not granting planning permission without an agreement by developers to fund and deliver infrastructure. If West Lothian Council genuinely wishes to promote sustainable economic growth within its area, it should be investment led and not consumption led; seek amendment to policy INF 1; seek amendment to paragraph 5.84 to clarify that the council will be preparing and consulting on the supplementary guidance but not alongside the Proposed Plan (as is mentioned in the note at the end of the policy INF 1); seeks amendment to Appendix 4 to remove reference to planning guidance where developer contributions are required and replace with 'Supplementary Guidance'.

21806840-3c4cd5d (Linda Ovens)
The majority of proposals for the Linlithgow area require developer contributions towards supporting infrastructure however there are no detailed proposals within the Plan for such supporting infrastructure. There is no point granting planning permission and accepting monies from developers if no decision has been made on how that money will be spent.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
Recognises that co-ordination of infrastructure funding and delivery is crucial for the successful implementation of the LDP development strategy but objects to developers being burdened with the principal responsibility for remedying constraints, particularly in terms of education (paragraph 5.53, page 23). Difficulty in overcoming infrastructure constraints is identified as a major impediment to the maintenance of an effective 5 year housing land supply and the biggest single constraint on increasing the delivery of new housing. The council is reminded of its statutory obligations in this regard but is also urged to take more responsibility for seeking and co-ordinating infrastructure solutions and to be more proactive in helping forward fund infrastructure itself. Seeks an amendment to the section dealing with Sustainable Housing Locations, paragraph 4.3 (pages 8 to 9), to include provision for the council to invest in infrastructure delivery.

21865046-8dc0d66 (David Howel (John Macfarlane and Colin Macfarlane)
The council should forward-fund infrastructure via a long term funding mechanism and then recoup costs otherwise the council will fail to meet its housing growth requirements and associated economic aims.

21863641-89d0459 (David Howel on behalf of BDW Trading Ltd and H&J Russell)
The council should forward-fund infrastructure via a long term funding mechanism and then recoup costs.

21863501-0bd8a41 (Ian Findlay)
A systematic approach to the evaluation of infrastructure is required.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Supports principles set out in page 9 of the LDP; raises concern over lack of a parallel financial framework plan or plans to accompany the LDP; seeks a co-ordinated approach to infrastructure delivery; other funding sources beyond the development industry are required.

21772260-be38d90 and WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Acknowledges the council has an important role to play in the delivery of infrastructure; the LDP fails to clarify infrastructure requirements and the council's role in meeting delivery gaps; seeks clarity on paragraph 5.61; proposed new allocations at Winchburgh should be exempt from developer contributions; clarification sought on contents of paragraphs 5.89 – 5.92.

21735170-49dcba4 (PPCA on behalf of Drummond Homes)
Developer contributions towards infrastructure should be sought on a proportional basis in relation to new residential development in Kirknewton and in line with Scottish Government Circular 3/2012 (CDX); supports reference in Appendix 2 to Kirknewton however, seeks clarity on role of the council and third party funding mechanisms to deliver infrastructure; objects to paragraphs 5.53 and 5.78-5.84 of the LDP and the Action Programme; objects to Policy INF 1 and suggests alternative wording.

21381990-791c513 (Robin Matthew on behalf of Drummond Homes)
Response is incomplete; no comments made.

21669441-65242bb (Brian Martin)
Observes that without the necessary infrastructure requirements having been satisfactorily addressed the council will be unable to support development proposals.

21097306-f5cb7fa (SEStran)
Transport infrastructure should be phased in to cater for increase in demand.

21871541- ff7b3a (Sandra Hebenton on behalf of Network Rail)
Suggests the council will be unable to support development proposals without the necessary infrastructure requirements having been addressed; potential impacts of development in proximity to rail infrastructure should be assessed through the development management process; essential that a Transport Assessment is submitted in support of a planning application to determine impacts on the rail network; support and encourage future Supplementary Guidance if it includes provision for rail infrastructure improvements.

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
Suggests that developer contributions should be sought on appropriate sites for contributions towards canal related infrastructure for canal-side development sites. This should either be taken into account in this section / policy or in the Union Canal Policy section of the LDP; urges the Council's Infrastructure Requirements & Delivery Policy and any forthcoming Supplementary Planning Guidance to reflect potential for recreational and tourism use of the canal.

21369421-17fa2bd (Mr Stuart Livingstone)
Taking an overview of the Proposed Plan, there appears to be relatively extensive sites allocated for 'residential' use but with no obvious indication of development proposals for local/wider amenities, schools and infrastructure. Question if there is capacity for the level of population increase the LDP aspires to?

WL/LDP/PP/0243 (SEPA)
SEPA support the policy commitment in policy INF1 that development proposals will only be supported when identified infrastructure requirements have been addressed. SEPA support the reference within the supporting text at section 5.81 to the green network and drainage. SEPA requires, however, that the text here is modified to include wording in order to reflect the potential for developer contributions to assist with the delivery of River Basin Management Plan (RBMP) objectives related to site(s) development. The improvement of the water environment through measures put in place during the development process are crucial to achieving the high level objectives of the Water Framework Directive such that the water environment is protected from deterioration and is restored to good ecological status.

Modifications sought by those submitting representations:

WL/LDP/PP/0147 (Lynsey Fraser on behalf of Gladman Developments)
The wording of policy INF 1 should be amended to allow more flexible funding options for infrastructure and the Council should examine ways to deliver and then recoup the costs of, infrastructure required to unlock the development required by the LDP strategy.

WL/LDP/PP/0158 (Gladman Developments)
The wording of policy INF 1 should be amended to allow more flexible funding options for infrastructure and the Council should examine ways to deliver and then recoup the costs of, infrastructure required to unlock the development required by the LDP strategy.

WL/LDP/PP/0209 (RSPB) –

Amend policy INF 1 to include developer contributions towards environmental mitigation or enhancement within proposed development sites, or, if not possible, then on suitable sites elsewhere; these should include habitat creation.

WL/LDP/PP/0236 (Scottish Government - Development Planning Team)
Improve cross-referencing throughout the Plan to the different information regarding developer contributions. Amend third bullet point of Appendix 2 'in accordance with approved SG' and to clarify which specific supplementary guidance should be accorded with. The connection to the supplementary guidance within the Plan should also comply with the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (CDX). Include clearer justification either in the Plan, or signposts provided to where information is available which justifies the contributions required. Consider changing references in Appendix 4 to 'Planning Guidance' for topics relation to 'Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy' should be changed to 'Supplementary Guidance' and for consistency with paragraph 5.113. The LDP should more explicitly state that developer contributions will be sought for any potential cross boundary impacts which have arisen as a result of the LDP spatial strategy. Clear reference should be made to any localised Developer contribution frameworks which may be set out in Supplementary Guidance, as well as reference to the SESplan wide contribution framework which is being managed by SESplan.

WL/LDP/PP/0238 (SNH)
Recommends that paragraph 5.81 is amended to align with paragraph 5.58 on page 25 of the Proposed Plan.

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
The Council should undertake to front fund the infrastructure and seek to claim proportionate contributions back from developers; remove the last sentence of paragraph 5.53. Seeks amendment to policy INF 1 to allow for the inclusion of flexibility and development viability within the policy wording by adding the following text to the end of the policy *'In all cases, the Council will consider the economic viability of proposals alongside options of phasing or staging payments.'*

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)
None specified however, suggest a financial element be introduced by loans or whatever for infrastructure to load the front end capital of developments so that delays are minimized for the integrated planned proposal.

WL/LDP/PP/0350 and WL/LDP/PP/0459 (Gladman Developments Ltd)
The wording of Policy INF 1 should be amended to allow more flexible funding options for infrastructure and the council should examine ways to deliver and then recoup the costs of, infrastructure required to unlock the development required by the LDP strategy.

WL/LDP/PP/0358 (Geddes Consulting on behalf of Wallace Land Investment & Management)
Suggests amendments to policy INF 1.

WL/LDP/PP/0409 (Scottish Water)
None specifically stated however implies that reference should be included to requirement for developer contributions to the water and drainage network across West Lothian.

WL/LDP/PP/0423 (Walker Group)
Expand bullet point at paragraph 4.3 relating to infrastructure requirements and delivery to include willingness to invest in infrastructure provision to support Development; seek amendment to policy INF 1; seek amendment to Appendix 4 to replace reference to Planning Guidance with

Supplementary Guidance.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
Seeks an amendment to the section dealing with Sustainable Housing Locations, paragraph 4.3 (pages 8 to 9), to include provision for the council to invest in infrastructure delivery.

21806840-3c4cd5d (Linda Ovens)
There are no detailed proposals within the Plan for such supporting infrastructure provision in Linlithgow.

21863641-89d0459 (David Howel on behalf of BDW Trading Ltd and H&J Russell)
None specifically stated but suggest that the council should front fund infrastructure to assist in the delivery of development.

21865046-8dc0d66 (David Howel (John Macfarlane and Colin Macfarlane)
None specifically stated but suggest that the council should front fund infrastructure to assist in the delivery of development.

21735170-49dcba4 (PPCA on behalf of Drummond Homes)
Suggests alternative wording to Policy INF 1.

21772260-be38d90 and WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Modify the Plan at page 8, para 4.3, "Economic Development and Growth" and in later sections to ensure that policy and practice coincide and that Supplementary Guidance remains subordinate to the Plan and its policies.

21772260-be38d90 and WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Modify paragraph 5.46 to state that the approach to be adopted will be based on evidence of a shortfall in meeting the 5 year effective housing land supply and other factors such as support for infrastructure; the draft Plan should refer to the opportunities that the City Deal might offer to West Lothian in order to assist in meeting key infrastructure for CDAs.

21772260-be38d90 and WL/LDP/PP/0170 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
Modify page 32, paragraphs 5.89-5.92 to clarify that the proposed new denominational secondary school at Winchburgh is to be provided by the council, not as stated, by the developers, as it is the council which is receiving and managing developer contributions from the entire council area as development takes place; include reference to this in policy.

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
Include reference either in policy INF 1 or LDP text to developer contributions to support use of the Union Canal.

21369421-17fa2bd (Mr Stuart Livingstone)
No specific modification is sought.

WL/LDP/PP/0243 (SEPA)
SEPA support the reference within the supporting text of policy INF 1 at section 5.81 to the green network and drainage. SEPA requires, however, that the text here is modified to include wording in order to reflect the potential for developer contributions to assist with the delivery of River Basin

Management Plan (RBMP) objectives related to site(s) development.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0147 & **WL/LDP/PP/0158** (Lynsey Fraser on behalf of Gladman Developments and Gladman Developments); **WL/LDP/PP/0236** (Scottish Government-Development Planning Team); **WL/LDP/PP/0350** (Gladman Developments Ltd); **WL/LDP/PP/0358** (Geddes Consulting on behalf of Wallace Land Investment & Management); **WL/LDP/PP/0409** (Scottish Water); **WL/LDP/PP/0239 and WL/LDP/PP/0422** (Homes for Scotland); **WL/LDP/PP/0423** (Walker Group); **21863641-89d0459** (David Howel on behalf of BDW Trading Ltd and H&J Russell); **21865046-8dc0d66** (David Howel (John Macfarlane and Colin Macfarlane); **21772260-be38d90 and WL/LDP/PP/0170** (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust); **21735170-49dcba4** (PPCA on behalf of Drummond Homes); **21735170-49dcba4** (PPCA on behalf of Drummond Homes); **21863501-0bd8a41** (Ian Findlay); **21862570-67b827a** (Robin Matthew on behalf of Winchburgh Developments Ltd); **21871541- ff7b3a** (Sandra Hebenton on behalf of Network Rail); **21669441-65242bb** (Brian Martin); **21097306-f5cb7fa** (SEStran) **21369421-17fa2bd** (Mr Stuart Livingstone)

The council's approach to infrastructure provision and developer contributions is consistent with the approach set out in policy 9 of the SDP (CDX) and Planning Circular 3/2012 (CDX). Paragraph 88 of the approved SDP (CDX) indicates that significant investment in infrastructure, particularly education, is required in West Lothian to implement existing committed development and further investment will be needed to support the SDP strategy. The LDP re-iterates this. Paragraphs 5.78-5.84 set out the council's approach to developer contributions. Policy INF 1 provides appropriate cross-referencing to other sections in the LDP relating to infrastructure provision and developer contributions.

The proposed LDP makes it clear that, in a climate of diminished resources in both the public and private sectors, there will be an imperative to exploit a number of mechanisms to assist in delivery of infrastructure (policy CDA 1 page 26, paragraphs paras 5.78-5.84 and policy INF 1). Para.23 of Circular 3/2012 (CDX) indicates that planning authorities should give consideration to the possibility of other funding mechanisms with costs being recovered through stage payments as the development progresses. The possibility of the council forward funding infrastructure and recouping the cost is regarded as a significant financial risk to the council. The council is not considered to be an appropriate vehicle for minimising developer risk. However there may be circumstances where forward funding particular aspects of a development would be appropriate, where consistent with the vision and strategy of the Plan and the council's aims and strategic objectives and where the financial risks to the council can be satisfactorily managed.

The council has been proactive in assisting in the delivery of infrastructure to support development through forward funding and has established a Local Infrastructure Fund to assist in the delivery of infrastructure required to support development. The fund was set up in 2009 following council Executive approval on 19 May 2009 in order that the council could help to forward fund key infrastructure required to support the implementation of the West Lothian Local Plan 2009 (CDX) and recover its costs through developer contributions. This would enable funds received from developers to then be recycled to fund further projects. The fund to date has primarily funded education and roads infrastructure to assist in development delivery and remains a key component of the council's aims to support development delivery (CDX). The council has ongoing dialogue with the CDA developers to deliver infrastructure, principally through requirements set out in legal agreement accompanying planning permission (Section 75 Agreements) and relevant review clauses. Para.23 has been added to Circular 3/2012 (CDX) and indicates that planning authorities should give consideration to the possibility of other funding mechanisms with costs being recovered through

stage payments as the development progresses.

In addition to the Local Infrastructure Fund the council has investigated a series of funding mechanisms to deliver infrastructure and continues to do so (CDX council response to planning delivery advice and CDX City Deal).

The council is aware of its statutory duties in relation to the provision of education. The council's approach to education provision is set out in the Education Position Statement (CDX).

The Spatial Strategy concentrates the majority of new development in the Core Area consistent with a sustainable settlement strategy. The LDP recognises the significant infrastructure constraints that exist within the area. The council's approach to addressing this is to take a sustainable approach and continue to reduce the demands for new infrastructure by the careful location and siting of new development within the CDAs. This is supported by Scottish Planning Policy, paragraph 76 (CDX).

Scottish Government Circular 3/2012, paragraph 21 (CDX) is clear in that planning obligations should not be used to resolve existing deficiencies. As such, contributions are only being sought towards the cost of meeting infrastructure necessary as a consequence of new development, including cumulative impacts. Paragraphs 17 and 20 of Circular 3/2012 (CDX), support the consideration of cumulative impacts of development over time. Where a cumulative impact is anticipated all new development should make a contribution to this. This is considered to be a fair and reasonable way of sharing costs both over time and across multiple sites. This also gives the development industry certainty regarding costs, which would not exist if a "first come first served" approach were adopted. Policy INF 1 of the LDP (page 31) sets out the council's approach to developer contributions and advises of the proposed preparation of Supplementary Guidance. Paragraph 140 of Scottish Government Circular 6/2013: Development Planning (CDX) advises that Supplementary Guidance may be prepared and adopted alongside the LDP or subsequently. The council's approach to preparation of Supplementary Guidance is consistent with this. Similarly, the terms of paragraph 141 of Circular 6/2013 (CDX) are relevant, advising that the content of supplementary guidance does not need to be scrutinised at Examination given that the principle of the policy will already have been scrutinised and included in the LDP. The council's approach to Supplementary Guidance is consistent with the requirements of paragraph 27(2) of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

The current SPG is to be reviewed and carried forward into the new Supplementary (SG) or Planning Guidance (PG) and sets out the circumstances where developer contributions for education capacity may be required and provides a clearly evidenced tariff for such contributions. Appendix 4 of the LDP provides details of proposed supplementary and planning guidance.

The approach set out in the LDP is consistent with the requirements of paragraph 6 of Scottish Government Circular 4/1998 (CDX).

Potential impacts of development in proximity to rail infrastructure would be assessed through the development management process and a Transport Assessment submitted where required; requirements for Supplementary Guidance in relation to transport has been recognised in the LDP (Appendix 4, page 266 refers.

With regard to paragraph 5.46 of the LDP and the request set out in **21772260-be38d90 and WL/LDP/PP/0170** (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust) to amend this paragraph, policy HOU 2 and the preceding paragraphs 5.50-5.53 of the LDP set out the council's approach to maintaining the five year effective housing land supply and as such no amendment is required to paragraph 5.46 as this would add to repetition in the LDP.

The council does not propose to modify the LDP in response to this issue other than to amend Appendix 4 to reflect that topics related to Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy' will be taken forward as supplementary guidance rather than planning guidance.

WL/LDP/PP/0238 (SNH)
The council acknowledges that there are minor inconsistencies between paragraphs 5.58 and 5.81. The council would not take issue if the reporter was minded to amend or modify the Plan in relation to this issue.

POLICY INF 1 INFRASTRUCTURE PROVISION AND DEVELOPER OBLIGATIONS

WL/LDP/PP/0358 (Geddes Consulting on behalf of Wallace Land Investment & Management);
WL/LDP/PP/0209 (RSPB)
WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
21735170-49dcba4 (PPCA on behalf of Drummond Homes)
WL/LDP/PP/0363 (Transition Linlithgow)
WL/LDP/PP/0423 (Walker Group)
21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals).
Proposed amendments to Policy INF 1 sought by **WL/LDP/PP/0358** are shown as follows:
Highlighted text reflects additions to the policy whereas strike-through text reflects deletions.

The council will only support development when identified and necessary *infrastructure requirements have been addressed ~~to its satisfaction~~* to mitigate the impacts of the proposal as a planning obligation (if required, consistent with Circular 3/2012).
~~Where~~ If *the cumulative impact of new developments ~~will~~ generate a need for additional infrastructure provision ~~or community facilities~~, planning permission will only be granted where these matters* are addressed *~~contributions which are reasonably related to the scale and nature of the proposed development are secured. In calculating the impact of new developments the council will look at the cumulative long-term effect of new development. Contributions will be sought for the provision of facilities or the improvement of existing facilities and infrastructure necessary in the interests of comprehensive planning~~.*

~~Development will not be permitted to commence until all necessary infrastructure is provided, or its funding is fully committed and the necessary works are capable of implementation or phasing to manage demand on infrastructure has been agreed.~~

Where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, there will be a presumption against development.

Infrastructure requirements are set out in Chapter 6, Appendix Two and the Action Programme.

The requirements of this policy may be secured through legal agreements to deliver planning obligations in accordance with Scottish Government Circular 3/2013 Planning Obligations and Good Neighbour Agreements (and any subsequent legislation which emerges during the life of the Local Development Plan) and will be concluded between the applicant and the council, prior to the issue of planning permission.

Note: Supplementary Guidance explaining how Developer Obligations will be implemented will be developed during the Plan period.

Paragraphs 17 and 20 of Circular 3/2012 (CDX), support the consideration of cumulative impacts of development over time. The council's approach to developer contributions as set out in Policy INF1 is consistent with the terms of the circular. The proposed amendments would dilute the terms of the

policy and lead to inconsistences between policies set out in the approved SDP, namely policy 7 and policy 9 (CDX, pages 44 and 47) requiring that sufficient infrastructure is available or its provision committed before development can proceed.

The Council does not propose to modify policy INF1 LDP in response to this issue.

WL/LDP/PP/0209 (RSPB)
Seek inclusion in the policy of reference to developer contributions towards environmental mitigation or enhancement on the proposed development site or, if not feasible, on suitable sites elsewhere and include habitat creation. The council does not propose to amend the policy to reflect this request. Supporting text to policy INF 1 (paragraph 5.81) includes reference to open space and associated green network.

Proposed amendments to Policy INF 1 sought by **WL/LDP/PP/0239 and WL/LDP/PP/0422** (Homes for Scotland) are shown as follows: Highlighted text reflects additions to the policy whereas strike-through text reflects deletions.

"The council will only support development when identified infrastructure requirements have been addressed to its satisfaction.

Where the cumulative impact of new developments will generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where these matters contributions which are reasonably related to the scale and nature of the proposed development are secured. In calculating the impact of new developments the council will look at the cumulative long-term effect of new development. Contributions will be sought for the provision of facilities or the improvement of existing facilities and infrastructure necessary in the interests of comprehensive planning.

Development will not be permitted to commence until all necessary infrastructure is provided, or its funding is fully committed and the necessary works are capable of implementation or phasing to manage demand on infrastructure has been agreed.

Where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, there will be a presumption against development.

Infrastructure requirements are set out in Chapter 6, Appendix Two and the Action Programme.

The requirements of this policy may be secured through legal agreements to deliver planning obligations in accordance with Scottish Government Circular 3/2013 Planning Obligations and Good Neighbour Agreements (and any subsequent legislation which emerges during the life of the Local Development Plan) and will be concluded between the applicant and the council, prior to the issue of planning permission.

In all cases, the Council will consider the economic viability of proposals alongside options of phasing or staging payments.

Note: Supplementary Guidance explaining how Developer Obligations will be implemented will be developed during the Plan period."

The proposed text implies that the council does not consider financial viability or phasing/staging payments. In situations where the impact of developer contributions may affect the viability of a project the council's position is that each case will require to be considered on its own circumstances would be taken into account at the planning application stage. The council will consider reviewing the timing or phasing of paying financial contributions to assist the financial viability of a scheme and actively does so through the development management process.

The Council does not propose to modify policy INF1 LDP in response to this issue.

Proposed amendments to Policy INF 1 sought by **21735170-49dcba4** (PPCA on behalf of Drummond Homes) – alternative wording to policy INF 1 is shown as follows: Highlighted text reflects additions to the policy whereas strike-through text reflects deletions.

"The council will support development on an individual site by site basis *when identified infrastructure requirements have been addressed* on a proportional basis and in line with the requirements of Circular 3-2012 (or successor legislation) *to its satisfaction.*

Where the cumulative impact of new developments will generate a need for additional infrastructure provision or community facilities, planning permission will only be granted on an individual site by site basis *where contributions which are reasonably related to the scale and nature of the proposed development are secured. In calculating the impact of new developments the council will look at the cumulative long-term effect of new development. Contributions will be sought* on an individual site by site proportional basis *for the provision of facilities or the improvement of existing facilities and infrastructure necessary in the interests of comprehensive planning.*

Where a funding deficit exists, the Council shall examine all reasonable alternative funding mechanisms available to it to allow development to proceed. *Development will not be permitted to commence until all necessary infrastructure is provided, or its funding is fully committed and the necessary works are capable of implementation or phasing to manage demand on infrastructure has been agreed.*
Where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, there will be a presumption against development.

Infrastructure requirements are set out in Chapter 6, Appendix Two and the Action Programme.

The requirements of this policy may be secured through legal agreements to deliver planning obligations in accordance with Scottish Government Circular 3/2012 Planning Obligations and Good Neighbour Agreements (and any subsequent legislation which emerges during the life of the Local Development Plan) and will be concluded between the applicant and the council, prior to the issue of planning permission.

Note: Supplementary Guidance explaining how Developer Obligations will be implemented will be developed to address this matter as quickly as possible by the Council following publication of the Local Development Plan Proposed Plan."

Proposed amendments to policy INF 1 sought by **WL/LDP/PP/0423** (Walker Group)
Alternative wording to policy INF 1 is shown as follows: Highlighted text reflects additions to the policy whereas strike-through text reflects deletions.

"The council will only support development when identified infrastructure requirements have been addressed to its satisfaction.

Where the cumulative impact of new developments will generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where these matters contributions which are reasonably related to the scale and nature of the proposed development are secured. In calculating the impact of new developments the council will look at the cumulative long-term effect of new development. Contributions will be sought for the provision of facilities or the improvement of existing facilities and infrastructure necessary in the interests of comprehensive planning.

Development will not be permitted to commence until all necessary infrastructure is provided, or its funding is fully committed and the necessary works are capable of implementation or phasing to manage demand on infrastructure has been agreed~~.~~

Where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, there will be a presumption against development.

Infrastructure requirements are set out in Chapter 6, Appendix Two and the Action Programme.

The requirements of this policy may be secured through legal agreements to deliver planning obligations in accordance with Scottish Government Circular 3/2013 Planning Obligations and Good Neighbour Agreements (and any subsequent legislation which emerges during the life of the Local Development Plan) and will be concluded between the applicant and the council, prior to the issue of planning permission. In all cases, the council will consider the economic viability of proposals alongside options of phasing or staging payments.

Note: Supplementary Guidance explaining how Developer Obligations will be implemented will be developed during the Plan period.'

The Council does not propose to modify policy INF1 LDP in response to this issue.

WL/LDP/PP/0243 (SEPA) the suggested amendment to include reference to river basin management in paragraph 5.81 is supported by the council should the Reporter be minded to accept this change.

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)
The council has been proactive in assisting in the delivery of infrastructure to support development through forward funding and has established a Local Infrastructure Fund to assist in the delivery of infrastructure required to support development (CDX). In addition to the Local Infrastructure Fund the council has investigated a series of funding mechanisms to deliver infrastructure and continues to do so (CDX council response to planning delivery advice and CDX City Deal). The Council does not propose to modify the LDP in response to this issue.

WL/LDP/PP/0423 (Walker Group)
The council's approach to supplementary/planning guidance and the contents of Appendix 4 is set out in Schedule 4 number (**1M**). The council proposes to amend Appendix 4 to reflect the terms of this submission.

21804649-7315bb7 (Rick Finc Associates on behalf of John Kerr Ltd)
Page 8 of the LDP "Infrastructure Requirements and Delivery" advises of the need to secure developer contributions to facilitate delivery of infrastructure. As a developer, the council would also be required to make developer contributions. As such the council does not propose to amend the LDP in relation to this submission.

21806840-3c4cd5d (Linda Ovens)
Infrastructure requirements to support the site allocations in the LDP Proposed Plan are set out in Appendices 1 and 2 of the Plan and in the accompanying Action Programme. The delivery of infrastructure requires input from the development industry through developer contributions as set out in pages 9, 24, 26, 27, 30-37, 61 and 119-122 and policies HOU 3, CDA 1, INF 1 TRAN 2, TRAN 3 and ENV 34. The council does not propose to amend the LDP in relation to this issue.

21870361-9eb24ed (Christopher Breslin on behalf of Scottish Canals)
The terms of the policy do not preclude contributions related to the canal. This is also a matter that can be addressed through supplementary guidance. The council does not propose to amend the LDP in relation to this issue.

21369421-17fa2bd (Mr Stuart Livingstone)
The preparation of the Proposed Plan has involved significant engagement with key agencies and infrastructure providers and their input has informed site selection, phasing and the detailed site requirements set out in Appendix 2. The council is therefore satisfied that the Plan is sufficiently

robust in this context and does not propose to amend it in relation to the issue raised.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 1H	Affordable Housing	
Development plan reference:	Policy HOU 5 (Affordable Housing)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0147 and WL/LDP/PP/0158 (Lynsey Fraser and Gladman Developments) **WL/LDP/PP/0170 and 21772260-be38d90** (Peter Allan on behalf of Aithrie Estates and Hopetoun Estates Trust) **WL/LDP/PP/0214 and 21116167-568db87** (Colliers International on behalf of British Solar Renewables) **WL/LDP/PP/0239 and WL/LDP/PP/0422** (Homes for Scotland) **WL/LDP/PP/0240** (Brian Johnstone on behalf of Livingston Village Community Council) **WL/LDP/PP/0247** (Taylor Wimpey) **WL/LDP/PP/0356** (Wallace Land Investment & Management) **WL/LDP/PP/0363** (Transition Linlithgow) **WL/LDP/PP/0428** (Dr John R Kelly on behalf of Linlithgow and Linlithgow Bridge Community Council) **21885168-94c1b7a** (Roger Livermore on behalf of Linlithgow Cycle Action Group) **21863641-89d0459** (David Howel on behalf of BDW Trading Ltd and H&J Russell) **21863500-512fcff** (John Aitken) **21862925-c3f61d6** (Martin Crook) **21862570-67b827a** (Robin Matthew on behalf of Winchburgh Developments Ltd) **21820028-fc73853** (Christine Anderson) **21817641-28bbd5b** (Michael Vickers) **21804649-7315bb7** (Rick Finc on behalf of John Kerr of John Kerr Ltd) **21798318-76d26d2** (West Lothian Health Improvement and Health Inequalities Alliance) **21772340-ba488f2** (Simon Baxendale) **21768463-17de3f9** (Uphall Estates Ltd) **21669441-65242bb** (Brian Martin)		
Provision of the development Plan to which the issue relates:	Chapter 5 *This section of the Plan details the Spatial Strategy - Housing Growth, Delivery and Sustainable Housing Locations* (para 5.69 – 5.74, pages 27-28) Policy HOU 5 (Affordable Housing)(page 28)	
Planning authority's summary of the representation(s):		
WL/LDP/PP/0147 (Lynsey Fraser) **WL/LDP/PP/0158** (Gladman Developments) Supports the move towards a requirement for 25% affordable housing on residential sites; the council should allow developers of residential sites to deliver the affordable housing on their sites themselves, leaving the council free to pursue its affordable housing scheme on other sites and ultimately lead to higher levels of delivery of affordable housing, and in particular, social-rented housing, which the council identifies as being in greatest need; more flexible approach required to deliver full range of affordable housing in addition to meeting their own manifesto goals on the social rented side; more private market housing can deliver more affordable housing integrated into individual developments, as affordable housing does not carry nil-value for private developers. The		

development industry can deliver a range of housing for the affordable sector, with new models being developed; including low cost, shared equity etc. The approach for only social rented by WLC is too narrow and won't deliver sufficient quantity. Council owned land should be used to deliver significant affordable housing and not sold (as several sites have been recently) for profit for private market housing.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter Allan on behalf of Aithrie Estates and Hopetoun Estates Trust)
Further sustainable expansion of Winchburgh will make a significant contribution to meeting council affordable housing requirements; supports a revision to the council's affordable housing policy to bring it up to date with revised Scottish Planning Policy; LDP should recognise that delivery of affordable housing can take a variety of forms but affordable housing is, often, one of a number of considerations in site delivery; a flexible approach must be adopted to allow delivery of the 25% requirement whilst, at the same time, maintaining development viability; the Housing Background Paper appears to make no reference to the council's affordable housing building programme; outwith its own two year affordable housing programme, the council has no reserve of land available to come forward to fill the short-medium term housing land gap that would improve the five year housing land requirement position; requests sight of the revised supplementary guidance on affordable housing and advises that it is should be published alongside the LDP for consultation; seek amendments various sections of the LDP (as set out in Modifications Sought section below); seeks clarification on the terms of paragraph 5.34, in the circumstances described in the paragraph, market housing should be free of any requirements to provide or fund further affordable housing; incorrect to refer to HoNDA2 in the LDP.

WL/LDP/PP/0214 and 21116167-568db87 (Colliers International on behalf of British Solar Renewables)
Supports lower level of affordable housing provision (15%) in relation to the Whitburn and Blackburn area as it affects Heartlands as set out in policy HOU 5; development at Heartlands may assist in meeting future demand; clarification sought on the progress and status of Supplementary Guidance in relation to affordable housing; the emerging LDP policy framework must echo the sentiments of Scottish Planning Policy in providing the level and type of affordable housing required responding to local needs and requirements.

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
Seeks change to paragraph 5.71 to reflect that all types of affordable housing will be required not just social rent, or land for the provision of social rented housing, which is too restrictive; to gain the optimum from the policy it must contain all the flexibility that is built into PAN 02/2010 (CDX) and SPP within the LDP policy and supplementary guidance; seek change to paragraph 5.74 to reflect that new supplementary guidance will be produced; current supplementary guidance referred to in the LDP dates from 2006 and not reflect the wording of paragraph 5.74 or that of PAN 02/2010 or SPP; the new supplementary guidance should be made available for consultation alongside the LDP Proposed Plan; seek change to policy HOU 5 so that it has the flexibility the council refer to in Supplementary Guidance set out clearly within it to be in keeping with the Chief Planner's letter on supplementary guidance (15 January 2015). (CDX)

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)
The affordable housing allocation from new market housing development is shown as increasing from the current 15% to 25%. Suggest that this creates a risk that some developers could stand back from a site build because the site sales economics could no longer stand up.

WL/LDP/PP/0247 (Taylor Wimpey)
Development of the Kingsfield site, Linlithgow will deliver affordable housing.

WL/LDP/PP/0356 (Wallace Land Investment & Management)
Development of land at Wellhead Farm, Murieston, Livingston will provide for affordable housing.

WL/LDP/PP/0363 (Transition Linlithgow)
Land adjacent to the loch and behind St. Michael's RC church (former tennis courts), could be given planning support for social housing.

WL/LDP/PP/0428 (Dr John R Kelly on behalf of Linlithgow and Linlithgow Bridge Community Council)
A LHS Priority 1 Area 25% of all development in Linlithgow must be affordable and the threshold for commuted sums < 25; supports key objective to deliver affordable housing, particularly in the areas of highest demand; Linlithgow needs more affordable housing.

21885168-94c1b7a (Roger Livermore on behalf of Linlithgow Cycle Action Group)
There is not enough affordable housing in new housing developments.

21863641-89d0459 (David Howel on behalf of BDW Trading Ltd and H&J Russell)
Land west of Murieston Road, Murieston, Livingston could contribute towards affordable housing.

21863500-512fcff (John Aitken)
There is high demand for affordable housing in Linlithgow.

21862925-c3f61d6 (Martin Crook)
25% provision for social housing MUST be spent in Linlithgow and the housing must be built in the same developments as other land is not available; there is no need for housing in Linlithgow other than for affordable housing.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Unsubsidised private sector housing can make a significant contribution to affordable housing requirements over the Plan period and that the council should not rely on social rented housing as the only means of affordable housing delivery; unacceptable for the Council to prioritise affordable housing delivery of that for market sale (para 5.37 of the LDP refers); the LDP must recognise the role played by unsubsidised affordable housing provided by market house builders and landowners as a significant contributor, both now, and in future years to meeting need; the council cannot rely on rented accommodation to meet its housing needs. The adjacent City of Edinburgh Council has recently updated its affordable housing to list nine forms of affordable housing tenure that are acceptable in its area. This flexible approach must also be adopted by West Lothian Council in order that it best meets its affordable housing need (para 5.69 of the LDP refers).

21820028-fc73853 (Christine Anderson)
Suggests the compulsory purchase of the Victoria Halls to allow them to be turned into small rented units for older council tenants who might like to move to the centre of town from larger homes further out.

21817641-28bbd5b (Michael Vickers)
Linlithgow is in dire need of affordable housing yet the LDP scarcely considers Linlithgow in this respect; a suitable site for 30 dwellings in Mill Road has been reduced to 15; the LDP contains nothing about affordable housing in Linlithgow or Linlithgow Bridge; current development of 15 affordable units in Mill Road are the first in 15 years and look to be the last.

21804649-7315bb7 (Rick Finc on behalf of John Kerr of John Kerr Ltd)
Considers that site H-LL 11 Wilcoxholm, Linlithgow can make a significant contribution to market and

affordable housing within the West Lothian Strategic Development Area.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
Supports proposed affordable housing levels set out in policy HOU 5. However, suggest that there should be a policy that encourages diversity of housing types so that developments are able to attract a balanced mix of people and households; suggest that it would be helpful to include a policy that encourages provision of houses for varying needs given the aging of the West Lothian population and increasing provision of care at home.

21772340-ba488f2 (Simon Baxendale)
Comments in relation to a proposed housing site at Tarbert Drive, Livingston; objects to use of land deemed to be good to be used by walkers being used for affordable housing.

21768463-17de3f9 (Uphall Estates Ltd)
Supports flexibility in terms of affordable housing provision which should also include commuted payments.

21669441-65242bb (Brian Martin)
Understands that there is a shortage of affordable homes nationally and that every Local Authority is required to identify sites which can be developed for new homes, however, does not believe that site H-WI 2 will contribute to affordable requirements.

Modifications sought by those submitting representations:

WL/LDP/PP/0170 and 21772260-be38d90 (Peter Allan on behalf of Aithrie Estates and Hopetoun Estates Trust)
Amend page 8 in relation to economic development and in later sections of the LDP, including Appendix 4 to ensure that policy and practice coincide and that SG remains subordinate to the Plan and its policies and approach is consistent with requirements of paragraph 139 of Circular 6/2013.

WL/LDP/PP/0170 and 21772260-be38d90 (Peter Allan on behalf of Aithrie Estates and Hopetoun Estates Trust)
Seeks clarification on the terms of paragraph 5.34, to reflect that in the circumstances described in the paragraph, market housing should be free of any requirements to provide or fund further affordable housing; supplementary guidance on affordable housing should be published alongside the LDP.

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
Seeks change to paragraph 5.71 to include a sentence that references developers being able to fulfil their affordable housing requirements through provision of any of the tenures set out in Scottish Planning Policy 2014 (SPP paragraphs 126 and 128) (CDX) and in Planning Advice Note 02/2010 'Affordable Housing and Housing Land Audits' (PAN 02/2010, paragraph 5) (CDX). Proposed additional wording is: *'Exemptions will be set out in Supplementary Guidance, as will further information on how all the tenures defined as affordable housing by the Scottish Government in SPP and PAN 02/2010 can be provided.';* seek change to paragraph 5.74 to reflect that new supplementary guidance will be produced; and seek change to policy HOU5 so that it has the flexibility the council refers to in Supplementary Guidance set out clearly within it to be in keeping with the Chief Planner's letter on supplementary guidance (15 January 2015) (CDX).

WL/LDP/PP/0247 (Taylor Wimpey)
Seeks inclusion of land at Kingsfield, Linlithgow in the LDP for housing development.

WL/LDP/PP/0356 (Wallace Land Investment & Management)
Seeks inclusion of land at Wellhead Farm, Murieston, Livingston for housing development.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
Suggests inclusion of a policy that encourages diversity of housing types so that developments are able to attract a balanced mix of people and households; and a policy that encourages provision of houses for varying needs given the aging of the West Lothian population and increasing provision of care at home. No wording to the proposed policies has been provided.

21863641-89d0459 (David Howel on behalf of BDW Trading Ltd and H&J Russell)
Seeks inclusion of land at Murieston Road, Murieston, Livingston in the LDP for housing development.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
Seeks amendment to paragraph 5.69 of the LDP to recognise the role played by unsubsidised affordable housing provided by market house builders and landowners as a significant contributor, both now, and in future years to meeting need; a flexible approach to the provision of affordable housing must be adopted, seek amendment to paragraph 5.36 of the LDP to reflect this; seek amendment to paragraph 5.37 of the LDP; suggest the approach adopted by the City of Edinburgh Council should be followed.

21768463-17de3f9 (Uphall Estates Ltd)
Seeks inclusion of land at Uphall in the LDP for residential development (application 0840/P/15 refers).

21772340-ba488f2 (Simon Baxendale)
No specific modification has been sought. However, objection is raised to development of the site suggesting that the site is removed from the LDP.

21669441-65242bb (Brian Martin)
Requests that site boundaries for site H-WI 2 are planned to run west from Lyndean Terrace and towards East Coxydene Farm rather than east and north of Lyndean Terrace as this would impact less on any of the existing homes.

Summary of responses (including reasons) by planning authority:

New Housing Land Allocations

WL/LDP/PP/0247 (Taylor Wimpey)
WL/LDP/PP/0356 (Wallace Land Investment & Management)
21863641-89d0459 (David Howel on behalf of BDW Trading Ltd and H&J Russell)
21768463-17de3f9 (Uphall Estates Ltd)
Should the sites promoted be included in the LDP there would be a requirement for contributions towards affordable housing. The council does not support allocation of these sites for development, the reasons for which are set out in relevant Schedule 4's referenced XX. The council does not propose to amend the LDP in relation to this issue.

21669441-65242bb (Brian Martin)
Site H-WI 2 is included in the approved master plan for the Calderwood CDA and is subject to a planning permission in principle for mixed use development (CDXX 0524/P/09). Condition 24 (p) of the planning consent refers to provision of a Wilkieston half bypass. Whilst site H-WI 2 is not identified in the approved master plan and planning permission as a housing site, an indicative road

corridor is shown on the approved plans, running to the north of Lyndean Terrace. The LDP spatial strategy is predicated on the continuing support for development in Core Development Areas of which the Calderwood CDA forms part. Para 5.46 of the LDP allows for additional development within the CDAs. In order to assist in the delivery of the half bypass and to reflect the indicative alignment, the council has concluded that following determination of the preferred route for the half bypass there will be a residual area of ground between the existing village and the road presenting an opportunity to identify a development site. The site would make a contribution to overall housing numbers in the LDP and would be required to contribute towards affordable housing provision. Any expansion of Wilkieston to the west is likely to lead to ribbon development, and represent a significant incursion into the open countryside. The council does not propose to amend the LDP in relation to this issue.

Proposed Housing Land Allocations

21772340-ba488f2 (Simon Baxendale)
See schedule 4 reference 16A

Policy HOU 5

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
Supports proposed affordable housing levels set out in policy HOU 5. In relation to diversity of housing types, policy CDA 1 of the LDP provides for this (page 26). Policy HOU 7 (page 29) addresses housing provision for varying needs to recognise the needs of an aging population, supported accommodation and provision of care at home. The council does not propose to amend the LDP in relation to this issue.

WL/LDP/PP/0147 (Lynsey Fraser)
WL/LDP/PP/0158 (Gladman Developments)
WL/LDP/PP/0170 and 21772260-be38d90 (Peter Allan on behalf of Aithrie Estates and Hopetoun Estates Trust)
WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
The council's approach to delivery of affordable housing will be guided by the preparation of new supplementary guidance. It is envisaged that this guidance will be fully compliant with current Scottish Government policy and advice namely, Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits, (CDX) Planning Circular 3/2012 (CDX) and the West Lothian Local Housing Strategy 2012-2017 (CDX). The council recognises that to rely only on social rented accommodation provided by the council will not deliver on housing needs; council owned land has been reviewed to inform the council house build programme and continues to be reviewed should the council embark on further house building. The council as a landowner is entitled to market and dispose of land within its ownership as it sees fit. The council acknowledges that the reference in paragraph 5.74 to supplementary guidance should be amended to reflect new guidance which is to be prepared in support of the LDP rather than current adopted SPG dating form 2006. Other than an amendment to paragraph 5.74 the council does not propose to amend the LDP in relation to this issue.

WL/LDP/PP/0240 (Brian Johnstone on behalf of Livingston Village Community Council)
The council's approach to delivery of affordable housing will be guided by the preparation of new supplementary guidance. It is envisaged that this guidance will be fully compliant with current Scottish Government policy and advice namely, Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits (CDX), Planning Circular 3/2012 (CDX) and the West Lothian Local Housing Strategy 2012-2017 (CDX). It is envisaged that development viability will be referenced in the guidance which emerges. It would be for the developer to demonstrate to the council that

development would be not be viable and that the requirements in relation to affordable housing provision could not be met. The council does not propose to amend the LDP in relation to this issue.

21862925-c3f61d6 (Martin Crook)
Support for 25% provision of affordable housing in Linlithgow is acknowledged. Paragraph 129 of SPP2014 advises that the level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses whilst paragraph 130 of SPP2014 advises that development plans should consider how affordable housing requirements will be met over the period of the plan. The LDP is compliant with this. Linlithgow is identified in the council's Local Housing Strategy 2012-2017 (CDX) as an area of high demand for affordable housing and a Priority 1 area for investment. This has informed the council's approach to affordable housing and proposed contribution levels set out in policy HOU5 of the LDP. A site at Mill Road, Linlithgow has been identified for council house build and construction has commenced for 15 houses. Paragraphs 3.85 – 3.97 of the Main Issues Report to the LDP (CDX) and paragraphs 5.63 – 5.67 of the proposed plan set out the background as to why the town of Linlithgow (and the wider ward area) has been identified as an area for 25% contribution towards affordable provision. The levels of housing completions in Linlithgow, priority 1 status in the council's Local Housing Strategy and property values in the town provide and an indication that demand is high in the town. This demand is highlighted in CDX. The council has sought to address the shortage of affordable properties in Linlithgow by constructing house on a site at Mill Road, however, the council recognises that this will have only a small impact in addressing the housing shortage. The council cannot control the type of housing which comes forward in the town and restrict tenure to provide only for affordable needs, however, it can provide the policy approach to guide future development. See also Schedule 4 number 15A.

Supplementary Guidance

WL/LDP/PP/0214 and 21116167-568db87 (Colliers International on behalf of British Solar Renewables)
WL/LDP/PP/0170 and 21772260-be38d90 (Peter Allan on behalf of Aithrie Estates and Hopetoun Estates Trust)
21768463-17de3f9 (Uphall Estates Ltd)
The council has noted its intention to prepare supplementary guidance on affordable housing in support of the LDP as set out in Appendix 4 of the LDP. Policy HOU 5 provides the basis for progressing this. This guidance will revise and update the current guidance dating from 2006. Requirements of SPP and relevant guidance in place at the time of drafting the revised guidance would be taken into account. The council does not propose to modify the LDP in relation to this matter other than to delete the link in the online version of the LDP to current SPG on Affordable Housing thus removing any conflict between the terms of policy HOU 5 and revised Supplementary Guidance on affordable housing that will emerge.

Affordable Housing in Linlithgow

21885168-94c1b7a (Roger Livermore on behalf of Linlithgow Cycle Action Group)
21863500-512fcff (John Aitken)
WL/LDP/PP/0428 (Dr John R Kelly on behalf of Linlithgow and Linlithgow Bridge Community Council)
WL/LDP/PP/0363 (Transition Linlithgow)
21817641-28bbd5b (Michael Vickers)
21804649-7315bb7 (Rick Finc on behalf of John Kerr of John Kerr Ltd)
21820028-fc73853 (Christine Anderson)
Support for the provision of affordable housing in Linlithgow is noted. The terms of the LDP would not prevent land to the rear of St Michael's Church or Victoria Halls coming forward as a windfall

opportunity for housing development, subject to availability of infrastructure and environmental considerations and agreement of the landowner to dispose of the site. The site at Mill Road is currently under construction for council house build (CDX 0244/FUL/15). See Schedule 4 15A in relation to the site H-LL 11 Wilcoxholm, Linlithgow. For these reasons, the council does not agree to modify the plan in response to these representations.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 1I	Transportation issues in Linlithgow	
Development plan reference:	Transportation issues in Linlithgow	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21829599-04bda7a (Dr Tom Brown) 21772368-19ac58a & 21803202-5e7a5f5 (Mrs Heather Adam) 21749350-78d18dc (Mr Robert McMillan) 21866113-8746a97 (Ms Christine Mahoney) 21885168-94c1b7a (Mr Roger Livermore) 21770063-66ceb8b (Dr Irene Fortune) 21805807-715a5cb (Dr Sean Semple) 21806840-3c4cd5d (Mrs Linda Ovens) 21811882-d301651 (Mr Peter Corry) 21837154-a149fc8 & 21908084-a51cod3 (Miss Fiona Stewart) 21848598-a0fd5a1 (Mr Finlay Scott) 21858089-afb326d (Mr Colin Neil) 21862925-c3f61d6 (Mr Martin Crook) 21862933-dd18650 (Mr Brian Lightbody) 21863500-512fcff (Mr John Aitken) 21866415-600c2a6 (Mr Andrew Macgregor) 21869116-1bf7a19 (Mrs Fiona Campbell) 21870470-975ea2c (Mr Christopher Thomas) 21870675-da390eb (Mr Jim Hannan) 21877215-01ad265 (Mr Keith Irving) 21878213-619aba8 (Mr Charles Webster) 21890779-ab465d4 (Mr Ian Macleod) 21893837-f70748e (Mr Donald Macdonald& Mrs Jennifer Macdonald) 21901313-d249beb (Mrs Lynda Thomas) 21901690-ee6a148 (Mr James Cameron) 21903480-347ed14 (Mr John Kemp) 21905608-81f701a (Mr Andrew McIntosh) 21905735-285b25t (Mrs Edith McDowall) 21906311-e06a2ce (Mrs Moira Tweedie) 21906511-H-LL4 (Mr James Jamieson) 21909147-6354c53 (Ms Orla Bennett)	21909335-dle203d (Mr Richard Rippon) 21909725-H-LL4;H-LL10;H-LL12 (Miss S Ryan) 21909794-H-LL4 (Mr Matt Wallace) 21910234-bbc3f45 (Mr Fraser McCluskey) 20972986-ed82b5b (Mr Iain Mclean) 21009678-804ca64 (Dr Rebecca Smallwood) 21199868-a0814b5 (Mr Stewart Forsyth) 21349895-851aa9e (Me Duncan Fortune) 21372312-87d4304 (Mr David Armstrong & Mrs Adrienne Armstrong) 21395490-829d8c0 (Mr Robert Allan) 21448840-0ba5188 (Mr Anthony Daly) 21495743-09927al (Mrs Emma Gordon) 21538330-acf5384 (Mrs Maureen Watt) 21543061-cdb46ce (Ms Eileen McGhee) 21558610-d9620a5 (Mr Leslie Neary) 21670368-ca9306c (Mr Steve Donaghue) 21755712-ac97478 (Mr Paul Buchannan-Smith) 21648848-8eaccff (Mr Johnathon Moss) 21660154-0fee94e (Mrs Helen MacKenzie) 21804649-7315bb7 (Mr Rick Finc) 21817641-28bbd5d (Mr Michael Vickers) 21820028-fc73853 (Mrs Christine Anderson) 21899784-1fec22c (Ms Jennifer Leonard) 21908859-13d16a4 (Mr Steven Heale) 21908947-Ea81783 (Mrs Sarah Gahagan) 21909039-7f5032f (Ms Jennifer Davies) WL/LDP/PP/0343 (Laura McGowan) WL/LDP/PP/0363 (Transition Linlithgow) WL/LDP/PP/0424 (Mr Ron Smith) WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council)	
Provision of the development Plan to which the issue relates:	Page 26 paragraphs 5.63 – 5.67 – approach to development in Linlithgow Page 89 Linlithgow settlement statement Page 193 – 200 – Linlithgow housing sites Proposals map 2 Landscape Character and Local Landscape Designations (page 41, paragraphs 5.139 - 5.143) Paragraphs 5.240 to 5.242 and policy EMG4;	

Planning authority's summary of the representation(s):

21829599-04bda7a (Dr Tom Brown) & 21772368-19ac58a & 21803202-5e7a5f5 (Mrs Heather Adam) & 21749350-78d18dc (Mr Robert McMillan) & 21866113-8746a97 (Ms Christine Mahoney) & 21885168-94c1b7a (Mr Roger Livermore) & 21770063-66ceb8b (Dr Irene Fortune) & 21805807-715a5cb (Dr Sean Semple) & 21806840-3c4cd5d (Mrs Linda Ovens) & 21811882-d301651 (Mr Peter Corry) & 21837154-a149fc8 & 21908084-a51cod3 (Miss Fiona Stewart) & 21848598-a0fd5a1 (Mr Finlay Scott) & 21858089-afb326d (Mr Colin Neil) & 21862925-c3f61d6 (Mr Martin Crook) & 21862933-dd18650 (Mr Brian Lightbody) & 21863500-512fcff (Mr John Aitken) & 21866415-600c2a6 (Mr Andrew Macgregor) & 21869116-1bf7a19 (Mrs Fiona Campbell) & 21870470-975ea2c (Mr Christopher Thomas) & 21870675-da390eb (Mr Jim Hannan) & 21877215-01ad265 (Mr Keith Irving) & 21878213-619aba8 (Mr Charles Webster) & 21890779-ab465d4 (Mr Ian Macleod) & 21893837-f70748e (Mr Donald Macdonald& Mrs Jennifer Macdonald) & 21901313-d249beb (Mrs Lynda Thomas) & 21901690-ee6a148 (Mr James Cameron) & 21903480-347ed14 (Mr John Kemp) & 21905608-81f701a (Mr Andrew McIntosh) & 21905735-285b25t (Mrs Edith McDowall) & 21906311-e06a2ce (Mrs Moira Tweedie) & 21906511-H-LL4 (Mr James Jamieson) & 21909147-6354c53 (Ms Orla Bennett) & 21909335-dle203d (Mr Richard Rippon) & 21909725-H-LL4;H-LL10;H-LL12 (Miss S Ryan) & 21909794-H-LL4 (Mr Matt Wallace) & 21910234-bbc3f45 (Mr Fraser McCluskey) & 20972986-ed82b5b (Mr Iain Mclean) & 21009678-804ca64 (Dr Rebecca Smallwood) & 21199868-a0814b5 (Mr Stewart Forsyth) & 21349895-851aa9e (Me Duncan Fortune) & 21372312-87d4304 (Mr David Armstrong & Mrs Adrienne Armstrong) & 21395490-829d8c0 (Mr Robert Allan) & 21448840-0ba5188 (Mr Anthony Daly) & 21495743-09927al (Mrs Emma Gordon) & 21538330-acf5384 (Mrs Maureen Watt) & 21543061-cdb46ce (Ms Eileen McGhee) & 21558610-d9620a5 (Mr Leslie Neary) & 21670368-ca9306c (Mr Steve Donaghue) & 21755712-ac97478 (Mr Paul Buchannan-Smith) & 21648848-8eaccff (Mr Johnathon Moss) & 21660154-0fee94e (Mrs Helen MacKenzie) & 21804649-7315bb7 (Mr Rick Finc) & 21817641-28bbd5d (Mr Michael Vickers) & 21820028-fc73853 (Mrs Christine Anderson) & 21899784-1fec22c (Ms Jennifer Leonard) & 21908859-13d16a4 (Mr Steven Heale) & 21908947-Ea81783 (Mrs Sarah Gahagan) & 21909039-7f5032f (Ms Jennifer Davies) & WL/LDP/PP/0343 (Laura McGowan) & WL/LDP/PP/0424 (Mr Ron Smith)

Object to the inclusion of site H-LL 2, H-LL 4, H-LL 7, H-LL 10, H-LL 11 and , H-LL12 Linlithgow for one or more of the following reasons:-

- Concern about potential access through Maidlands (H-LL 11).
- How will both parts of site H-LL 11 be served if issue with bridge over railway and canal not be too conspicuous. The southern half can be served from Edinburgh Road but not easy for northern part to access the road network without a bridge.
- Impacts on the town centre which already has a high traffic volume.
- Impossible to park in the town centre due to inadequate available parking.
- Difficulties over the canal bridge and along Back Station Road for vehicles and pedestrians.
- There is insufficient pedestrian footway width over the canal bridge and Back Station Road.
- Also does not support the housing allocation sites which are on green field sites.
- Developments should not be included until solutions to transportation infrastructure around the town centre are considered, planned and introduced.
- Looking for detail as to how walking and cycling can be encouraged as a result of allowing new housing.
- No reference in the transport appraisal to cycling and walking or reference to designing streets and key policy documents seeking to change how we travel and how we balance our streets.
- Traffic congestion issues on the High Street are not addressed by the modelling. Supports town centre housing but should come with no additional parking for the properties.
- No safe cycling in the area.
- Town boundary should not be extendedBuilding on greenfield sites to the south of the town

should not be permitted to reduce the traffic impact over the canal or onto the High Street.

- The majority of proposals for the Linlithgow area require developer contributions towards supporting infrastructure however there are no details within the plan. Developer proposals already put forward should be refused until such infrastructure has been defined and in place. There is no point taking monies from developers if there is no decision as to how the money will be spent.
- Adding a further 60 houses will equate to 90 cars on Preston Road which is already well used and congested at peak times.
- The document Linlithgow – A Plan for the Future 2025 – 30 should be given serious consideration.
- Access constraints linking both the wider network and the two parts of site H –LL 11.
- Non car transport options are limited from site H-LL 11.
- Construction of the westbound slips at M9 J3 must be done before any housing is permitted.
- If transportation infrastructure can be provided then support for H-LL 11.
- Insufficient parking for rail station users and tour coaches.
- The traffic assessment only focuses on the High Street in the AM peak only.
- The alternative access for H-LL 10 is not clearly shown on the map.
- The M9 J3 should be made all ways to reduce congestion on the existing road network.
- Housing should only be at Burghmuir and no-where else in Linlithgow.
- Site H-LL 10 should only have road access to Edinburgh Road with pedestrian only links to Clarendon Road or the farm track.
- Instead of scattering development is should be grouped to the south-east of the town in the Clarendon / Edinburgh Road area but outwith areas currently zoned as area of great landscape value.

21804649-7315bb7 (Mr Rick Finc)
Support to the inclusion of site H-LL 11

- By allocating the site it will allow production of a masterplan, transportation assessment and drainage calculations to be developed.

WL/LDP/PP/0343 (Laura McGowan)
Supports the plan as presented.

WL/LDP/PP/0363 (Transition Linlithgow)
The LDP needs to state how air quality issues will be addressed. They can be addressed by the following package of traffic demand/behaviour management measures (to reduce additional traffic)

- land-use planning in favour of centralised locations, otherwise further developments away from the centre will further compound the significant volumes of short-distance car use.
- provision of high quality/safe/direct walking and cycling routes to encourage fewer short distance journeys by car.
- development promoting behaviour change programmes to facilitate modal shift of shorter journeys to walking and cycling is supported in principle.
- 20mph speed limits to encourage lower emissions through smoother vehicle flows/less accelerating and decelerating, whilst enabling a safer environment (attractive for greater levels of High St cycling).
- robust/enforced parking restrictions in the town centre to better control traffic coming into town (both numbers, vehicle flows -stop-start looking for spaces- and turning manoeuvres which impede road safety).
- addressing the issue of bus layovers, whilst engines are left running, on the High Street
- bus interchanges at the extents of the High Street where there is greater space (i.e. by

Tesco, and by the Medical Practice), to lessen stop/starting along the High Street of these higher emission vehicles, whilst freeing up space on the High Street for improved town centre infrastructure, that also brings economic benefits i.e. wider footways, street furniture /plants (absorbing CO2), potential outdoor café/seating.

Additional comments:

- limited safe cycling in the town at present.
- active travel infrastructure proposals do not indicate strategic linkages to the town centre / other settlements.
- The LDP does not address the critical infrastructure issues that currently exist on the network.

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council)

- The LDP should detail the projected plan for the High St including proposals for a High St relief road and traffic management measures to improve the environment and air quality for pedestrians and cyclists.
- Plans for an improvement to town centre parking are of primary importance and should be described in the LDP and detailed in the masterplan.
- The proposed development areas in the LDP appear to leave the discussion of infrastructure, principally roads, to the planning application. Prefer to see the indicative road layout as part of the LDP such that developers can appreciate the extent of the required commitment to roads and other infrastructure from the outset. Alternatively, the LDP should make reference to a masterplan for Linlithgow to be included in Supplementary Planning guidance to be issued before end 2016.
- Missing from the roads section on page 35 is the upgrading of the road from the Southern end of Manse Road to the roundabout at the junction of Main St, Dechmont and the A899, to connect Linlithgow to Livingston. This 7km road with new cycle path would demonstrate the Vision. At the very least the existing footpath via Beecraigs and Bangour Fisheries should be upgraded to a cycleway with the missing link between Bangour Fisheries and the A89 properly established.
- The Transport Appraisal is a reactive assessment which considers the impact of development scenarios, mainly traffic generated by housing development. What is required is a proactive plan, proposing new transport infrastructure and management to solve existing problems as well as those generated by new development. The resolution of these existing and future problems to be financed by new development. This is illustrated in 'A Plan for the Future'.
- The Transport Appraisal concludes that the development proposals included in the Local Development Plan can be accommodated by the implementation of various mitigating measures which fall broadly into two areas. The improvement to the traffic management of the major junctions on the High Street, Falkirk Road and Edinburgh Road and the provision of West orientated slip roads at the M9/ Blackness Road Junction 3 motorway interchange. Only the latter is included in the development plan. (5.113)
- With the exception of the West Port junction, where new signal control is proposed, all the traffic management measures involve changes to the signal timings and junction layout and benefits to main road traffic are offset by increased delays to retail access at Linlithgow Bridge and for traffic exiting Preston Road.

The Transport Appraisal:

- Does not address public transport, pedestrian movements or cycle provision.
- Sees the problem only in terms of potential new development and ignores other drivers for growth in traffic over the next 10 years.
- Only addresses morning peak flows.

- Does not address illegal parking the reason for which and the mitigation measures for which need further study.
- Acknowledges that traffic feeding onto the town network is restricted by the Model to the capacity of the network which given the limited size of the network has an impact on the Model's viability.
- Gives no consideration to the provision of additional parking or the impact that the associated traffic would have on the network.

Modifications sought by those submitting representations:

21829599-04bda7a (Dr Tom Brown) & 21772368-19ac58a & 21803202-5e7a5f5 (Mrs Heather Adam) & 21749350-78d18dc (Mr Robert McMillan) & 21866113-8746a97 (Ms Christine Mahoney) & 21885168-94c1b7a (Mr Roger Livermore) & 21770063-66ceb8b (Dr Irene Fortune) & 21805807-715a5cb (Dr Sean Semple) & 21806840-3c4cd5d (Mrs Linda Ovens) & 21811882-d301651 (Mr Peter Corry) & 21837154-a149fc8 & 21908084-a51cod3 (Miss Fiona Stewart) & 21848598-a0fd5a1 (Mr Finlay Scott) & 21858089-afb326d (Mr Colin Neil) & 21862925-c3f61d6 (Mr Martin Crook) & 21862933-dd18650 (Mr Brian Lightbody) & 21863500-512fcff (Mr John Aitken) & 21866415-600c2a6 (Mr Andrew Macgregor) & 21869116-1bf7a19 (Mrs Fiona Campbell) & 21870470-975ea2c (Mr Christopher Thomas) & 21870675-da390eb (Mr Jim Hannan) & 21877215-01ad265 (Mr Keith Irving) & 21878213-619aba8 (Mr Charles Webster) & 21890779-ab465d4 (Mr Ian Macleod) & 21893837-f70748e (Mr Donald Macdonald& Mrs Jennifer Macdonald) & 21901313-d249beb (Mrs Lynda Thomas) & 21901690-ee6a148 (Mr James Cameron) & 21903480-347ed14 (Mr John Kemp) & 21905608-81f701a (Mr Andrew McIntosh) & 21905735-285b25t (Mrs Edith McDowall) & 21906311-e06a2ce (Mrs Moira Tweedie) & 21906511-H-LL4 (Mr James Jamieson) & 21909147-6354c53 (Ms Orla Bennett) & 21909335-dle203d (Mr Richard Rippon) & 21909725-H-LL4;H-LL10;H-LL12 (Miss S Ryan) & 21909794-H-LL4 (Mr Matt Wallace) & 21910234-bbc3f45 (Mr Fraser McCluskey) & 20972986-ed82b5b (Mr Iain Mclean) & 21009678-804ca64 (Dr Rebecca Smallwood) & 21199868-a0814b5 (Mr Stewart Forsyth) & 21349895-851aa9e (Me Duncan Fortune) & 21372312-87d4304 (Mr David Armstrong & Mrs Adrienne Armstrong) & 21395490-829d8c0 (Mr Robert Allan) & 21448840-0ba5188 (Mr Anthony Daly) & 21495743-09927al (Mrs Emma Gordon) & 21538330-acf5384 (Mrs Maureen Watt) & 21543061-cdb46ce (Ms Eileen McGhee) & 21558610-d9620a5 (Mr Leslie Neary) & 21670368-ca9306c (Mr Steve Donaghue) & 21755712-ac97478 (Mr Paul Buchannan-Smith) & 21648848-8eaccff (Mr Johnathon Moss) & 21660154-0fee94e (Mrs Helen MacKenzie) & 21804649-7315bb7 (Mr Rick Finc) & 21817641-28bbd5d (Mr Michael Vickers) & 21820028-fc73853 (Mrs Christine Anderson) & 21899784-1fec22c (Ms Jennifer Leonard) & 21908859-13d16a4 (Mr Steven Heale) & 21908947-Ea81783 (Mrs Sarah Gahagan) & 21909039-7f5032f (Ms Jennifer Davies) & WL/LDP/PP/0343 (Laura McGowan) & WL/LDP/PP/0424 (Mr Ron Smith)

- No development south of the railway until road safety improvements can be provided to make easier access for vehicles and pedestrians.
- Keep Linlithgow an area of restraint
- No further development until existing transport infrastructure issues can be resolved.
- Plans to reduce congestion in the High Street are required.
- Plans for a High Street relief road/by pass north of the loch between Bonnytoun and St Ninians Road (A706) should be included in the LDP.
- A new road between M9 and Edinburgh Road should be included in the LDP.
- A new road from Edinburgh Road to Manse Road South to relieve Manse Road bridge should be included in the LDP.
- Considerably more town centre parking is required
- Upgrading the road from Manse Road South to Dechmont to a B class road should be identified.

- A cross town cycle path should be identified in the LDP.
- A coach/car park to encourage tourism should be identified in the LDP.

21804649-7315bb7 (Mr Rick Finc)
No modifications sought.

WL/LDP/PP/0343 (Laura McGowan)
No modifications sought.

WL/LDP/PP/0363 (Transition Linlithgow)
The LDP needs to state how air quality issues will be addressed. A detailed action plan should be listed with proposed measures.

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council)
The LDP should detail the projected infrastructure requirements needed to accommodate the extent of the proposed development.

Summary of responses (including reasons) by planning authority:

21829599-04bda7a (Dr Tom Brown) & 21772368-19ac58a & 21803202-5e7a5f5 (Mrs Heather Adam) & 21749350-78d18dc (Mr Robert McMillan) & 21866113-8746a97 (Ms Christine Mahoney) & 21885168-94c1b7a (Mr Roger Livermore) & 21770063-66ceb8b (Dr Irene Fortune) & 21805807-715a5cb (Dr Sean Semple) & 21806840-3c4cd5d (Mrs Linda Ovens) & 21811882-d301651 (Mr Peter Corry) & 21837154-a149fc8 & 21908084-a51cod3 (Miss Fiona Stewart) & 21848598-a0fd5a1 (Mr Finlay Scott) & 21858089-afb326d (Mr Colin Neil) & 21862925-c3f61d6 (Mr Martin Crook) & 21862933-dd18650 (Mr Brian Lightbody) & 21863500-512fcff (Mr John Aitken) & 21866415-600c2a6 (Mr Andrew Macgregor) & 21869116-1bf7a19 (Mrs Fiona Campbell) & 21870470-975ea2c (Mr Christopher Thomas) & 21870675-da390eb (Mr Jim Hannan) & 21878213-619aba8 (Mr Charles Webster) & 21890779-ab465d4 (Mr Ian Macleod) & 21893837-f70748e (Mr Donald Macdonald& Mrs Jennifer Macdonald) & 21901313-d249beb (Mrs Lynda Thomas) & 21901690-ee6a148 (Mr James Cameron) & 21903480-347ed14 (Mr John Kemp) & 21905608-81f701a (Mr Andrew McIntosh) & 21905735-285b25t (Mrs Edith McDowall) & 21906311-e06a2ce (Mrs Moira Tweedie) & 21906511-H-LL4 (Mr James Jamieson) & 21909147-6354c53 (Ms Orla Bennett) & 21909335-dle203d (Mr Richard Rippon) & 21909725-H-LL4;H-LL10;H-LL12 (Miss S Ryan) & 21909794-H-LL4 (Mr Matt Wallace) & 21910234-bbc3f45 (Mr Fraser McCluskey) & 20972986-ed82b5b (Mr Iain Mclean) & 21009678-804ca64 (Dr Rebecca Smallwood) & 21199868-a0814b5 (Mr Stewart Forsyth) & 21349895-851aa9e (Me Duncan Fortune) & 21372312-87d4304 (Mr David Armstrong & Mrs Adrienne Armstrong) & 21395490-829d8c0 (Mr Robert Allan) & 21448840-0ba5188 (Mr Anthony Daly) & 21495743-09927al (Mrs Emma Gordon) & 21538330-acf5384 (Mrs Maureen Watt) & 21543061-cdb46ce (Ms Eileen McGhee) & 21558610-d9620a5 (Mr Leslie Neary) & 21670368-ca9306c (Mr Steve Donaghue) & 21755712-ac97478 (Mr Paul Buchannan-Smith) & 21648848-8eaccff (Mr Johnathon Moss) & 21660154-0fee94e (Mrs Helen MacKenzie) & 21804649-7315bb7 (Mr Rick Finc) & 21817641-28bbd5d (Mr Michael Vickers) & 21820028-fc73853 (Mrs Christine Anderson) & 21899784-1fec22c (Ms Jennifer Leonard) & 21908859-13d16a4 (Mr Steven Heale) & 21908947-Ea81783 (Mrs Sarah Gahagan) & 21909039-7f5032f (Ms Jennifer Davies) & WL/LDP/PP/0343 (Laura McGowan) & WL/LDP/PP/0424 (Mr Ron Smith)

Also see Schedule 4 number 15A.

Traffic modelling work has been carried out to support the LDP (CDX). This work has identified that there is a requirement to improve the signal timings at the various junctions through Linlithgow to help the flow of traffic. The document "Linlithgow A Plan for the Future" (CDX) requires additional

housing units for the solutions to work and expects an unreasonable amount of developer contributions for it to work. Whilst the council supports development in Linlithgow and advises that developer contributions will be required to assist in delivery, the scale of development set out in the LDP for Linlithgow is not to the scale proposed in the document "Linlithgow A Plan for the Future" which covers a time frame beyond that of the LDP. The solutions themselves set "Linlithgow A Plan for the Future" are ambitious and not all within either the council or developer control to provide.

The council has prepared an Active Travel Plan which is aimed at improving sustainable transport options throughout West Lothian. This document was approved by the Council Executive on 26 April 2016 will form planning guidance associated with the LDP (CDX).

From a transportation perspective any new developments would be asked for at least a transport statement and depending on their size a need for a transportation assessment. It would identify what sustainable transport options are required and address the impact of the development on the surrounding network. This would be assessed accordingly and any impacts identified would be attributed to the development in question.

21804649-7315bb7 (Mr Rick Finc)
The site will be assessed via the transportation appraisal process with any impact on the existing road network at that time having to be addressed.

WL/LDP/PP/0343 (Laura McGowan)
Nothing further to add.

WL/LDP/PP/0363 (Transition Linlithgow)
The aim of the LDP is to detail objectives for economic development. The council has prepared an Active Travel Plan which is aimed at improving sustainable transport options throughout West Lothian. This document was approved by the Council Executive on 26 April 2016 will form planning guidance associated with the LDP (CDX).
The proposed actions and policies set out by Transition Linlithgow may well be considered in the future but it is not intended that they will form part of the proposed LDP.

WL/LDP/PP/0428 (Linlithgow and Linlithgow Bridge Community Council)
The document "Linlithgow – A plan for the Future" has listed a variety of measures that the community view as a solution to the existing infrastructure restrictions and those that could arise from further development. This document concludes with a requirement for a large funding budget. This budget is not achievable as a forward funding exercise and each element would require careful consideration as to whether it is feasible in its own right.

As a planning application comes forward for potential housing developments a transport appraisal will be required. The document "Transport Assessment and Implementation: A Guide" issued by Scottish Executive is used to determine what impact the development will have and address any infrastructure improvements that may be needed. There may also be supplementary planning guidance that sets out strategic improvements that developers may need to contribute towards.

The council has undertaken traffic modelling and accessibility analysis to support the LDP (CDX x2). This confirms that development in Linlithgow can be delivered with no net detriment to the network.

The council does not propose any amendments to the LDP in relation to the submissions made.

Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council

Issue: 1J	Education Infrastructure	
Development plan reference:		**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		

WL/LDP/PP/0170 and 217722600-be38d90 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust)
WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
WL/LDP/PP/0428 (Dr John R Kelly on behalf of Linlithgow and Linlithgow Bridge Community Council)
WL/LDP/PP/0459 (Gladman)
21910234-bbc3f45 (Fraser McCluskey
21909794-H-LL4 (Matt Wallace)
21909725-H-LL4; H-LL10; H-LL12 (S Ryan)
21909335-dle203d (Richard Rippon)
21909039-7f5032f (Jennifer Davis)
21908947-Ea81783 (Sarah Gahagan)
21908859-13d16a4 (Dr Steven Neale)
21908747-H-LL4 (James Boyd)
21906586-e2594f3 (Sheena Miller)
21906311-e06a2ce (Moira Tweedie)
21905608-81f701a (Andrew McIntosh)
21903480-347ed14 (John Kemp)
21901690-ee6a148 (James Cameron)
21901313-d249beb (Lynda Thomas)
21899784-1fec22c (Jennifer Leonard)
21897700-D131008 (Kevin Treadwell)
21893837-f70748e (Donald and Jennifer MacDonald)
21890779-ab465d4 (Iain MacLeod)
21889085-fbc6475 (Claire Wakefield)
21887865-b35526d (Jennifer Martin)
21878213-619aba8 (Charles Webster)
21871160- 08ca39a (Rick Finc on behalf of George Duncan)
21866113-8746a97 (Christine Mahony)
21862933-ddl8650 (Brian Lightbody on behalf of Clarendon Mews Residents)
21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd)
21848598-a0fd5a1 (Finlay Scott)
21829599-04bda7a (Dr Tom Brown)
21820028-fc73853 (Christine Anderson)
21817641-28bbd5b (Michael Vickers)
21811882-d301651 (Peter Corry)
21806840-3c4cd5d (Linda Ovens)
21804649-7315bb7 (Rick Finc on behalf of John Kerr of John Kerr Ltd)
21772368-19ac58a (Heather Adam)
21749350-78d18dc (Robert McMillan)
21716490-c057327 (John Orr)
21670368-Ca9306c (Steve Donaghue)
21660154-0fee94e (Helen MacKenzie)

21648848-8eaccff (Jonathan Moss)
21543061-cdb46ce (Eileen McGhee)
21538330-Acf5384 (Mr & Mrs Watt)
21372312-87d4304 (Mr & Mrs Armstrong)
21119948-2ac9a17 (Paul Houghton on behalf of Laurieston Developments Limited)
21116167-568db87 (Meabhann Crowe on behalf of British Solar Renewables)
21009678-804ca64 (Dr Rebecca Smallwood)

Provision of the development Plan to which the issue relates:	Plan wide

Planning authority's summary of the representation(s):

WL/LDP/PP/0170 and 217722600-be38d90 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust) – the council has an important role to play in facilitating the provision of infrastructure, for example as the supplier of education. This should be acknowledged. Education as described in paragraph 5.91 of the LDP requires clarification. The principal school issue affecting the whole of West Lothian is the proposed new denominational secondary school to be sited at Winchburgh. But it should be clarified that this is to be provided by the council, not as stated, by the developers, as it is the council which is receiving and managing developer contributions from the entire council area as development takes place. This would also be the preferred policy for the ND secondary school at Winchburgh too without which no development in Winchburgh or Linlithgow can proceed further. The geographical area for contribution collection requires to be defined.

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland) – Whilst correct because of the Council's current approach to developer contributions, especially in regard to Education infrastructure, this presents in itself a barrier to development and maintaining an effective 5 year housing land supply. the biggest constraint on increasing the delivery of new housing in West Lothian to be the lack of education capacity and the Council's inability to resolve that timeously to allow housing to be occupied. To set out, as this paragraph does, that this will require to be addressed by housebuilders in the first instance is unhelpful.

WL/LDP/PP/0428 (Dr John R Kelly on behalf of Linlithgow and Linlithgow Bridge Community Council) – objects to proposed approach to Linlithgow citing various reasons including need for new education provision.

WL/LDP/PP/0459 (Gladman) - supports the overall spatial strategy, we are concerned as to whether or not the approach to growth is entirely consistent with the approach to education infrastructure and wider infrastructure issues.

21910234-bbc3f45 (Fraser McCluskey) - objects to development citing various reasons including need to address education capacity issues.

21909794-H-LL4 (Matt Wallace)) – objects to allocation of site H-LL 4 Manse Road citing various reasons including need to address education capacity issues

21909725-H-LL4; H-LL10; H-LL12 (S Ryan) – objects to allocation of sites H-LL 4 Manse Road, H-LL 10 Clarendon Farm and H-LL 12 Preston Farm citing various reasons including need to address education capacity issues.

21909335-dle203d (Richard Rippon) – objects to development citing various reasons including need to address education capacity issues.

21909039-7f5032f (Jennifer Davies) - objects to allocation of sites H-LL 4 Manse Road citing various reasons including need to address education capacity issues.

21908947-Ea81783 (Sarah Gahagan) – objects to the LDP objects to development citing various reasons including need to address education capacity issues.

21908859-13d16a4 (Dr Steven Neale) – objects to development of site H-LL 11 Wilcoxholm/Pilgrims Hill citing various reasons including need to address education capacity issues.

21908747-H-LL4 (James Boyd) – objects to allocation of site H-LL 4 Manse Road citing various reasons including need to address education capacity issues.

21906586-e2594f3 (Sheena Miller) – objects to proposed residential developments in Linlithgow on grounds of proposals not having been given proper attention in relation to school capacity.

21906311-e06a2ce (Moira Tweedie) – objects to allocation of site H-LL 4 citing various reasons including need to address education capacity issues.

21905608-81f701a (Andrew McIntosh) - objects to allocation of site H-LL 4 Manse Road citing various reasons including need to address education capacity issues.

21903480-347ed14 (John Kemp) - objects to proposed residential developments in Linlithgow until issues of traffic management, parking and education are resolved.

21901690-ee6a148 (James Cameron) - objects to development of sites H-LL 4 Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm on grounds of access; impact on school capacity and amenity.

21901313-d249beb (Lynda Thomas) **–** objects to proposed approach to Linlithgow citing various reasons including need to address education capacity issues.

21899784-1fec22c (Jennifer Leonard)) – objects to development in Linlithgow citing various reasons including need to address education capacity issues.

21897700-D131008 (Kevin Treadwell) – supports allocation of H-LL 10 Clarendon Farm for development on grounds that more land for housing is needed in Linlithgow in general in order to maximise the use of the train station as a means of sustainable transport; additional housing could be used to cross subsidise the provision of education facilities within the adjacent CDA [Winchburgh] to alleviate capacity issues in Linlithgow Academy.

21893837-f70748e (Donald and Jennifer MacDonald) – object to development of Preston Farm and site H-LL 12 Linlithgow citing various reasons including need to address education capacity issues.

21890779-ab465d4 (Iain Macleod) – objects to allocation of site H-LL 12 Preston Farm, Linlithgow citing various reasons including concerns over education capacity, cites requirement for two new primary schools.

21889085-fbc6475 (Claire Wakefield) – objects to proposed allocation of sites in Linlithgow for housing development citing various reasons including lack of education capacity; seeks more information in the LDP on catchment schools; suggests alternative sites could be developed with less impact on Back Station Road and needn't impact Low Port primary school if they feed an

expanded Springfield School via a safe route footbridge over the canal and railway.

21887865-b35526d (Jennifer Martin) – objects to allocation of site H-LL 10 Clarendon Farm, Linlithgow for development citing various reasons including lack of education capacity; incorrect references to catchment schools for sites H- LL 2, Westerlea Court, H-LL 3 Boghall East, H-LL 4 Manse Road, H-LL 7 Clarendon House, H-LL 10 Clarendon Farm and H-LL 11 Wilcoxholm/ Pilgrims Hill.

21878213-619aba8 (Charles Webster) – objects to development in Linlithgow citing various reasons including adverse impact on schooling.

21871160- 08ca39a (Rick Finc on behalf of George Duncan) – seeks inclusion of a site at Balgreen Farm, Livingston for housing and advises of awareness of need for contributions towards education infrastructure.

21866113-8746a97 (Christine Mahony) – supports affordable housing provision in Linlithgow but concerns over scale of housing development proposed citing various reasons including education capacity constraints.

21862933-ddl8650, WL/LDP/PP/0137 and WL/LDP/PP/0244 (Brian Lightbody on behalf of Clarendon Mews Residents) – objects to development of site H-LL 10 Clarendon Farm, Linlithgow citing various reasons including need to resolve education capacity constraints.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd) - Supplementary Guidance is required on non-denominational secondary school delivery as soon as possible to provide certainty over the funding mechanism for a new non-denominational secondary school at Winchburgh necessary to deliver and unlock development in the east sector of the Council area.

21848598-a0fd5a1 (Finlay Scott) - objects to allocation of site H-LL 11 Wilcoxholm/Pilgrims Hill, Linlithgow for development citing various reasons education capacity constraints.

21829599-04bda7a (Dr Tom Brown) – objects to allocation of H-LL 11 Wilcoxholm/Pilgrims Hill, citing various reasons including school capacity concerns.

21820028-fc73853 (Christine Anderson) - objects to proposals affecting Linlithgow citing various reasons and suggests alterations to the school estate to accommodate development.

21817641-28bbd5b (Michael Vickers) - objects to development in Linlithgow citing various reasons including education capacity constraint.

21811882-d301651 (Peter Corry) – objects to development of site H-LL 12 Preston Farm, Linlithgow citing various reasons including education capacity.

21806840-3c4cd5d (Linda Ovens) – objects to development in Linlithgow citing various reasons including concerns for impact on school route; incorrect references to catchment schools and inconsistencies in referencing compared with other sites and school capacity issues at listed Low Port Primary School.

21804649-7315bb7 (Rick Finc on behalf of John Kerr of John Kerr Ltd) – wish to engage with the Council on detailed educational matters. Believe that in the light of recent appeal decisions that there may be scope for earlier development within Linlithgow.

21772368-19ac58a (Heather Adam) – objects to development in Linlithgow particularly H-LL 4

Manse Road, H-LL 7 Clarendon House and H-LL 10 Clarendon Farm citing various reasons including need to address education capacity issues.

21749350-78d18dc (Robert McMillan) – objects to development of site H-LL 11 Wilcoxholm Farm/Pilgrims Hill, Linlithgow citing various reasons including education capacity constraints.

21716490-c057327 (John Orr) – supports development of site at Dykeside Farm, Bathgate; advises that the catchment area for Torphichen could be extended further south to the edge of Bathgate to allow expansion on the north side of Bathgate. A new primary school would be required, and this would ease the pressure on the current Torphichen PS.

21670368-Ca9306c (Steve Donaghue) - objects to development of site H-LL 12 Preston Farm, Linlithgow citing various reasons including additional pressure on the schools.

21660154-0fee94e (Helen MacKenzie) -objects to development in Linlithgow citing various reasons including lack of school capacity.

21648848-8eaccff (Jonathan Moss) - objects to allocation of site H-LL 12 Preston Farm citing various reasons including lack of school capacity.

21543061-cdb46ce (Eileen McGhee) - objects to development in Linlithgow citing various reasons including education capacity; advises of inaccuracies regarding school catchments in Linlithgow.

21538330-Acf5384 (Mr & Mrs Watt) - objects to allocation of site H-LL 4 Manse Road, Linlithgow for development citing various reasons including school capacity issues.

21372312-87d4304 (Mr & Mrs Armstrong)- objects to proposed development of site H-LL 11 Wilcoxholm/Pilgrims Hill in Linlithgow citing various reasons including school capacity issues at secondary school level.

21119948-2ac9a17 (Paul Houghton on behalf of Laurieston Developments Limited) – seek to develop land at South Logie Nursery, Logiebrae Road, Westfield for housing development: requests that the blanket ban on windfall sites being granted planning permission in advance of education capacity issues being resolved is removed; does not accept lack of education capacity within the catchment schools.

21009678-804ca64 (Dr Rebecca Smallwood) - objects to LDP strategy for Linlithgow citing various reasons including school capacity issues remain to be addressed and incorrect references to school catchments affecting proposed development sites in Linlithgow.

Modifications sought by those submitting representations:

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland) These set out the Council's strategy for funding education infrastructure to serve new development. Homes for Scotland seek a change that the Council consider front funding this infrastructure rather than rely on developers in the first instance to provide the required infrastructure.

21871160-08ca39a (Rick Finc on behalf of George Duncan) – inclusion of site for development

21716490-c057327 (John Orr) - inclusion of site for development.

Various – removal of sites in Linlithgow for housing development.

Summary of responses (including reasons) by planning authority:

West Lothian Council has a plan led approach to education planning and has previously obtained senior counsel advice to ensure that its methodology is appropriate, consistent and robust. The West Lothian Local Development Plan (LDP), prepared in accordance with SESplan, now provides the development context for education planning in West Lothian. Matters relating to education in West Lothian are set out in the council's Position Statement on Education (CDX) in response to the matters raised above. See also Schedule 4 number 15A in relation to Linlithgow, 25A in relation to Westfield and 1E.

21871160- 08ca39a (Rick Finc on behalf of George Duncan) - Site has currently no footpath access and all pupils would in any event require transport assistance. Not sustainable.

21716490-c057327 (John Orr) - Site would likely require extensive school consultation to achieve revised arrangements for primary and secondary school. Site would require provision of a footpath network to link with Torphichen. The council would be unlikely to have capital funding to cover cost of Torphichen pupils. Secondary school options are difficult, if not impossible without full implementation of the LDP strategy as outlined in the CDX.

WL/LDP/PP/0170 and 217722600-be38d90 (Peter Allan on behalf of Aithrie Estates and the Hopetoun Estate Trust) – It is the case that a denominational secondary school has been directly linked to the Winchburgh and Broxburn CDA area since the CDA's inception. The council is not in a position to have a definitive view on a catchment area without following through statutory consultation procedures. It is correct that the council would have the role of procuring any new school provision – but funding of new school provision rests with developers. The council does not have sufficient resources to forward fund the scale of investment that a new secondary school requires. The council can only start a procurement process when it has guarantee of a funding solution. Comments on a non-denominational secondary school are as follows.

21862570-67b827a (Robin Matthew on behalf of Winchburgh Developments Ltd) – Whilst supplementary guidance may be useful for household developments or other limited housing development potentially within the catchment of a new Winchburgh non-denominational school there are only a small number of developers within the CDA area that would contribute to the cost of the non-denominational secondary school which is directly and solely related to their development. The council can only start a procurement process when it has guarantee of a funding solution. A masterplan approach by the developers would assist.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1K	Strategic Environmental Assessment (SEA)	
Development plan reference:	Environmental Report accompanying the Proposed Plan	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21899011 / 3dc08d4 - Mr Gordon Cameron.
WL/LDP/PP/0255 - Nicholas B L Davis.
WL/LDP/PP/0351 - William Kidd for Historic Environment Scotland.

In addition, through comment on the SEA document that accompanied the Proposed Plan, the three consultation authorities:

- Historic Environment Scotland (**WL/LDP/PP/0351)**
- Scottish Environment Protection Agency (**WL/LDP/PP/0243)**
- Scottish Natural Heritage (**WL/LDP/PP/0238)**

all made detailed comments.

Provision of the development Plan to which the issue relates:	H-LL 4 Manse Road, Linlithgow (Appendix 2: Page 194). Strategic Environmental Assessment (SEA).

Planning authority's summary of the representation(s):

Mr Cameron (**21899011 / 3dc08d4)** objects to allocation of the site at Manse Road, Linlithgow for development on a number of grounds as he indicates the site is.

1. greenfield;
2. designated an Area of Great Landscape / Special Landscape Area;
3. prime agricultural Land; and the
4. impact of houses on the skyline on south approach into Linlithgow.

He specifically mentions the Strategic Environmental Assessment, which accompanies the Local Development Plan, states this allocation occupies "a skyline location and is an integral part of the AGLV as it meets Linlithgow …. development here would erode this clear boundary." These issues are not a case of 'Not-in-my-Back-Yard', but of conserving the very best agricultural and environmentally sensitive areas which surround the southern edge of Linlithgow for future generations.

Mr Davis **(WL/LDP/PP/0255)** made comments on the Environmental Report : Section 9 - Cultural Heritage

- there is no reference to Historic Environment Scotland who were legally constituted on 1st October 2015;
- no SPG information; and
- Maps 9 and 29 of section 9 were not available in Library during consultation stage.

HES (**WL/LDP/PP/0351)** made comment in relation to Part 2: Environmental Report
They note that the updated Environmental Report (ER) focusses on assessment of those development sites which were submitted to the council after the Main Issues Report (MIR) consultation. Are content that the assessment of these sites is appropriate and adequate for the

historic environment.

As these additional sites are the only element of the Proposed Plan (PP) included in the updated ER, HES have assumed that the council gave consideration to the remainder of the content of the PP and concluded that the new material that it contains (e.g. those policies which have undergone iterative development and change since they were assessed at MIR stage) is not expected to have significant environmental effects. Although not a statutory requirement, in future the council could consider summarising such changes within the updated ER and outlining the reasons for concluding that significant effects are not expected. This would add value to the updated ER as a supporting document for consultation on the PP.

At MIR stage, HES noted that the ER was not accompanied by a non-technical summary. HES also provided comments on some of the assessment findings and mitigation, and recommended that the ER be updated to reflect these and other representations made. In focussing the ER update solely on additional sites, the opportunity to address these points has not been taken, reducing the benefit of the ER as an accessible and accurate consultation tool. In light of this, HES have appended the comments we provided on the ER at MIR stage, as these will have relevance as the Plan process moves forward to examination.

None of the comments contained in HES letter should be construed as constituting a legal interpretation of the requirements of the SEA Act. They are intended rather as helpful advice, as part of Historic Environment Scotland's commitment to capacity-building in SEA.

Modifications sought by those submitting representations:

While not explicitly expressed from Mr Cameron's objection (**21899011 / 3dc08d4)**, can assume removal of site H-LL 4 Manse Road, Linlithgow from the Proposed Plan is sought.

See table below for modifications sought by SEA consultation bodies.

Summary of responses (including reasons) by planning authority:

With Mr Cameron (**21899011 / 3dc08d4),** the main aspects of the objection are addressed in Schedule 4: 15C relating to H-LL 4 Land east of Manse Road, Linlithgow.

In relation to the comment on the SEA, page 359 of the Environmental Report does indeed reflect this statement, but it was made in the context of individual Site Appraisals by Settlement from the "Call for Sites" submissions process where a large number of conditions and setting elements were assessed. If this site is to be progressed, then details of a strong south boundary treatment would be expected with a future planning application along with cross sections of the site to determine the potential development platforms and address this skyline issue that was identified during the initial site assessment.

In response to Mr Davis **(WL/LDP/PP/0255)** issues on the Cultural Heritage section of the SEA, the SEA and Proposed Plan were drafted and approved at Committee for consultation before HES came into being. They can easily be reference in the finalised Proposed Plan. There would not be any supplementary guidance in relation to the SEA. The maps were printed and available but did not find their way into the version in Linlithgow Library.

HES various constructive points are acknowledged.

Finally, the three consultation authorities:

- Historic Environment Scotland (**WL/LDP/PP/0351)**
- Scottish Environment Protection Agency (**WL/LDP/PP/0243)**
- Scottish Natural Heritage (**WL/LDP/PP/0238)**

all made detailed comments on the Proposed Plan and SEA. They are laid out below in table format with the Consultation Authorities comment followed by the council's proposed response as this will be easier to follow that the format used for other Schedule 4's.

As pointed out by HES, it is not a statutory requirement to summarise such changes as relate to the few additional sites that do not undermine or create a different policy approach that would have required a full scale update to the ER. HES comments at the MIR stage were taken on board in the preparation of the Proposed Plan. Although unfortunate that a short non-technical summary statement was not included this is not considered a major issue as the full SEA was still carried out and the assessment available and it could not have summarised over 440 sites.

The council are also satisfied that they have undertaken a rigorous Strategic Environmental Assessment of all the sites in the Proposed Plan and that this complies with the relevant legislation. **Unless otherwise stated the council would not propose to alter the SEA unless directed to do so by the Reporter.**

Consultation Authority comments	**West Lothian Council Response**
Historic Environment Scotland (HES)	
General comments On 1 October 2015, Historic Scotland and The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) ceased to operate and have been replaced by a new organisation, Historic Environment Scotland (HES). This new organisation (which is a Non Departmental Public Body) was established by the Historic Environment Scotland Act 2014. In view of this, we recommend that where appropriate, references to Historic Scotland and RCAHMS in the Proposed Plan and supporting documents should be replaced by reference to Historic Environment Scotland.	Agreed and West Lothian Local Development Plan - Proposed Plan, and supporting documents, when adopted in winter 2016 / early 2017 will remove reference to former bodies "Historic Scotland" and "The Royal Commission on the Ancient and Historical Monuments of Scotland" and replace them with "Historic Environment Scotland".
HES welcomes that the built heritage has been embedded within the vision statement for the Plan, and considers that this is a positive foundation for the understanding, protection and appreciation of the values and benefits of West Lothian's historic environment.	Noted.
Comments on the policy elements of the Plan *POLICY EMP 3 Employment development within settlement boundaries* *POLICY EMP 4 Employment development outwith settlement boundaries* *POLICY EMP 8 Tourism* These policies include the wording *'…..adversely impact on any special architectural, natural heritage designations or*	Agreed and policy text will be altered to reflect suggestion that broader range of historic environment assets are considered and not merely focus on architectural interests. **The council advise the Reporter**

landscape interests' As many historic environment assets are not primarily considered to be 'architectural', we recommend altering the wording to better encompass the broad range of historic environment assets in West Lothian. For example, '*historic environment designations'* or '*historic environment assets'* could be used, depending on whether you wish the policy to focus on designated assets or to include all heritage assets.	**that if they were minded to support the changes sought by the consultation authorities, WLC would not object.**
POLICY ENV 24 Conservation Areas (Demolitions) This policy sets out five criteria, all of which are required to be satisfied in order to permit demolition of buildings which are of value to the character of a Conservation Area. This aspect of the policy is more stringent than that set out in the Scottish Historic Environment Policy (SHEP) (http://www.historic-scotland.gov.uk/shep), or national guidance (http://www.historic-scotland.gov.uk/demolition-2.pdf) which suggests that conservation area demolition proposals are usually considered in the same way as listed building demolitions, by assessing against four criteria, requiring as a minimum that one of the four criteria to be met. Additionally, whilst SHEP requires that planning authorities have regard to the desirability to preserve or enhance the conservation area in considering demolition applications, the proposed policy requires that proposals for replacement development must enhance the conservation area. The proposed policy therefore goes beyond the requirements set out in SHEP. Whilst it may be your intention to establish a more rigorous regime, you should be satisfied that the proposed policy will be workable in practice, and will not be likely to lead to frequent deviation from policy in decision making, which may introduce uncertainty and inconsistency into the decision making process. In such circumstances, consistent adherence to a more flexible, practicable policy approach may be of more benefit.	West Lothian Councils consider the 5 criteria test with policy ENV24 are adequate and do not wish to weaken the policy We have a duty to "preserve or enhance" conservation areas so will reflect that requirement in the wording. For example "…and the conservation area will be preserved or enhanced as a result of the development". It is the council view that the extra criterion is justified. It is the locational need that is the issue. We would add in after "…for the development…" ", *which would ensure the retention of the building*". However on further reflection, there is concern at the use of "(demolitions)" in the title. This may fetter the use of that policy to only demolitions. It is proposed to replace it with "(Developments and Demolitions)" and it opens up the policy to wider use. The council advise the Reporter that if they were minded to support the changes sought by the consultation authorities, WLC would not object.
Paragraph 5.194 For information, the Buildings at Risk register is now maintained by Historic Environment Scotland.	Acknowledged and any reference to the Buildings at Risk Register in the West Lothian LDP, or accompanying supplementary guidance, will acknowledge HES. The council advise the Reporter that if they were minded to

	support the changes sought by the consultation authorities, WLC would not object.
POLICY ENV 28 Listed Buildings The policy element relating to the demolition of listed buildings proposals sets out four criteria, all of which should be satisfied in order to permit demolition. As with Policy ENV 24, this aspect of the policy is more stringent than that set out in the Scottish Historic Environment Policy (SHEP) (http://www.historic-scotland.gov.uk/shep), or national guidance (http://www.historic-scotland.gov.uk/demolition-2.pdf) which set out four assessment criteria, requiring as a minimum that one of the four criteria to be met. It would be very rare that an application for demolition would be able to satisfy all four criteria set out in Policy ENV 28. Whilst it may be your intention to establish a more rigorous regime than that set out in national policy, as with Policy ENV 24 you should be satisfied that the proposed policy will be workable in practice. If you determine to amend the policy to require one or more criteria to be met, I would recommend that you omit criteria c (*the building cannot be adapted without material loss to its character*) as it would not be sufficiently robust as a stand-alone criteria. This is because, whilst there may be instances where the only viable option for re-use of a listed building will require adaptation which will result in a 'material loss' to the character of the listed building, this is unlikely to outweigh the impact of complete loss through demolition. This policy states a presumption against enabling development. This section of the policy has been carried through from the Local Plan, which was adopted against the background of a different economic context. Whilst we support the application of robust criteria to assess the acceptability of enabling development, we also recognise that in some cases it may be essential to securing a viable long term future for a listed building at risk. In view of this, we suggest that you may wish to retain the criteria for enabling development but omit the first sentence of this section, to form a more positive approach to this issue.	The council may have interpreted this incorrectly. It says at para 3.44 *"Where the application proposes the demolition of a listed building applicants will be expected to provide evidence to show that:"* and then lists 4 criteria. After each of the first 3 criteria is the word "or". A problem for the council could arise at appeal if the council are at odds with national policy. The council will review this policy and reword the criteria to reflect the wording of SHEP. The council advise the Reporter that if they were minded to support the changes sought by the consultation authorities, WLC would not object. The council advise the Reporter that if they were minded to support the changes sought by the consultation authorities, WLC would not object to amendment of the text to read: *"Enabling developments which cross-subsidise works to historic buildings will be considered favourably only if the character or setting of the building is not adversely affected…"* etc. It is the view that the use of the word "*and*" before the last criterion ensures that all of the criteria have to be met.
Policy MRW 3 Impediments to Mineral Extraction Criteria g. of this policy refers to '*sites or settings of archaeological, historical or architectural significance,*	For Policy NRW 3 relating to "Mineral Extraction

particularly where work would affect ancient monuments or listed buildings, or the setting of a conservation area'. By specifying some, but not all heritage designations, this criteria implies a lesser level of protection for those not included. In view of this, we recommend simply omitting reference to individual designation types. Alternatively, Inventory Designed Landscapes and Battlefields could be included in the criteria.	Impediments" and especially criteria g); West Lothian council prefer to retain the list of relevant heritage designations and will insert "*Inventory Designed Landscapes and Battlefields*" to make it clear which heritage designations the policy covers and the tests that relevant development proposals must meet. The council advise the Reporter that if they were minded to support the changes sought by the consultation authorities, WLC would not object.
Comments on the Proposed Plan spatial strategy We have looked at the development proposals within the Proposed Plan, concentrating on scheduled monuments and their setting, A listed buildings and their setting, gardens and designed landscapes and battlefields appearing in their respective Inventories, and Conservation Areas. Some of the proposed development sites have the potential for impacts on heritage assets within our remit. However, we consider that in the majority of cases, robust application of national and appropriate local policies should be able to mitigate any adverse impacts. Early engagement with Historic Environment Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment. We would encourage you to ensure that all mitigation measures identified in the ER (or recommended in our letter of 17 October 2014, appended below) are brought through to the site delivery requirements.	Noted. Acknowledged. Agreed and both the Development Planning & Development Management sections will continue to work closely with HES on development proposals that may have issue for the historic environment. The former Historic Scotland comments on the Environmental Report relating to the Main Issues Report has been re-examined to ensure all mitigation measures concerning the historic environment are covered in the Site Delivery Requirements schedules.
We have detailed comments to make on the following proposed development sites: *H-LL 11 – Wilcoxholm Farm / Pilgrim Hill* At MIR stage we highlighted that development of this site could impact upon the setting of the scheduled monument Union Canal, River Almond to River Avon (http://portal.historic-scotland.gov.uk/designation/SM8954). We also noted that access to the northern part of the site appears to be constrained, and consequently had concerns	Access to the northern part of the site could be from the west via Maidlands where a road spur was inserted in the previous development but never utilised. This currently gives access to the

that access requirements (for instance, a new access bridge) may have an adverse impact on the canal and its setting. We continue to consider that this development allocation may raise issues for the site and setting of the Union Canal, particularly as the site delivery requirements confirm that a new canal crossing will be required to deliver this allocation. Whilst we are content that these impacts could be mitigated by application of policy and sensitive design, it will be essential that Historic Environment Scotland have early involvement in further discussions on the development of proposals for the site. Any proposed direct impact on the scheduled monument would be subject to the Scheduled Monument Consent process. The site delivery requirements should be updated to reflect our comments here.	field. However, Maidlands is only one option. Access could also be taken further east through improvement to the access serving Wilcoxholm Farm. Further consideration of the development of the linear field to the south (Pilgrims Hill) suggested there will be no new road bridge crossing of the Union Canal. Where Schedule Monument Consent will be required is in the proposal (P-102) to connect the new scheme (as well as south east Linlithgow) to the canal towpath via a new ramped cycle way in the south west corner of the north field, subject to design gradients being overcome and addressing impact on the residential amenity of the two adjacent residential properties, albeit they have blank east gable walls.
H-LL 12 – Preston Farm Neither the SEA findings for this allocation, or the site delivery requirements, take cognisance of the potential for impacts on the site and setting of the scheduled Union Canal (http://portal.historicscotland.gov.uk/designation/SM8954) or the setting of A listed Preston House (http://portal.historic-scotland.gov.uk/designation/LB12983). We are content that these impacts could be mitigated by robust application of policy and sensitive design, but this should be reflected in the ER and site delivery requirements. We would welcome early discussion as proposals for development of this site progress, and the site delivery requirements should be updated to reflect this.	A Pre-Application Notice (PAN) has now been submitted by Cala Homes that shows a buffer open space stand-off area between the development and the Union Canal. Preston House which has seen development in its walled garden is separated from the site by a mature woodland shelter belt and only the northern half of the field, furthest away from the Listed House, has been allocated.
H-WB 17 – Site west of Niddry Castle At Main Issues Report this was identified as an alternative site and we agreed with the SEA findings which indicated that development at this location had the potential for adverse impacts on the setting of A listed Niddry Castle (http://portal.historic-scotland.gov.uk/designation/LB7437). We stated that whilst some development could be accommodated here, if this site was brought forward to the Proposed Plan, robust mitigation would be required to deliver development without significant adverse effects on Niddry Castle.	As pointed out the existing Niddry Castle currently sits in the landscape context of the adjacent Niddry Bing that continues to be under extraction with several decades of material left to remove to allow the core base to be further redevelopment at the end of the Winchburgh Core Development Area.

This site has now been brought forward into the Proposed Plan, allocated for the development of 250 housing units. While Niddry Castle is largely seen in the context of Niddry Castle Bing, due to the number of residential units and close proximity of the site boundary to the castle we consider that it would be very difficult to deliver this scale of development in this location without significant adverse impact on the setting of Niddry Castle. Consequently, we consider that the number of housing units proposed should be reduced, and the final number be determined as a result of further assessment of the capacity of the site, for example through the master planning process. If this site is retained in the Plan, early consultation with Historic Environment Scotland on a mitigation strategy and on the development of a masterplan for the site will be essential.	The owner of the site is keen to promote it for development. The Council would suggest to the Agent that in preparing the masterplan for this large, flat site (which is currently operated as part of the adjacent golf course), that they engage with HES at an early stage to consider the site layout in relation to mitigating the potential effects of residential development near the Castle. The number of residential units suggested, c250, is based on an average density on the site area and what the future school capacity and road junction with Main Street can accommodate.
Part 2: Environmental Report We understand that the updated Environmental Report (ER) focuses on assessment of those development sites which were submitted to the council after the Main Issues Report (MIR) consultation. We are content that the assessment of these sites is appropriate and adequate for the historic environment.	Acknowledged that HES accept that the further short SEA of the additional sites is "appropriate and adequate for the historic environment" element of the Proposed Plan.
As these additional sites are the only element of the Proposed Plan included in the updated ER, we have assumed that you gave consideration to the remainder of the content of the PP and concluded that the new material that it contains (e.g. those policies which have undergone iterative development and change since they were assessed at MIR stage) is not expected to have significant environmental effects. Although not a statutory requirement, in future you could consider summarising such changes within the updated ER and outlining the reasons for concluding that significant effects are not expected. This would add value to the updated ER as a supporting document for consultation on the PP.	Indeed, West Lothian Council consider that given the level of development allocations assessed at the MIR stage along with the roll forward of many of the undeveloped sites from the West Lothian Local Plan (2009), there were no major significant environmental effects. In many cases, there have only been minor iterative changes to many of the environmental protection policies.
At MIR stage, we noted that the ER was not accompanied by a non-technical summary. We also provided comments on some of the assessment findings and mitigation, and recommended that the ER be updated to reflect these and other representations made. In focusing the ER update solely on additional sites, the opportunity to address these points has not been taken, reducing the benefit of the ER as an accessible and accurate consultation tool. In light of this, we have	Acknowledged that the timescale required to progress the MIR to Proposed Plan consultation stage had resulted in a short Environment Report update. However, the approach taken by the council was considered proportionate and

appended the comments we provided on the ER at MIR stage, as these will have relevance as the Plan process moves forward to examination.	within the scope of the legislation and demands on staff time and resources. Acknowledged that there was an omission of a Non-Technical Summary. The points that HES made relating to mitigation of potential effects on the historic environment on the numerous MIR sites was taken into account in the Appendix 1: Employment and Appendix 2: Housing site delivery requirements that are set out as specific site requirements in the relevant schedules and the rear of the LDP. Further consideration can be undertaken at Planning Application stage and during pre-application negotiations on forthcoming development proposals.
Scottish Natural Heritage (SNH)	
We understand from the 'SEA Process' summary in section 1.2 that the scope of assessment at this stage is of additional proposed allocations which were received after the Main Issues Report (MIR) consultation. As far as we are aware, there have been no other changes made to the Environmental Report which accompanied the MIR. While this approach appears to conform to advice set out in paragraphs 4.34 to 4.41 of PAN 1/2010, it is unclear to us at this stage whether the effects of the addition of the 19 additional sites on the overall development strategy have been assessed.	Confirmed there have been no changes to the previous major Strategic Environmental Assessment Environmental Report that was undertaken to assess over 420 proposed development sites as part of the Main Issues Report. Acknowledged that this succinct approach conforms with the relevant PAN. It can be confirmed that the additional 19 sites, some of which were small scale, where judged to have very little effect on the wider 400 plus employment, housing and mixed uses sites allocations and indeed only just over half (11) of the sites were judged suitable to progress to allocation in the Proposed Plan.
The tight focus of the update also means that your response to comments and advice on the Environmental Report from the Consultation Authorities is not available for review. We are therefore unclear on how our previous advice will, in combination with this response, influence monitoring and in	It is acknowledged that due to the short nature of the review focusing on the new sites, this has meant that there is no external record and hence

turn how it has influenced the content of the Proposed Plan. We believe that this omission could be easily rectified, perhaps by the addition of a simple list of changes. As a starting point, it may be useful for us to meet and discuss our previous comments and your handling of these.	review of the three consultation authorities comments on the Main Issues Report and the additional Post-MIR sites and how they were considered and incorporated into the Proposed Plan. The ER review was part of the D&T PDSP and Council Executive reports on response to MIR consultations and the Proposed Plan. The council welcomes the opportunity for further input from Scottish Natural Heritage and the other two consulting authorities. As the LDP progresses through the examination process towards adoption an update SEA will likely be required.
Annex to SNH letter of – detailed comments on Environmental Report update Of the sites presented in this update, we were offered the opportunity to comment on these sites following the MIR consultation. Our comments, based on the information available to us at the time, were brief but indicated possible mitigation and opportunities for enhancement where possible. The comments on the sites in the update do not present potential mitigation measures. We therefore offer the following advice on the preferred sites:	Acknowledged that SNH offered environmental comments on the additional 19 post MIR sites.
Land at Niddry Mains House, Winchburgh (MIRQ 0159): The *'Avoid adverse direct impact on species &c'* sub-objective is negative due to the requirement to take access to the proposed allocation through Beatlie Wood. There is no assessment of the potential for utilizing existing access to Niddry Mains House, which is shown as within the allocation in Map 2 of the Proposed Plan. There is also no assessment of alternative access options via adjacent CDA allocation H-WB3. Given Beatlie Wood's role in setting of this part of Winchburgh, the emerging CDA development and as part of the wider green network, we would expect this assessment of options to address identified impacts. While there is no sub-objective specifically relating to movement and permeability, we would expect comments on the site to have identified a requirement to establish connections to the adjacent CDA allocations and to the existing and proposed town centre.	It is understood that the existing access to Niddry Mains House will remain private and consequently there will need to be a new access to the MIR Q 0159 development site to the east of the linear wood. However, through the master planning of the "CDA-NN" site it may be that development access can come from the east and avoid creating a new access through the woods. As above, the potential alternative access options would be considered at the more detailed master-plan stage. It

	may well be that there is no need to create an access through Beatlie Wood. However, if it transpires that a new access though the wood is required then a survey of the woodland would be required and in conjunction with required sightlines and layout of the development site, then the best location of the access would entail the minimum loss of trees, as has successfully occurred on similar circumstances at many enclosed wooded sites in Livingston e.g.; Rose Place, Eliburn and similarly at Old Wood Place, Eliburn.
Land south of Willowdean, Bridgend (MIRQ 0162): The assessment of the sub-objective *'Avoid AGLVs &c'* identifies a negative impact for this site due to its partial position within the Bathgate Hills AGLV / cSLA. As with other sites within local landscape designations, mitigation should be based on the Management recommendations set out in the Local Landscape Designation Review report.	Acknowledged. However, the site allocation occurred after the Local Landscape Designation Review (LLDR) was completed. The LLDR notes for this area is not part of the Bathgate Hills candidate SLA and the north boundary line is drawn someway to the south along the Ochiltree ridge road.
Stonerigg Farm, Armadale (H AM 18): We have not previously commented on this site. The assessment of biodiversity sub-objectives seems reasonable, we are not aware of protected species or habitats of conservation interest on this site. There are no nationally designated sites on or adjacent to the site although we note that Black Moss proposed Local Biodiversity Site (LBS) lies north of the proposed allocation. It appears unlikely that the LBS would be affected by development on the site. While there is no sub-objective specifically relating to movement and permeability, we would expect comments on the site to have identified the existing path network which runs through this site and to propose mitigation in design of development and for disruption to use during construction.	This small site is related to previous planning approvals on the site of Stonerigg Farm on the south west edge of Armadale. The proposed Black Moss Local Biodiversity Site is some way to the north and separated by Wood Park that remains as protected open space as it operates as a Neighbourhood Park. Development on Stonerigg Farm would impact on neither the Moss, nor the public Park. Specific design details such as permeability and path connection in relation to the development site being adjacent to Wood Park can be considered at a planning application stage.
Ex-West Calder High School, Polbeth (MIRQ-LATE 2) The assessment of the *'Avoid causing significant effect on*	Yes, it can be confirmed that the

designated &c sites' sub-objective is negative. As there are no national designations on or adjacent to the potential allocation, we assume this refers to the Limefield Glen & Harwood Water to Gavieside Bridge proposed LBS. As there is a stand-off of around 100m between the allocation boundary and the proposed LBS boundary, it appears that these effects are either indirect or from predicted access to the proposed LBS. The identified effect and mitigation requirements arising from this effect are unclear at present.	Harwood Water / Limefield Glen pLBS is the site raised when considering the re-use of the former West Calder High School brownfield site that will be surplus after the replacement high school is built at Parkhead, West Calder. The pLBS is well over 100m from the edge of the new allocation. However, there is also the Tree Preservation Order on part of the wooded landscape around Limefield House. While any future development will be confined to the brownfield and playing field elements of the former school, likely effects are thought to be minor and relate to the impact of development of the boundary mature trees roots and canopies. This can be dealt with by detailed consideration at the planning application stage where the design of the layout would have a buffer from the edge of the existing woodland to the north and west.
Old Rows (Ex-Ritchie's Yard), Seafield (MIRQ-LATE 3) We have not previously commented on this site. The assessment of biodiversity sub-objectives seems reasonable, we are not aware of protected species or habitats of conservation interest on this site.	Acknowledged. This site is part of the redevelopment of a former builder yard that is located on the north west corner of Seafield Village. The adjacent small local park is protected open space that separates the site from the Easter Inch Moss & Seafield Law Local Nature Reserve, but it is over 250m from the site boundary and it is not considered that there will be any significant major environmental effects from redevelopment of the open yard as an urban infill site.
Mid Street, Bathgate (MIRQ-LATE 4) - No comment.	Acknowledged. This is a small urban infill site.
14-20 Glasgow Road, Bathgate (MIRQ-LATE 5) - No comment.	Acknowledged. This is a small urban infill site.

While the majority of the issues discussed above relate to local impacts, it is nevertheless unclear how these allocations have been assessed in an updated assessment of the overall development strategy. This includes the testing of issues as set out in Table 10 of the Environmental Report which accompanied the MIR. We support a proportionate approach to SEA but would expect a concise update of the ER to include an overview of the influence of changes to the spatial strategy. We would welcome a meeting with you and the other Consultation Authorities to discuss how this information could be presented.	It can be confirmed that the additional 19 sites, some of which were small scale, where judged to have very little effect on the wider 400plus employment, housing and mixed uses sites allocations and indeed only just over half (11) of the sites were judged suitable to progress to allocation in the Proposed Plan. Due to the timescales involved and the undertaking of a major SEA of over 400 sites, many rolled forward from the previous adopted West Lothian Local Plan (2009) that was exempt from the SEA process as it had been started and finalised before the Act came into operation, it was considered that a proportionate approach was necessary. Indeed, West Lothian Council consider that given the level of development allocations assessed at the MIR stage along with the roll forward of many of the undeveloped sites from the West Lothian Local Plan, there were no major significant environmental effects as the wider spatial strategy and its focus on Core Development Areas has not significantly changed but been updated with some minor extensions. The Council will seek to organise a meeting with the other consultation authorities to consider this issue.
Scottish Environment Protection Agency (SEPA)	
SEPA have used our scoping consultation response to consider the adequacy of the ER and this is used as the framework for detailed comments which can be found in Appendix 1. Please note, this response is in regard only to the adequacy and accuracy of the ER and any comments we may have on the LDP itself will be provided separately.	Acknowledged and that additional comments on the actual LDP were received separately.
As the West Lothian LDP is finalised, West Lothian Council as Responsible Authority, will be required to take account of the	Noted. It is anticipated to adopt the Proposed plan in Winter

findings of the Environmental Report and of views expressed upon it during this consultation period. As soon as reasonably practical after the adoption of the plan, the Responsible Authority should publish a statement setting out how this has occurred. We normally expect this to be in the form of an "SEA Statement" similar to that advocated in the Scottish Government SEA Guidance. A copy of the SEA statement should be sent to the Consultation Authorities via the Scottish Government SEA Gateway on publication.	2016 / Spring 2017 and hence it is expected to publish and advertise a "SEA Compliance Statement" in early 2017 and forward it to the Scottish Government SEA Gateway as well as the three consultation authorities.
Appendix 1: Comments on the Environmental Report (ER) General comments The information provided to us with the Proposed Plan (PP) and the absence of an update on the MIR Environmental Report (ER1) made it very difficult to establish whether our previous comments have been taken into account. As mentioned in our separate PP response, we have also had difficulty assessing the information due to delays in obtaining robust Geographic Information System (G.I.S.) data. We are generally content with the environmental assessment submitted for the post–MIR sites in the West Lothian Proposed Plan (PP) Environmental Report (ER2), Our comments on the assessment of the policies have been largely taken into account in the PP (see our separate response to the PP) and we are generally content with this aspect of the assessment. We do however have concerns about the following aspects of the SEA: 1)The environmental assessment in the MIR ER (ER1) has not been updated following comments from the Consultation Authorities (CAs) (see our response of the 9 October 2014 PCS/135578); The WL LDP ER2 paragraph 1.2.4 states: '*The ER was published but only a few minor comments were received and addressed in the council's responses to comments on the MIR. Whenever there is a requirement to update the ER, there will be further opportunities to comment on such revised assessments. A post-adoption statement under EASA will also be prepared*	Due to the timescales involved and the undertaking of a major SEA of over 400 sites, many rolled forward from the previous adopted West Lothian Local Plan (2009) that was exempt from the SEA process as it had been started and finalised before the Act came into operation, it was considered that a proportionate approach was necessary. Indeed, West Lothian Council consider that given the level of development allocations assessed at the MIR stage along with the roll forward of many of the undeveloped sites from the West Lothian Local Plan, there were no major significant environmental effects as the wider spatial strategy and its focus on Core Development Areas has not significantly changed but been updated with some minor extensions. The council accommodated GIS requests where possible. Some were received late in the process or were delayed due to other Planning Service work pressures. Acknowledged that SEPA are generally content with the Post-MIR sites environment assessment and that SEPA comments on polices have been accommodated.

setting out the relationship between the ER and the WLLDP, and the influence of comments received during the public consultation stages'. This paragraph refers to updating the ER but no opportunity has been presented to the CAs nor to the public to see an updated ER with revised assessments, only an assessment for new sites. As a minimum we would expect to see an assessment of the cumulative effects of the PP now that it includes new sites together with any related mitigation and enhancement measures. 2)The Environmental Report does not contain a Non-Technical Summary (NTS) which is a requirement of the Environmental Assessment (Scotland) Act 2005 Schedule 3. The NTS is a mandatory requirement of the ER. Its purpose is to make the assessment more understandable and accessible to the public and as such the absence of it may have prevented further comments being made on the SEA or the plan. We would welcome the opportunity to meet with you and the other Consultation Authorities in order to address these issues. In the meantime we recommend that you consider preparing an addendum to the ER showing a) how the CAs comments from ER1 have been taken into account, b) how the additional sites assessed influenced the overall strategy and c) a NTS for the whole SEA, prior to the adoption of the LDP and prior to the submission of the Post Adoption Statement. The WLC should also consider whether it is necessary as a result of this to extend the current consultation to ensure that the revisions constitute part of the ER2 consultation. We would recommend that the West Lothian Council (WLC) satisfy itself that the requirements of the Act and PAN1/2010 have been met.	The council welcomes the opportunity for further input from SEPA and the other two consulting authorities. As the LDP progresses through the examination process towards adoption an update SEA will likely be required. While it was an unfortunate oversight that a Non-Technical Summary was not included in the 727page Environment Report (ER), within the ER "Introduction" section 1.0, sub-section 1.4 has the heading "Summary of consultation authorities comments and Council responses", was included but when the various components of the major report were collated this summary, which was intended to be the Non-Technical Summary was not included. Section 12 - Appendix 4 contains a detailed 17 page summary of the 3 Consultation Authorities Comments and WLC response. However, the fact remains that the detailed assessment of sites individually and cumulatively was undertaken and that any interested promoter is still able to identify their site within the ER and how it was addressed and considered under the SEA process. Due to the expedited timeline to address the comments received on the Proposed Plan, it is not possible to extend the consultation period. Indeed SEPA comments were received on the final working day of the 6 week consultation period and hence it was not possible to assess this issue.

	The Council is satisfied that it considered all the various environmental data and environmental issues relevant to over 440 allocated sites contained in the Main Issues Report and the Post-MIR Update but as a further check a combined list will be prepared of all the sites that the three consulting authorities raised comments and an indication on how these were considered within the Proposed Plan.
SEPA Detailed comments **Environmental Report 1 revisions** We are disappointed to see that ER2 only presents assessment of the new sites and does not revisit the ER1 assessment. Whilst we agree with a proportionate approach, we consider that it is still important to ensure that the purpose and requirements of the Environmental Assessment (Scotland) Act 2005 are met.	The ER2 assessment does indeed follow the ER1 assessment but as stated above, the approach taken by the council is considered to be proportionate and within the scope of the legislation. It was not considered expedient to undertake a further full-blown re-run of the SEA process for less than 20 sites compared to over 420 that arose after the Main Issue Report period and that the council was indeed being proportionate as SEPA accept.
The comments we provided at MIR stage refer to the significance of the effects of the ER1 environmental assessment on the basis of information held by SEPA. We recommend that the assessment should therefore be revised in order to consider the effect of the new sites on the PP as a whole and to ensure that mitigations / enhancement measures are identified.	West Lothian Council consider that given the level of development allocations assessed at the MIR stage along with the roll forward of many of the undeveloped sites from the West Lothian Local Plan (2009), there were no major significant environmental effects. The additional 19 sites, some of which were small scale, where judged to have very little effect on the wider 400plus employment, housing and mixed uses sites allocations and indeed only just over half (11) of the sites were judged suitable to progress to allocation in the

	Proposed Plan.
Please note that we have provided a comprehensive flood risk review of the preferred sites according to the new SEPA Flood Maps as part of our separate PP response.	Acknowledged. This updated flooding information, if necessary, will be translated into the relevant site specific delivery requirement schedules in Appendices 1 and 2 dealing with Employment and Housing sites respectively. The council advise the Reporter that if they were minded to support the changes sought by the consultation authorities, WLC would not object.
We remain unclear as to how the SEA informed the plan. We raised this issue in our previous response as comments submitted by SEPA (in respect to the water environment) on the call-for-sites did not appear to be considered in the ER1.	SEPA information related to the call for sites process was used to inform the SEA of all the 420 sites listed in ER 1. Many rolled forward from the previous adopted West Lothian Local Plan (2009) that was exempt from the SEA process as it had been started and finalised before the Act came into operation, it was considered that a proportionate approach was necessary. Indeed, West Lothian Council consider that given the level of development allocations assessed at the MIR stage along with the roll forward of many of the undeveloped sites from the West Lothian Local Plan, there were no major significant environmental effects as the wider spatial strategy and its focus on Core Development Areas has not significantly changed but been updated with some minor extensions.
We therefore recommend that in preparing the addendum to the ER revisions to the site assessments with regard to flood risk and protection of the water environment as per our previous comments should be considered.	The council welcomes the opportunity for further input from SEPA and the other two consulting authorities. As the LDP progresses through the examination process towards adoption an update SEA will likely be required. The council advise the Reporter that if they were minded to

	support the changes sought by the consultation authorities, WLC would not object.
Environmental Report 2: post–MIR sites assessment We welcome the submission of the environmental assessment for the 19 sites which were submitted to the West Lothian Council after the MIR consultation. We responded to the sites informal consultations, which were presented to us at different stages, with separate responses (e.g. April 2015 our ref: PCS/139345, May 2015, etc).	Acknowledged and SEPA comments were used to consider the adequacy of the Post MIR sites.
We welcome the WLC decision to group the sites into one assessment, submitted with the Proposed Plan Consultation, rather than submitting separate assessment for each consultation. We consider that most of our previous comments on the Plan have been largely taken into account, however we would bring the following to your attention:	Acknowledged
We would welcome clarification on the approach taken as we note that in some cases a developer requirement for a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) in the PP is mirrored by a positive effect in the assessment in one case and a negative effect in another case. For example, we note that a negative effect has been identified for flood risk on MIRQ 0159 (Land at Niddry Mains House, Winchburgh); while for site H-AM 18 (Stonerigg Farm, Armadale) the assessment shows positive effects. In our response of the 16 April 2015 (our ref: PCS/139345) we requested a Flood Risk Assessment (FRA) for several sites. We are content that for most cases the assessment shows a negative effects on flood risk for these sites, however for MIRQ0038 (1) - Hunter Road there is a positive effect which is incorrect.	This may have been a minor administrative error. The assessment was also informed by internal comments from colleagues within the Council's Operational Services Flood Risk Team. Noted. However, Hunter Road, Livingston is not a site that the council support.
In our April response we asked for a FRA for certain sites and therefore this could have been presented in the assessment as a mitigation measure.	Acknowledged.
Please see our separate response on the PP for details of which sites require revisions in terms of significant effects in relation to flood risk.	Acknowledged.
In addition, for MIRQ – LATE3 Old Rows (Ex-Ritchie's Yard) Seafield, the commentary mentions potential contaminated land issues related to raised ground but the scoring is positive for the soil objective.	Acknowledged. This was a minor administrative error but related more to the known asbestos on the sites buildings roofs, rather than the open yard area.
From ER 1 we understood that cumulative and synergistic effects were to be further expanded when the allocations are added to committed, but not yet developed, sites. This has not been covered in ER2 and we would therefore welcome	West Lothian Council consider that given the level of development allocations assessed at the MIR stage along

consideration of this in an addendum. In particular we highlighted the need to consider how cumulative effects from different sites will impact on the nutrient issue related to the Linlithgow Loch.	with the roll forward of many of the undeveloped sites from the West Lothian Local Plan, there were no major significant environmental effects as the wider spatial strategy and its focus on Core Development Areas has not significantly changed but been updated with some minor extensions. In relation to Linlithgow Loch, a specific Supplementary Guidance Note is under preparation that will seek developer's contributions towards remedies to the nutrification of the loch. A Catchment Management Plan (CMP) has already been prepared. However, part of the problem stems from SEPA not classifying the Loch as a baseline water-body and consequently it cannot attract funding for the recommendations contained within the CMP. The council has also recently been involved in the high-level strategic summit about the environmental issues concerning the Loch that also involved SEPA, and politicians to try and move forward solutions to the long term nutrient problem on the Loch.
Reporter's conclusions:	
Reporter's recommendations:	

West Lothian Council

Issue: 1L	Miscellaneous	
Development plan reference:	Vision Statement and Aims (page 8) Policy EMP 3 – Employment development within settlement boundaries (page 15) Policy EMP 4 – Employment development outwith settlement boundaries (page 15) Policy EMP 8 – Tourism (page 18) Policy Tran 3 – Core Paths and Active Travel (page 37) The Union Canal (page 49, para 5.164-5.165) Policy ENV 21 – Protection of Formal & Informal Open Space (page 54) Policy ENV 24 – Conservation Areas (Demolitions) (page 55) Policy ENV 28 – Listed Buildings (page 58) Policy ENV 34 – Art and Development (page 61) Air Quality and Noise (page 70, para 5.240-5.242) Policy EMG 4 – Air Quality (page 71) Policy MRW 3 – Impediments to Mineral Extraction (page 74) Policy MRW 5 – Unconventional Gas Extraction (including Hydraulic Fracturing (Fracking)) (page 75) Residential Care and Supported Accommodation (para 5.76) Development Proposals by Settlement – Livingston Mixed use (page 90) Appendix 2 (page 119) H-EC 5 - Raw Holdings West (Remainder) H-LL 11 (Wilcoxholm Farm / Pilgrim Hill) H-LL 12 (Preston Farm) H-WB 17 (Site west of Niddry Castle) Appendix 4 (page 265) Appendix 6 (page 275) P-26 Mansefield Park P-28 St Paul's Primary School Additional Comments Proposals Map 2 – Areas of Special Protection Mapping Issues (general) Local Development Plan format	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)		

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)
21905608-81f701a (Andrew McIntosh)
21903174-49ae9a7 (Ian Brownell)
21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
21901313-d249beb (Lynda Thomas)
21800734-34593fb (Persimmon Homes)
21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
21381621-7b44212 (Scott McInroy on behalf of Fife Council)
20999351-1fe9cb6 (Christine Hay)
21897700 D131008 (Kevin Treadwell)

Provision of the development Plan to which the issue relates:	Miscellaneous

Planning authority's summary of the representation(s):

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)

General Comments

Historic Scotland and The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) have ceased to operate and have been replaced by a new organisation, Historic Environment Scotland (HES). This new organisation (which is a Non Departmental Public Body) was established by the Historic Environment Scotland Act 2014. In view of this, we recommend that where appropriate, references to Historic Scotland and RCAHMS in the Proposed Plan and supporting documents should be replaced by reference to Historic Environment Scotland.

Spatial Strategy

HES welcomes that the built heritage has been embedded within the vision statement for the Plan, and considers that this is a positive foundation for the understanding, protection and appreciation of the values and benefits of West Lothian's historic environment. Some of the proposed development sites have the potential for impacts on heritage assets within HES remit, however consider that in the majority of cases, robust application of national and appropriate local policies should be able to mitigate any adverse impacts.

The council's response to the spatial strategy is set out in a separate Schedule 4 number 1C.

Policy EMP 3 – Employment development within settlement boundaries (page 15)
Policy EMP 4 – Employment development outwith settlement boundaries (page 15)
Policy EMP 8 – Tourism (page 18)

The above policies include the wording '…..adversely impact on any special architectural, natural heritage designations or landscape interests'.
As many historic environment assets are not primarily considered to be 'architectural', we recommend altering the wording to better encompass the broad range of historic environment assets in West Lothian. For example, 'historic environment designations' or 'historic environment assets' could be used, depending on whether you wish the policy to focus on designated assets or to include all heritage assets.

Policy ENV 24 - Conservation Areas (Demolitions) (page 55)

Suggests some minor variations to wording.

The council's response to Policy ENV 24 is set out in a separate Schedule 4 number 26Ag.
Policy ENV 28 – Listed Buildings (page 58)

Suggests some minor variations to wording.

The council's response to Policy ENV 28 is set out in a separate Schedule 4 number 26Ah.

Policy MRW 3 – Impediments to Mineral Extraction (page 74)

Criteria g. of this policy refers to '*sites or settings of archaeological, historical or architectural significance, particularly where work would affect ancient monuments or listed buildings, or the setting of a conservation area*'.

By specifying some, but not all heritage designations, this criteria implies a lesser level of protection for those not included. In view of this, we recommend simply omitting reference to individual designation types. Alternatively, Inventory Designed Landscapes and Battlefields could be included in the criteria.

Site specific comments relating to site H-LL 11 and H-LL 12 are set out in Schedule 4 number 15A.
Site specific comments relating to site HWB 17 are set out in Schedule 4 number 24E.

Comments relating to the Environmental Report (SEA) are set out in Schedule 4 number 1K.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)

Infrastructure and Travel
A71 Corridor

More commitment required within the LDP to provide sustainable transport options in the East Calder area. Better bus provision. Better cycle connections along A71 especially towards Edinburgh. Better connections to rail stations and more car parking at Uphall Station.

The council's response to Infrastructure and Transport is set out in a separate Schedule 4 number 26V.

Residential Care and Supported Accommodation (page 29, para 5.76)

From the experience of the respondent, development thus far in the community at Seven Wells and Calderwood, the housing type and infrastructure makes no attempt to address the housing needs of an aging population. Additionally, detailed plans currently submitted by developers for the Raw Holdings development show multi story, family homes being proposed across the whole site. Many people in the village have lived here all their lives and now in their older years would like to remain in the village and move to smaller more easily accessible homes thus freeing up larger family properties. It would therefore seem appropriate to ensure that all new developments in an around East Calder include provision of this type.

Policy ENV 21 – Protection of Formal & Informal Open Space (page 54)

In the absence of a masterplan for the Raw Holdings area of East Calder, it is very difficult to respond

specifically to potential changes to East Calder Park and the immediate surrounding area with related improvements. However, they believe that the area known locally as 'The Muddies' and the areas within Raw Holdings West which are used recreationally, should be covered by the policy 'ENV 21'.

The council's response to policy ENV 21 is set out in a separate Schedule 4 number 26F.

H-EC 5 Raw Holdings West (Remainder) (page 181)

There appears to be a discrepancy between the housing numbers stated for the Raw Holdings West area. The numbers, indicated on page 85 are correct, albeit, now out of date and therefore somewhat misleading. The numbers shown on page 181 do not appear to align to those on page 85 or any other combinations of approved applications.

Mansefield Park Extension

Page 86 of the LDP details 'Park improvements at 'The Muddles' in association with Calderwood CDA. The extension of Mansefield park is mentioned again on page 124 with the area being referred to as 'The Muddies'. The correct term for this area of ground is '**The Muddies'** and should therefore be amended on page 86.

21905608-81f701a (Andrew McIntosh)

NB The council's responses to the Linlithgow sites are set out in a separate Schedule 4 number 15A.

The consultation response portal is not user friendly - familiarisation with planning technical language does not make a citizen's genuine concerns easy to report.

21903174-49ae9a7 (Ian Brownell)

NB The council's responses to the Linlithgow sites are set out in a separate Schedule 4 number 15A.

The method of comment entry is dreadful. It feels like you have designed it to make it very difficult for anyone especially the non-PC savvy people to use.

When entering comments, they could only see one line at a time and were unable to review the comments made. Is there some good reason why this should be so difficult to use is this day of modern internet enabled communication.

21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)

The Community Council is sorry to note that no captions are provide for any of the pictures used to illustrate the draft document. Not only does this make the document less interesting to the reader but it leaves them uncertain as to whether the buildings or views shown are intended to be exemplars of good practice or poor. It is not even certain whether all the views shown are of West Lothian or whether many are simply stock commercial photographs. The Newton Community Council feels that an invaluable opportunity has been missed.

21901313-d249beb (Lynda Thomas)

NB The council's responses to Linlithgow sites are set out in a separate Schedule 4 number 15A.

The proposals map text is too small even when printed.

The respondent did not find using the online process easy to follow and was concerned that their views may not come across as strongly as they feel.

21800734-34593fb (Persimmon Homes)

Objects to site capacity at Raw Holdings. For site specific comments on site H-EC 5 see schedule 4 number 11A. For all other comments on the Calderwood CDA see Schedule 4 number s 11B and 11C.

P-26 Mansefield Park (page 276)

Seek additional clarification to the Proposal text which currently reads "Park improvements at 'The Muddies' in association with Calderwood CDA".

This should be amended to read as follows "Park improvements at 'The Muddies' in association with Calderwood CDA. The developer providing the land for the Park extension to be reimbursed for the gifting of land by way of developer contributions from others".

P-28 St Paul's Primary School (page 276)

Seek additional clarification to the Proposal text which currently reads "School extension and new access (including land)".

This should be amended to read as follows "School extension and new access (including land). Developer to be reimbursed for the gifting of land and works in kind by way of developer contributions from others".

Proposals Map

Object to relative to East Calder, Kirknewton and Wilkieston with regards to the extent of Site Ref H-EC 5 Raw Holdings West (Remainder) which takes no account of the extent of the current planning application Ref: 0609/FUL/15. In this respect, Plan East Calder A (sent by e-mail under separate cover and referenced 34593fb) should be substituted directly for the East Calder, Kirknewton and Wilkieston inset.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)

Policy Tran 3 – Core Paths and Active Travel (page 37)

Support this policy on core paths and active travel. In addition, suggest that the policy framework should seek to ensure that infrastructure to encourage active travel should be in place in the early stages of developments, before the first unit is occupied. The infrastructure should include signage (including approximate time to travel) and street furniture.

Policies ENV 21 and ENV 22

Support these policies to protect existing open space, playing fields and sports facilities.

However suggest that these policies should be extended to ensure that developments also provide new areas of public open space, appropriate to the size of development, that are attractive, useable, include play equipment and are well located in the development to encourage regular use, have good lighting and low hedging to enabling people to feel safe.

The council's response to policy ENV 21 is set out in a separate Schedule 4 number 26F.

Policy ENV 34 – Art and Development (page 61)

Suggest that where possible public art should be developed in a way that involves the local community.

Policy EMG 4 – Air Quality (page 71)

Clarification is sought to what is meant by 'mitigate the adverse effects of development on air quality 'effectively'. Does this mean that mitigation measures must ensure air quality meets EU standards?

Policy MRW 5 – Unconventional Gas Extraction (including Hydraulic Fracturing (Fracking)) (page 75)

Suggest that this policy on unconventional gas extraction should require environmental and health impact assessment of any application.

Appendix 4 (page 265)

Aware that West Lothian has Supplementary Planning guidance that requires Health Impact Assessment of developments that meet certain criteria. The respondent believes it is important that this guidance be applied and the findings used to inform planning decisions.

21381621-7b44212 (Scott McInroy on behalf of Fife Council)

Fife Council has no objection, in principle, to the proposed West Lothian Local Development Plan.

20999351-1fe9cb6 (Christine Hay)

The respondent could find no reference in the proposed plan to horse riding. There is no mention about the retention and/or upgrading of bridle paths in West Lothian. There are a number of horse owners and livery establishments to consider. This needs to be considered before finalisation and a section included with reference to horse riding.

Proposals Map 2 – Linlithgow and Broxburn Area

21897700 D131008 (Kevin Treadwell)

The respondent objects to the 'Areas of Special Protection' designation afforded to traditional miners row cottages) and seeks to have them reclassified as Conservation Areas given changes to house holder permitted development rights and the detrimental impact such works can have on the character of these properties.

Mapping Issues (general)

21870470 975ea2c (Mr Christopher Thomas)

Complains that the scale of the maps in the Proposed Plan is too small to clearly see the detail.

21518048 9fd6647 (Dr Tim Kempster)
Complains that the maps are not of sufficient detail to assess impact on adjacent housing and in some instances boundaries appear to go through existing properties.

Local Development Plan format

WL/LDP/PP/0214 and 21116167 568db87 (Colliers International on behalf of British Solar Renewables)

Planning Circular 6/2013: Development Planning directs LDPs to be "concise, map-based documents, making use of plain language and a range of graphical techniques to convey strategy and individual policies and proposals in an accessible way." This is not considered to be the case in respect of West Lothian Council's proposed Local Development Plan.

Modifications sought by those submitting representations:

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)

Spatial Strategy

No modification proposed.

Policy EMP 3 – Employment development within settlement boundaries (page 15)
Policy EMP 4 – Employment development outwith settlement boundaries (page 15)
Policy EMP 8 – Tourism (page 18)

No specific modification requested in terms of the above policies but nevertheless invites the council to consider revisions to better encompass the broad range of historic environment assets in West Lothian. For example, 'historic environment designations' or 'historic environment assets' could be used, depending on whether you wish the policy to focus on designated assets or to include all heritage assets.

Policy MRW 3 – Impediments to Mineral Extraction (page 74)

Suggests simply omitting reference to individual designation types listed in Criteria g. Alternatively, Inventory Designed Landscapes and Battlefields could be included in this criteria.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)

Infrastructure and Travel
A71 Corridor
Residential Care and Supported Accommodation (page 29, para 5.76)
Policy ENV 21 – Protection of Formal & Informal Open Space (page 54)
H-EC 5 Raw Holdings West (Remainder) (page 181)

No specified modification proposed.

P-26: Mansefield Park (page 86)

The correct term for this area of ground is '**The Muddies'** and should therefore be amended on page 86.

21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council) - No specific modification is proposed.

21800734-34593fb (Persimmon Homes)

The following modifications are proposed:

Development Proposals by Settlement – East Calder (page 85) H-EC 5 Raw Holdings (Remainder)

Capacity of this site should be modified from 410 units to 560 units

Appendix 2: Schedule of Housing Sites/Site Delivery Requirements – East Calder (page 181) H-EC 5 Raw Holdings West (Remainder)

Capacity of this site should be modified from 383 units to 560 units

In addition, a further line should be added under H-EC 5 entitled H-EC 5a entitled Raw Holdings (Remainder II) with a site size of 12 ha and a capacity of 300 units. This is to reflect additional land located within the CDA but outwith the application sites which could come forward in the longer term.

P-26 Mansefield Park (page 276)

The text (proposal column)should be amended to read as follows

"Park improvements at 'The Muddies' in association with Calderwood CDA. The developer providing the land for the Park extension to be reimbursed for the gifting of land by way of developer contributions from others".

P-28 St Paul's Primary School (page 276)

The text (proposal column)should be amended to read as follows

"School extension and new access (including land). Developer to be reimbursed for the gifting of land and works in kind by way of developer contributions from others".

Proposals Map 5: Villages

Modification of the boundary housing allocation H-EC 5 is proposed.

The council's responses to Raw Holdings/Calderwood are set out in a separate Schedule 4 numbers 11a, 11B 11C.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)

Policy Tran 3 – Core Paths and Active Travel (page 37) - No specific modification is proposed.

Policies ENV 21 and ENV 22 - No specific modification is proposed.

The council's response to policy ENV 21 is set out in a separate Schedule 4 number 26F.

Policy ENV 34 – Art and Development (page 61) - No specific modification is proposed.

Policy EMG 4 – Air Quality (page 71) - No specific modification is proposed.

Policy MRW 5 – Unconventional Gas Extraction (including Hydraulic Fracturing (Fracking)) (page 75) - No specific modification is proposed.

Appendix 4 (page 265) - No specific modification is proposed.

21381621-7b44212 (Scott McInroy on behalf of Fife Council) - No specific modifications are proposed.

20999351-1fe9cb6 (Christine Hay) - A section to be included with reference to horse riding.

Proposals Map 2 – Linlithgow and Broxburn Area

21897700 D131008 (Kevin Treadwell)

Seeks to have traditional miners row cottages protected under a conservation area designation as opposed to the 'Area of Special Protection' designation identified in the Proposed Plan.

Mapping Issues (general)

21870470 975ea2c (Mr Christopher Thomas)

Seeks to have the maps made larger.

21518048 9fd6647 (Dr Tim Kempster)

No specific modification sought but it is assumed that the respondent would wish for the maps to be made larger.

Local Development Plan format

WL/LDP/PP/0214 and 21116167 568db87 (Colliers International on behalf of British Solar Renewables)

No specific modification sought. The respondent is clearly dissatisfied with the format of the Plan but does not indicate what revisions should/could be made.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0351 (Virginia Sharp on behalf of Historic Environment Scotland)

Spatial Strategy

The council notes the comments made, and no modifications are necessary

Policy EMP 3 – Employment development within settlement boundaries (page 15)
Policy EMP 4 – Employment development outwith settlement boundaries (page 15)
Policy EMP 8 – Tourism (page 18)
Policy MRW 3 – Impediments to Mineral Extraction (page 74)

The council notes the comments and suggested changes and would not object should the Reporter be minded to amend the above policies as set in this representation.

WL/LDP/PP/0361 (Michelle Heron on behalf of East Calder Community Council)

Infrastructure and Travel
A71 Corridor
Residential Care and Supported Accommodation (page 29, para 5.76)
Policy ENV 21 – Protection of Formal & Informal Open Space (page 54)
H-EC 5 Raw Holdings West (Remainder) (page 181)

Comments are noted.

Mansefield Park Extension
Comments are noted and the council would not object to the additional text.

Extension to St Paul's Primary School
Comments are noted and the council would not object to the additional text.

21905608-81f701a (Andrew McIntosh) - comments about the response portal are noted.

21903174-49ae9a7 (Ian Brownell) - comments about the response portal are noted.

21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council) - comments about the content and layout of the draft document are noted.

21901313-d249beb (Lynda Thomas) - comments about the general approach to development in Linlithgow are noted and issues about the online submission portal.

21800734-34593fb (Persimmon Homes) - the council has carefully considered the reasons put forward in support of the proposed modifications but remains of the view that there is insufficient justification to modify housing allocation H-EC 5 and associated modifications to appendix 2 and proposal maps. The planning permissions would remain in place without the need to alter the allocation. The spatial strategy focuses on promoting development in the most sustainable locations, where its impact can be minimised and continues to support development within the previously established Core Development Areas and other strategic locations. For these reasons, the council does not agree to modify the plan in response to this representation. The council's responses to Raw Holdings/Calderwood are set out in a separate Schedule 4 numbers 11A, 11B, 11C.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)

Policy Tran 3 – Core Paths and Active Travel (page 37) - Comments are noted, however no

modification of the plan is proposed. However the council would not object if the policy was amended to this effect by the Reporter.

Policies ENV 21 and ENV 22 - Comments are noted, however no modification of the plan is proposed. However the council would not object if the policy was amended to this effect by the Reporter. The council's response to policy ENV 21 is set out in a separate Schedule 4 number 26F.

Policy ENV 34 – Art and Development (page 61) - Comments are noted, however no modification of the plan is proposed. However the council would not object if the policy was amended to this effect by the Reporter.

Policy EMG 4 – Air Quality (page 71) – comments are noted, however, the council does not agree that clarification is required and does not propose to alter the terms of the policy.

Policy MRW 5 – Unconventional Gas Extraction (including Hydraulic Fracturing (Fracking)) (page 75) - Comments are noted, however no modification of the plan is proposed.

Appendix 4 (page 265) - Comments are noted, however no modification of the plan is proposed.

21381621-7b44212 (Scott McInroy on behalf of Fife Council) - comments are noted and no modification of the plan is proposed.

20999351-1fe9cb6 (Christine Hay) – section 5.108 – 5.112 of the LDP relate to how people move around West Lothian as part of their daily routine. Reference in this part of the LDP to horse riding is not considered to be appropriate as a result as horse riding is seen as more of a leisure activity. The council does not propose to modify the plan in respect of this submission.

Proposals Map 2 – Linlithgow and Broxburn Area

21897700 D131008 (Kevin Treadwell)

The council does not consider the shale miners rows to fully merit designation conservation area designation as there have unfortunately been too many cumulative alterations and extensions over the years. The council has however undertaken to review the areas of special control designation with a view to determining whether their status should be changed. The opportunity will also be taken to update planning guidance on shale miners rows.

Mapping Issues (general)

21870470 975ea2c (Mr Christopher Thomas)

The maps have been produced to a scale which is not dissimilar to the current West Lothian Local Plan and other comparable Local Development Plans across Scotland and which have not given rise to any significant issues. It is also worth noting that when viewed electronically, the resolution of the maps can be easily manipulated to suit the needs of the viewer.

21518048 9fd6647 (Dr Tim Kempster)

The maps have been produced to a scale which is not dissimilar to the current West Lothian Local Plan and other comparable Local Development Plans across Scotland and which have not given rise to any significant issues. It is also worth noting that when viewed electronically, the resolution of the

maps can be easily manipulated to suit the needs of the viewer.

The council has sought to ensure that boundaries and such like are rational and sensibly plotted but it is sometimes the case that they are distorted by the cartographic process when the resolution is changed for printing. While every effort has been made to address this, it cannot be completely eliminated.

Local Development Plan format

WL/LDP/PP/0214 and 21116167 568db87 (Colliers International on behalf of British Solar Renewables)

The council has endeavoured to make the document as accessible and as legible as possible and has sought to use Plain English throughout. Documents of this nature are a fusion of text and graphics and it will be appreciated that it is difficult to strike the right balance. The council does however welcome constructive criticism and will use this to inform future documents.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1M	Appendices to the LDP	
Development plan reference:	Appendices 1, 2 and 4	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
WL/LDP/PP/0238 (Scottish Natural Heritage)
WL/LDP/PP/0250 and **21872446-ace48d2** (Neil Gray on behalf of St Francis Group Ltd)
WL/LDP/PP/0409 (Scottish Water)
21689834-585a0d6 (Janet Wigham)
21591616-a6b8d7b (Jennifer Martin)
21887865-b3552bd (Jennifer Martin)

Provision of the development Plan to which the issue relates:	Appendix 1 (page 99), Appendix 2 (page 119) and Appendix 4 (page 265)

Planning authority's summary of the representation(s):

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
Notes that information about development contribution requirements is contained in various locations in the plan (policies, supplementary text, Appendix 2, the action programme and supplementary guidance) and identifies a requirement for improved cross referencing regarding developer contributions. Seek a change to Appendix 2 in relation to references to supplementary guidance and to ensure compliance with the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

Suggests that it is not clear how the infrastructure requirements, particularly those relating to education, cemetery provision and education, have been arrived at, nor is there any explanation how the improvements are to be funded. Suggests that clearer justification is either provided in the plan or readers directed to where information is available and which also justifies the contributions required in the context of Circular 3/2012 if Section 75 Agreements are to be used.

Suggests consideration be given to a change to text in Appendix 4 to reflect that where reference is made to Planning Guidance for topics relating to 'Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy' these should be referenced as Supplementary Guidance as these documents propose to cover details of infrastructure requirements and specific/principles of developer contributions which would be subject to consultation, as is required by legislation for supplementary guidance.

WL/LDP/PP/0238 (Scottish Natural Heritage)
Seeks deletion of references in Appendix 2 directing developers to "Liaise with SNH to ensure all protocols are observed" and suggest that reference should be made instead to Planning Guidance (Planning for Nature: Development Management & Wildlife). Also advise that SNH will advise on habitats, species and landscape assessment for sites where EIA is required as detailed in its Service Statement for Planning and Development and that in other circumstances the standing guidance on SNH website should be used. Advise that Appendix 2 includes very little detail on active travel and

that clearer direction on active travel should be set out in Appendix 2 to provide greater certainty to developers.

WL/LDP/PP/0409 (Scottish Water)
Comment in relation to Appendix 2 and advise that where there is limited or insufficient capacity at works, Scottish Water will provide available capacity; actively encourage pre-application discussions in line with Planning Advice Note 79 (PAN 79); advise that insufficient capacity should not be seen as a barrier to development and reference it's the 5 Growth Criteria which developers will have to demonstrate compliance with to enable Scottish Water to provide the quantum to deliver available capacity to enable the development to proceed; advise of commitment to enable sustainable economic growth within Scotland and will continue to work with West Lothian Council and other stakeholders to outline where there is spare capacity within their network, and allow development to occur in areas where need to upgrade plant is minimal thus helping to reduce developer costs.

WL/LDP/PP/0250 and **21872446-ace48d2** (Neil Gray on behalf of St Francis Group Ltd)
Advises of an over-supply of employment land as set out in Appendix 1, Employment Land (page 99) in the Kirkton Campus area; the quality and planning restrictions make the re-allocation of employment sites in the replacement plan difficult to understand.

21689834-585a0d6 (Janet Wigham) advises of errors in Appendix 2 in relation to catchment schools for proposed housing sites H-LL 7 (Clarendon House), H-LL 10 (Clarendon House) and H-LL 11 (Wilcoxholm/Pilgrims Hill).

21591616-a6b8d7b (Jennifer Martin) **-** advises of errors in Appendix 2 in relation to catchment schools for proposed housing sites H-LL 3 (Boghall East), H-LL 5 (Falkirk Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm) and H-LL 11 (Wilcoxholm/Pilgrims Hill) and H-LL 12 (Preston Farm).

21887865-b3552bd (Jennifer Martin) advises of errors in Appendix 2 in relation to catchment schools for proposed housing sites : H-LL 3 (Boghall East), H-LL 4 (Manse Road) , H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm) and H-LL 11 (Wilcoxholm Farm/ Pilgrims Hill).

Modifications sought by those submitting representations:

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
Amend third bullet point of Appendix 2 (page 119) to explicitly identify which SG should be accorded with and at the same time ensure that the connection to the supplementary guidance within the plan is compliant with the Town and Country Planning (Development Planning) (Scotland) Regulations 2008. Include clearer justification either in the plan, or signposts provided to where information is available which justifies the contributions required.

Change Appendix 4 in relation to Supplementary Guidance and Planning Guidance to reflect that some of these documents propose to cover details of infrastructure requirements and specific/principles of developer contributions, which would be appropriate for public consultation, as is required by legislation for supplementary guidance. 'Planning Guidance' is proposed for topics in relation to 'Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy'. Consideration should be given to these being 'Supplementary Guidance'.

WL/LDP/PP/0238 (Scottish Natural Heritage) - seek deletion of references in Appendix 2 directing developers to "Liaise with SNH to ensure all protocols are observed" and suggest that reference should be made instead to Planning Guidance (Planning for Nature: Development Management & Wildlife; amend Appendix 2 to provide detail on strategic routes and meeting travel demands in new development requires expansion.

WL/LDP/PP/0409 (Scottish Water)
Add reference to reflect that Scottish Water can support development even where there are capacity restrictions.

WL/LDP/PP/0250 and **21872446-ace48d2** (Neil Gray on behalf of St Francis Group Ltd)
Remove reference to land at Simpson Parkway, Kirkton Campus, Livingston form employment land allocations and Appendix 1 as a result.

21689834-585a0d6 (Janet Wigham)
Seeks correction to Appendix 2 in relation to catchment schools for proposed housing sites H-LL 7 (Clarendon House), H-LL 10 (Clarendon House) and H-LL 11 (Wilcoxholm/Pilgrims Hill), should the sites continue to be allocated for housing development.

21591616-a6b8d7b (Jennifer Martin)
Seeks correction to Appendix 2 in relation to catchment schools for proposed housing sites H-LL 3 (Boghall East), H-LL 5 (Falkirk Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm) and H-LL 11 (Wilcoxholm/Pilgrims Hill) and H-LL 12 (Preston Farm), should the sites continue to be allocated for housing development.

21887865-b3552bd (Jennifer Martin)
Seeks correction to Appendix 2 in relation to catchment schools for proposed housing sites a H-LL 3 (Boghall East), H-LL 4 (Manse Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm) and H-LL 11 (Wilcoxholm Farm/Pilgrims Hill) should the sites continue to be allocated for housing development.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
Appendix 2 sets out the broad types of development and locations where developer contributions are sought. The proposed LDP makes it clear that, in a climate of diminished resources in both the public and private sectors, there will be an imperative to exploit a number of mechanisms to assist in delivery of infrastructure (policy CDA 1 page 26, paragraphs paras 5.78-5.84 and policy INF1). The council acknowledges however, that references to developer contributions and where these would apply are contained elsewhere in throughout the LDP. To avoid confusion, the council is supportive of the proposed change to Appendices 2 and 4 to ensure compliance with the requirements of Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and as such would not take issue should the Reporter be minded to change the LDP in this regard. However, the council does not propose to amend the third bullet of Appendix 2 as the council considers that this bullet point is self-explanatory. See also Schedule 4 number 1F in relation to developer contributions.

WL/LDP/PP/0238 (Scottish Natural Heritage)
The council would support the amendment of text at Appendix 2 to delete "Liaise with SNH to ensure all protocols are observed" and replace with reference to Planning Guidance (Planning for Nature: Development Management & Wildlife. Planning Guidance on active Travel was approved by the Council Executive on 26 April 2016 (CDX). The guidance is a material consideration in consideration of planning applications. The council proposes to amend Appendix 2 to include an overarching reference to the Active Travel Plan.

WL/LDP/PP/0409 (Scottish Water)
The council notes that Scottish Water can support development even where there are capacity restrictions and would be willing to add this as a footnote to both Appendix One and Two for

clarification, should the reporter be so minded to support these amendments. The text at Appendix 1 and Appendix 2 would advise that lack of capacity at Scottish Water plant does not necessarily prohibit development and that Scottish Water would seek to work with developers and the council to address requirements.

WL/LDP/PP/0250 and **21872446-ace48d2** (Neil Gray on behalf of St Francis Group Ltd)
Appendix 1 – Employment Land (page 99), the council considers that it has sufficient and adequate employment land allocated in the plan and does not propose to change the LDP to reflect the terms of this submission. The council's response to the allocation of land at Simpson Parkway is set out in Schedule 4 number 16K.

21689834-585a0d6 (Janet Wigham)
The council accepts that drafting errors have been made in relation to catchment schools for sites H-LL 7 (Clarendon House), H-LL 10 (Clarendon House) and H-LL 11 (Wilcoxholm/Pilgrims Hill) and will amend Appendix 2 to correct these errors. See also Schedule 4 number 15 A.

21591616-a6b8d7b (Jennifer Martin)
The council accepts that drafting errors have been made in relation to catchment schools for proposed housing sites H-LL 3 (Boghall East), H-LL 5 (Falkirk Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm) and H-LL 11 (Wilcoxholm/Pilgrims Hill) and H-LL 12 (Preston Farm) and will amend Appendix 2 to correct these errors. See also Schedule 4 number 15 A.

21887865-b3552bd (Jennifer Martin)
The council accepts that drafting errors have been made in relation to catchment schools for proposed housing sites a H-LL 3 (Boghall East), H-LL 4 (Manse Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon Farm) and H-LL 11 (Wilcoxholm Farm/ Pilgrims Hill) and will amend Appendix 2 to correct these errors. See also Schedule 4 number 15 A.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1O	Climate Change & Renewable Energy	
Development plan reference:	Policies NRG 1, NRG 2, NRG 3, NRG 4 & NRG 5.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables) **21863501-0bd8a41** (Ian Findlay on behalf of FEDS) **21716219-1b06374** (Andrew Dodds) **WL/LDP/PP/0243** (SEPA)		
Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy (Including Policy Framework) Climate Change & Renewable Energy Climate Change Measures (Pages 62-63, paragraphs 5.209- 5.214) Low Carbon development and Renewable Energy (Pages 63-65, paragraphs 5.215-5.225) Policy NRG 1 - Climate Change and Sustainability Policy NRG 2 - Solar Roof Capacity Requirements Policy NRG 3 - Wind Energy Development Policy NRG 4 - Other Renewable Energy Technologies Policy NRG 5 - Energy and Heat Networks	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
The respondent references the Strategic Development Plan (SDP) (CDX) to note that there is a need to derive a higher proportion of heating and energy requirements from renewable sources and to reduce overall energy consumption. The council is reminded of its obligations under SDP Policy 10 which directs that "Local Development Plans should promote the use of renewable energy proposals that aim to contribute towards achieving national targets for electricity and heat, taking into account relevant economic, social, environmental and transport considerations, to facilitate more decentralised patterns of energy generation and supply and to take account of the potential for developing heat networks".

It is noted the Policy NRG 1 - Climate Change and Stability, aims to present a set of overarching principles to reduce greenhouse gas emissions and mitigate and adapt to climate change, and while this aim is supported, it is considered that in light of the provisions of the SDP, the aims and objectives of the Proposed Plan could be more ambitious and seek greater use of renewable energy technologies across West Lothian.

It is noted that the council has prepared a *Climate Change Strategy 2015-2020 to identify the* key areas that need to be addressed to meet the challenges of climate change and a Carbon Management Plan, but regrets that these are not available for comment at this time. Similarly, it notes and welcomes the council's intention to prepare non statutory supplementary guidance in respect of renewables but considers that it would have been preferable to have had the PG published alongside the Proposed Plan. The respondents express a wish to engage with the council

in the preparation of this guidance.

In so far as Policy NRG 5 - Energy and Heat Networks is concerned, the respondents support the principle of energy and heat networks, however, advises the council that when using this policy going forward it must be mindful that such schemes carry a degree of commercial risk and are not always a viable development option.

Addressing the subject of Low Carbon Development and Renewable Energy, reference is made to Scottish Planning Policy (SPP, 2014) (CDX) which calls on local authorities, when preparing Development Plans, to "*ensure an area's full potential for electricity and heat from renewable sources is achieved…"* (para 155) Local Development Plans should, specifically, "*support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area."*

Notes that paragraph 5.216 of the Proposed Plan encourages the decentralisation of energy production and this is strongly supported. However, finds it regrettable that this sentiment is not fully integrated into either of the two renewable energy policies set out in the Proposed Plan.

The council is reminded that the National Planning Framework 3 (NPF3) (CDX) SPP 2014 share a single vision for the planning system in Scotland in relation to climate change - a low carbon place whereby the aim to reduce carbon emissions and adapting to climate change. (SPP 2014, para 16)

With regard to Policy NRG 4 - Other Renewable Energy Technologies, it is noted that this provides general support for development of renewable energy schemes in principle, however the wording of the policy is considered vague and it is suggested that it requires overall strengthening if it is to be taken forward in the LDP.

While SPP 2014 does not directly consider solar installations, it does require Development Plans to identify the capacity of an area for accommodating renewable energy projects of a range of scales (SPP 2014 para 167). In addition, the SPP 2014 sets out considerations which may be included when considering energy infrastructure development proposals. In this sense, SPP 2014 is wholly supportive of the installation and development of renewable energy technologies and encourages a mix of renewable energy technologies across all local authority areas and this has to a degree been assimilated into the Proposed Plan.

Policy NRG 2 - Solar Roof Capacity Requirements - which calls for all new residential, commercial and industrial buildings to have a minimum installed solar roof capacity requirement, is supported. However, the respondents are strongly of the opinion that renewable energy generation should not be viewed in isolation. The Policy, to a degree, plays with the issue …the council should be mindful that integrated renewable systems are the best way forward to achieving their renewable energy goals. Roof generation can be problematic in so far as there are known issues with quality of product, warranty and repairs/refitting. The Proposed Plan fails to make use of the opportunities the Plan presents in respect of renewable energy generation. It is the case that embedded energy must feature in the development sites like "Heartlands", other strategic allocations and the Core Development Areas of West Lothian. Solar energy parks and energy savings designed into new buildings from the outset is a proven and efficient way in which to support and grow a low carbon environment.

At "Heartlands", the respondents aim to utilise and design-in as much renewable energy as possible, for the good of all concerned who live, work and do business in the area, including;

- a 100MW solar park and will produce energy to support the business and industrial

occupiers and others;
- an energy from waste facility could supply heating direct to business users; and
- hydro schemes on site could utilise the sites mining history to add to the energy mix on site.

The emerging LDP policy should therefore be strengthened to drive such an approach on other development sites across the Plan area.

Taken alongside Policy NRG1, it is considered that the Proposed Plan largely focuses on building-related renewables infrastructure. The Proposed Plan provides nothing in the way of support for ground-mounted solar arrays as a means by which the targets, aims and ambitions of the Climate Change (Scotland) Act 2009, (CDX), NPF3 and SPP 2014 can be met. This approach is flawed and the council should revise the Plan to address this matter. This would assist in meeting the council's key aim of "*help to achieve climate change objectives by minimising the area's carbon footprint through promoting development in sustainable locations and supporting mitigation and adaptation measures*." (Proposed Plan, pages 5-6).

In the absence of any policy inclusion within the Proposed Plan at this stage, it is suggested that the council considers the inclusion of some policy reference to solar arrays in line with the SAS. Indeed, in the drafting of such policy the SAS urges local authorities to:
- ensure that policies for large arrays of PVs cover landscape, urban design, land use, biodiversity, aviation, access, grid, security fencing and decommissioning issues; and
- ensure that design policies, particularly in urban areas, encourage applicants to explore possibilities for large arrays of elevational PVs.

Typical planning considerations as set out in the SAS include:
- landscape/visual impact
- ecological impacts
- archaeology
- impact on communities
- glint and glare impacts
- aviation matters
- decommissioning

To create the correct policy framework for the growth of renewable technologies across West Lothian during the duration of the LDP, a policy should be included in the Plan at this stage, reflecting those matters highlighted above. The respondents, as leading developers of solar energy schemes, and have indicated a willingness to engage with and advise the council on such matters.

21863501-0bd8a41 (Ian Findlay on behalf of FEDS)
Queries the meaning, in practical terms, of the statement on page 9 titled 'Climate Change and Renewable Energy'. Suggests that the Proposed Plan is missing an opportunity if this is low on the vision agenda. Believes that West Lothian should be making a statement here and targeting being the best Scottish region in developing performing low carbon developments or risk being left behind.

References Low Carbon Development and Renewable Energy (page 63, paragraphs 5.215- 5.221) and links this to the respondents' promotion of a development site at Oakbank by East Calder (which is addressed in a separate Schedule 4 (**11E**). States the design of low and zero carbon homes is a fundamental element of the Oakbank Regeneration Project that aims to design and build a low carbon community on a brownfield site which historically has damaged the environment. Advises that the respondents have commissioned sustainability consultants to help deliver this vision and also show how the damage done in the past can be counterbalanced and believes that this approach is a massive opportunity for West Lothian.

Again referencing the Oakbank Regeneration Project, and in the context of Energy and Heat Networks (page 66, paragraphs 5.226 - 5.229), it is stated that this will deliver a low/zero or potentially carbon plus development. District heating and networked solar technologies will play a part in this energy mix and it is the respondents view the typical developer is unlikely to offer anything other than a token gesture in response to this policy.

Anticipates the publication of planning guidance and welcomes the fact that the subject of renewables is to be addressed.

21716219-1b06374 (Andrew Dodds)
Comments are restricted to the subject of Off-gas Grid Areas and Renewable Heat Requirement for New-build Housing (page 67, paragraphs 5.230 - 5.232)

Questions why biomass/wood burning boilers are being mandated for new builds in the countryside in preference to LPG and challenges this by reference to a number of studies which suggest that:

1. They will not reduce CO^2 output over the next 40 years during the growth period of the replacement replanted trees;
2. They are not carbon neutral when the cost (fossil fuel) of harvesting, preparation and transportation are included;
3. There are potential health implications particularly in small communities with high percentage of wood burning boiler penetration and
4. Particulates, Irritant compounds, Polycyclic Aromatic Hydrocarbons, Volatile Organic compounds and Dioxins are all present in the smoke.

WL/LDP/PP/0243 (SEPA)
Policy NRG 1 – Climate Change and Sustainability (page 63) - SEPA notes and supports the Council's overarching policy in respect of climate change and sustainability which will be promoted by way of several policies within the Proposed Plan.
Policy NRG 3 – Wind Energy Development (page 65) - SEPA note that the policy directs developers to the Supplementary Planning Guidance (SPG) Wind Energy whereby '*the council supports the development of wind energy schemes in principle….wind energy proposals will be assessed against the detailed spatial framework and the criteria set out in SPG*". Further, the policy states that '*development will be supported where it can be satisfactorily demonstrated that proposals will not individually or cumulatively have a significant adverse impact on local communities, natural environment, public safety and economy*'. SEPA understand that the SPG will not be adopted by the Council prior to the end of the consultation period for the LDP. SEPA commented on the draft SPG in July 2013 and at that point highlighted a number of concerns on the wording it contained. SEPA notes that that some of the issues highlighted in their response have been addressed by way of policy coverage in the LDP (for example, the protection of Groundwater Dependent Terrestrial Ecosystems and the avoidance of development on deep peat). Whilst SEPA support the overarching aim within the policy that wind energy development will only be supported where it is demonstrated that individually or cumulatively there will be no adverse impact on the natural environment, SEPA reserves their position on this aspect of the proposed plan until the SPG is published later this year.
Policy NRG 5 –Energy and Heat Networks (page 65) - SEPA support the inclusion of this policy which aims to ensure that West Lothian's greenhouse gas emissions are mitigated by the use of district heating schemes where technically feasible. SEPA welcomes the Council's commitment to the preparation of a Heat Map. SEPA also support the final paragraph of the policy which encourages developers of substantial new development to consider the use of community energy networks in their development. Furthermore, SEPA support the section of the policy which states that where an existing local energy network is established, developments will be expected to connect to it, if this is

technically feasible. Finally, with regard to new developments in proximity to existing or proposed heat networks, SEPA supports paragraph 3 of the policy which states that new development in areas identified as appropriate for district heating, or where a district heating network exists or is planned, will require to include infrastructure for connection to these networks.

Modifications sought by those submitting representations:

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
With regard to Policy NRG 4 - Other Renewable Energy Technologies - the respondents seek an overall strengthening of the policy but have not indicated in what way. It is also claimed that the Proposed Plan fails to make use of the opportunities the Plan presents in respect of renewable energy generation and should seek to make greater use of renewable energy technologies across West Lothian.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
The respondents support for the LDPs recognition of decentralisation of energy production is welcomed.

The last paragraph of Policy NRG 1 - Climate Change and Sustainability - states that*, "the council will expect development proposals to have regard to the above principles (i.e. set out in the policy) and further detailed policy throughout the LDP for reducing climate change and increasing sustainability";* further reinforces the council's support and addresses the respondents issue about SPP 2014 & NPF 3 having a single vision for the planning system to create *"a low carbon place whereby the aim to reduce carbon emissions and adapting to climate change*."

The respondents themselves point out the Plan is *"supportive of the installation and development of renewable energy technologies and encourages a mix of renewable energy technologies".*

The council refutes the suggestion that the Proposed Plan fails on renewable energy generation, and points to paragraph 5.4 where it states;

"To meet the requirements for West Lothian set out in the SDP, there is a need to ensure the delivery of development land allocations in the right places to provide for community needs whilst protecting the built and natural heritage for future generations. The LDP spatial strategy seeks to deliver sustainable development by continuing to support the previously established CDA allocations at…… ……together with the strategic allocation at Heartlands, Whitburn."

Building standards also ensure that all new properties meet required Energy Efficiency standards.

Policy NRG 1 - Climate Change and Sustainability – actively encourages sustainable low carbon development.

It is acknowledged that Policy NRG 2 - Solar Roof Capacity Requirements - focuses on building-related renewables infrastructure rather than solar farms, but to date, this has not been a significant issue in east central Scotland. As the council have not been presented with any viable solar proposals, no comprehensive survey has been undertaken to identify suitable areas.

Policy NRG 4 - Other Renewable Energy Technologies - indicates that "development will be supported where it can be satisfactorily demonstrated that proposals will not individually or cumulatively have a significant adverse impact on local communities, the natural and historic environment, public safety and the economy of the local area".

The respondents suggest that roof mounted generation can be "problematic" but do not present any evidence or elaborate. The council's own experience suggests they are instead low maintenance and generally reliable. Building mounted renewables are a very visual and a direct way of raising awareness of low carbon technologies and provide direct benefits to householders.

The council are aware of the general desire of the respondents to develop a solar farm in the area south of Whitburn and are agreeable to discussing further details. The technology, together with related technology, such as battery storage, continues to develop and it is important that the plan takes a supportive, and flexible approach to allow support for the technology as it develops.

The proposal for *"a 100MW solar park and will produce energy to support the business and industrial occupiers and others"* at Heartlands is an interesting and could potentially be an alternative to the commercial requirements in NRG 2. However, no benefit to householders is mentioned.

Proposals for a solar farm at "Heartlands", would be considered against policy NRG 4 and the other related policies mentioned within it. Indeed, they cover the majority of the points listed by the consultants in relation to "*typical planning considerations as set out in the SAS*". Consequently, it is not considered necessary to include a new specific policy to address solar arrays in the LDP.

Wider proposals for integrated, or embedded energy, would be welcomed.

With Policy NRG 1, while this is wide ranging policy that could cover e.g.; solar farm installations, this aspect is covered by Policy NRG 4 which covers some of the issues that would relate to the development of a solar farm.

In relation to commented about, "*The emerging LDP policy should be strengthened to drive such an approach on other development sites across the Plan area"*, NRG 5 covers energy and heat networks and is generally encouraging of these proposals to come forward from developers.

21863501-0bd8a41 (Ian Findlay on behalf of FEDS)
The respondent makes a statement about the LDP Aims when referring to Climate Change & Renewables and that it is "not clear". Tackling Climate Change is a key part of national and local planning policies, but there are also numerous other central and local government policy levers involved in Climate Change.

The Proposed Plan's asserted aim is to *"Help achieve climate change objectives by minimising the area's carbon footprint through promoting development in sustainable locations and supporting mitigation and adaptation measures,* is clear in that the council wish to locate development in areas close to public transport routes such as rail and bus, re-use brownfield land and not new greenfield sites and be close to existing services like schools and shops. This reduction in the need to travel to access these services will reduce carbon emissions in West Lothian. Other aspects of reducing carbon emissions include mitigation measures such as introducing SUD schemes as part of developments and adaption measure such as planting more shelter belt boundary woodland around a site.

A separate Schedule 4 (**11E**) addresses site specific issues relative to the proposed Oakbank Regeneration scheme by East Calder.

21716219-1b06374 (Andrew Dodds)
Regarding the points raised in relation to Biomass / Wood burning boilers, it is the case that because LPG is a carbon based fuel the council is trying to encourage developers to move away from carbon

based fuels to renewable or low-carbon sources. The use of heat pumps is also mentioned alongside biomass in the LDP.

The council is looking to encourage uptake by implementing these technologies in our own buildings. For example, there is no natural gas connection at Westfield Village and the Primary School was previously heated using fuel oil. The council has now replaced the existing system with a biomass plant leading to significant carbon savings.

In response to the points raised, the following responses are offered:-

1. there are sustainability requirements as part of the Renewable Heat Incentive that requires that wood fuel supplies must come from sustainable sources;
2. Government emissions factors for biomass are significantly lower than those for LPG and natural gas (0.0132kgco²/kWh compared to 0.214 and 0.184 respectively). While the percentage of carbon related to processing and transportation is low, local suppliers help reduce emissions by lowering the carbon impact of transportation;
3. the implementation of Biomass boilers is controlled where there are Air Quality Management Areas or smoke control zones; and
4. with an efficient system with good quality fuel, these particulates should be at a minimum but it should be noted that some would also be present in carbon fuelled systems or vehicle emissions.

Policy NRG 4 is considered to be fully acceptable and no modifications are proposed.

WL/LDP/PP/0243 (SEPA) – comments noted.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1P	Economic Development Strategy	
Development plan reference:	Economic Development and Growth	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
21908005-dbc948c (Robert French on behalf of Clyde, Deveron, Annan Land Services)
21902291- 41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
21872215-270903f (Rapleys on behalf of BBizspace Limited)
21871541-ff7b3a (Sandra Hebenton on behalf ofNetwork Rail)
21772260be38d90 (Peter Allan for Aithrie Estates and the Hopetoun Estate Trust)
21768463-17de3f9 (MacGarvie and Co Ltd for Uphall Estates Ltd)
21543061-cdb46ce (Eileen McGhee)

Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy (Including Policy Framework) Economic Development & Growth (Pages 12-13, paragraphs 5.11- 5.22)

Planning authority's summary of the representation(s):

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
Suggests the Proposed Plan should support opportunities for integrating efficient energy and waste innovations within business environments to accord with paragraph 96 of Scottish Planning Policy 2014, which refers *"Development plans should support opportunities for integrating energy efficient waste innovations within business environments. Industry stakeholders should engage with planning authorities to help facilities co-location, as set out in paragraph 179."* (CDX)

21908005-dbc948c (Robert French on behalf of Clyde, Deveron, Annan Land Services)
States that the element of economic growth has failed to address sustaining the less able communities and is well highlighted in Blackridge which has benefitted from a substantial housing allocation but which has in turn failed to be built. The conclusion should be that the village requires inward investment in terms of employment opportunities and the local plan has failed badly in that respect.

21902291- 41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
Newton Community Council is highly supportive of both the broad strategy of the Plan that envisages moderate housing and commercial allocations constraints to favoured growth corridors and of the detailed policies. It does however note that there appears to be a contradiction between sections which state that West Lothian's population growth has been concentrated among the elderly (para 5.76), and others stating that population growth has been mainly among the young (para 5.11).

21871541-ff7b3a - (Sandra Hebenton on behalf of Network Rail)
Notes that one of the key aims of the Plan is to *'Ensure that all essential infrastructure and facilities are provided to support population and economic growth and where appropriate, secure proportional developer contributions to facilitate the delivery of such provision. It is important to note that without the necessary infrastructure requirements having been satisfactorily addressed the*

council will be unable to support development proposals.'

Where growth areas or significant housing allocations are identified close to existing rail infrastructure it is considered essential that the potential impacts of this are assessed through the development management process. Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions. Notes in particular new housing sites proposed at Linlithgow, Broxburn, Livingston, Bathgate and Addiewell which are likely to see an increase in the use of stations in these areas.

21872215-270903f (Rapleys on behalf of Bizspace Limited)
The respondents are promoting an employment site in Kirkton Campus, Livingston for housing which is principally addressed by a separate Schedule 4 (**16L**). However, in relation to Community Regeneration they state that market evidence demonstrates that the need for employment land of the type and stock they wish to redevelop at Kirkton Campus and elsewhere within Livingston and West Lothian is now much reduced and unlikely to pick up during the currency of the LDP. A recent report prepared by Ryden is quoted which states that; "Areas such as Fife, West Lothian, Falkirk and Grangemouth have experienced a reduction in enquiries from this normally active (industrial) business sector."

However, the respondents argue that the demand for housing in West Lothian of the right type and scale remains strong given the area's prime location with good strong transport connections to Edinburgh, Glasgow and other key employment areas within West Lothian along the M8 corridor. As such, they strongly believe that their site should be identified as a housing allocation in the Proposed Plan.

21772260be38d90 (Peter Allan for Aithrie Estates and the Hopetoun Estate Trust)
Objects to the Proposed Plan for failing to make specific reference to the qualitative aspects of housing demand, including location, and to recent government announcements regarding boosting new housing opportunities. Critical that there is no mention of housing and the role it plays in facilitating economic development and growth. In particular, the Plan should refer to the evidence in the recent publication "Understanding the housing aspirations of the people of Scotland", September 2015 Scottish Government Social Research (CDX) that meeting housing aspirations is a clear planning objective and fundamental to ensuring that West Lothian is a place which will attract people who wish a home but may not be able to find one of their choice, for example, in Edinburgh.

Similarly, a letter from the Chief Planner of 07.10.15 (CDX) explains how the government is proposing to boost the private rented sector as one of its priorities for expanding housing supply.

References other documents which are contained in the respondents' submission which explains that additional funding for homebuyers has been achieved, underline the qualitative case when considering housing locations and re-inforce the call for a significant increase in housing. Given the correct emphasis on population and economic growth, surprise is expressed that the Plan fails to recognise these important points. The council is reminded that it has an important role to play in facilitating the provision of infrastructure, for example as the supplier of education, and that this should be acknowledged.

21768463-17de3f9 (MacGarvie and Co Ltd for Uphall Estates Ltd)

Supports the allocation of their site for housing. States that the allocation of this site will directly

lead to economic development and growth. Intimates that they have already created a significant number of jobs through private investment in Uphall and have the support of the local community council who acknowledge the improvements. However there is considerable scope to further improvements, hence the promotion of surplus land they control in Uphall for residential use.
It should be noted that the council's responses to the Uphall sites are set out in a separate Schedule 4 number (**20A**).

21543061-cdb46ce (Eileen McGhee)
No objection to make but notes that Linlithgow is the most touristic town in West Lothian, and by freeing up huge parcels of land for (housing) development, the town's appeal as a tourist destination is being destroyed. Additional traffic and lack of parking is off putting to tourists. Objects to the development of many proposed housing sites in Linlithgow.

It should be noted that the council's responses to the Linlithgow sites are set out in a separate Schedule 4 number (**15A**).

Modifications sought by those submitting representations:

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
Suggests the Proposed Plan should support opportunities for integrating efficient energy and waste innovations within business environments to accord with paragraph 96 of Scottish Planning Policy 2014

21908005-dbc948c (Robert French on behalf of Clyde, Deveron, Annan Land Services)
No specific modifications are proposed save for lamenting the failure of Development Plans to capture and secure inward investment.

21902291- 41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
Seeks clarification regarding discrepancies between population data.

21871541-ff7b3a - (Sandra Hebenton on behalf of Network Rail)
No specific modifications are proposed but considers it essential that where growth areas or significant housing allocations are identified in close proximity to rail assets the potential impacts of this are assessed through the development management process

21872215-270903f (Rapleys on behalf of Bizspace Limited)
The respondents are seeking changes to land use policy EMP 1 with reference to a site at Kirkton Campus, Livingston and this is being addressed by a separate Schedule 4 (**16L**).

21772260be38d90 (Peter Allan for Aithrie Estates and the Hopetoun Estate Trust)
No modifications proposed but critical that there is no mention of housing and the role it plays in facilitating economic development and growth.

21768463-17de3f9 (MacGarvie and Co Ltd for Uphall Estates Ltd)
No specific modifications are proposed. The respondents are however seeking the allocation of a site in Uphall for housing and this is being addressed by a separate Schedule 4 (**20A**).

21543061-cdb46ce (Eileen McGhee)
No specific modifications are proposed.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
The section of the Proposed Plan dealing with Waste (Page 76) para 5.263 states *"arrangements for waste storage, recycling and collection including kerbside collection, and/or centralised mini-recycling stores, and composting facilities are set out in Supplementary Guidance – Residential Design Guide".*

While this deals with residential applications, the following policy, MRW 7, specifically address the business environment and ties back to SPP 2014 and two related central government plans and advice:

Policy MRW 7 - Waste Management on Construction Sites

In the interests of general environmental and residential amenity, proposals for new housing, industrial, commercial and business developments must demonstrate to the satisfaction of the council that the generation of waste during the construction period has been minimised and that any residual waste will be managed in a sustainable manner.

Proposals for new housing, industrial, commercial and business developments must incorporate waste management and recycling facilities and must accord with national requirements of SPP 2014, the Scottish Government Zero Waste Plan and 'Planning and Waste Management Advice,' published by the Scottish Government in July 2015.

It is the council's view that this policy satisfactorily supports opportunities for integrating energy efficient waste innovations within business environments and there is no need for additional policies or to amend the existing policy. The council does not propose to make any modification tp the Plan.

21908005-dbc948c (Robert French on behalf of Clyde, Deveron, Annan Land Services)
States that the element of economic growth has failed to address sustaining the less able communities and is well highlighted in Blackridge which has benefitted from a substantial housing allocation but which has in turn failed to be built. The conclusion should be that the village requires inward investment in terms of employment opportunities and the local plan has failed badly in that respect.

21908005-dbc948c (Robert French on behalf of Clyde, Deveron, Annan Land Services)
In relation to comment regarding Blackridge, Policy EMP 4 specifically addresses Employment development outwith settlement boundaries whereby :

"Proposals for new small scale business development on sites outwith settlement boundaries (including the re-use and conversion of existing farm and industrial buildings) will be supported subject to the following criteria being satisfied……; and this would support, if they met the criteria, any forthcoming employment land proposals on the edge of, or outwith, the village, such as south of Blackridge Station, whereas Policy EMP 3 address proposals within settlement boundaries.

New employment land allocations have also been allocated at Standhill Farm, adjacent to Blackridge. Both factory units at the east end of Blackridge are operational.

21902291- 41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
The support of Newton Community Council towards the "Economic Development and Growth" aims of the Proposed Plan is acknowledged. While West Lothian has an increasing elderly population as acknowledged at the start of the section on Residential Care & Supported Accommodation (page 29), in addition *"West Lothian has one of the fastest growing **and** youngest populations in Scotland*"

as well as its elderly population, as stated at the start of the Economic Development & Growth section (page 12). No modification to Plan proposed.

21871541-ff7b3a (Sandra Hebenton on behalf of Network Rail)
Networks Rail's comments regarding major economic or residential planning applications taking into account impact on the rail network through the Development Management process can be considered via Transport Assessments submitted by developers to support their major applications. As Network rail note this is supported by Policies TRAN 1 and TRAN 2.

21872215-270903f (Rapleys on behalf of Bizspace Limited)
While the respondents' representation is addressed by a separate Schedule 4 (**16L**); the Rydens statement does indicate a "*normally active (industrial) business sector*." And it may well be that after the major recession it will take a while for this employment space sector to fully recover.

21772260be38d90 (Peter Allan for Aithrie Estates and the Hopetoun Estate Trust)
In response to the claim that there is a lack of reference to housing as an engine for economic growth in the Proposed Plan, attention is drawn to the central Vision Statement where it is s stated that in 8 years there will be 'a *greater choice of housing options*"

Furthermore, under the context of the aims for the plan in addressing "Economic Development & Growth" (page 8) the third bullet point states:

- *"Continue to support major development within the Core Development Areas previously established under the Edinburgh and the Lothians Structure Plan at Armadale, East Broxburn and Winchburgh and Livingston and the Almond Valley."* i.e.; that is 12,500 houses.

No modification of the plan is proposed

21768463-17de3f9 (MacGarvie and Co Ltd for Uphall Estates Ltd)
Comments are noted. The Uphall Estates Ltd site is addressed by a separate Schedule 4 (**20A**). No modification of the plan is proposed.

21543061-cdb46ce (Eileen McGhee)
Comments are noted. No modification of the plan is proposed.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: **1T**	West Lothian Strategic Flood Risk Assessment and LDP policies EMG 1, EMG 2 and EMG 3	
Development plan reference:	Strategic Flood Risk assessment document	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	West Lothian Strategic Flood Risk Assessment LDP pages 67 – 70, paragraphs 5.233 – 5.239	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0243 (SEPA)

Comments on the text included within the Strategic Flood Risk Assessment that accompanies the proposed plan.

SEPA advise that they are in the process of updating their Supplementary Guidance on Flood Risk and Drainage and will look to cover all these issues in their updated document. Also advise of impending publication of a new Water and Drainage Assessment document by the SUDS Scotland Working Party so all Drainage Assessments submitted will require to be to that new guidance.

SEPA advise that they would look to cover in its updated guidance ongoing historical issues relating to the adoption and maintenance of completed SUDS on sites and there has been recent discussion with Scottish Water through SCOTS to resolve this in the future with a view to ensuring that all completed SUDS are vested in Scottish Water and are maintained jointly between them and SEPA. However, also advise that SEPA has a legacy of SUDS measures which have not been adopted and are not being maintained which is a separate matter.

SEPA express concern about the current workload involved with consulting on relevant applications and subsequent submissions in terms of drainage drawings, documents and calculations etc. Other Authorities have Self Certification Schemes in place for FRA and Drainage Approvals. SEPA advise that they are looking into the possibility of trialling this process when updating their SPG.

Seek amendments to policies EMG 1 in relation to culverting, EMG 2 in relation to requirements for Flood Risk Assessment and EMG 3 in relation to drainage assessments and to clarify SEPA's requirements against those of Scottish Water.

Advise that they are in the process of updating their own supplementary guidance and would seek if timeframes allow that this is reflected in the LDP.

Modifications sought by those submitting representations:

WL/LDP/PP/0243 (SEPA) in relation to the West Lothian Strategic Flood Risk Assessment

Section 1.2:

- The punctuation in the sentence starting "the council is mindful" requires to be amended as it is an important sentence which as it stands does not read well.

Section 1.8

- SEPA recommend that this section could be made clearer by deleting the sentence which starts "In identifying sites for inclusion….." since the sites which **do** require mitigation are covered in the sentence which follows.
- Replace 'mitagtory' with 'mitigatory'
- Add 'informed by a satisfactory Flood Risk Assessment' following 'stand-offs to watercourses for example'
- Within the sentence which starts 'SEPA and the council may request', delete 'large' as allocations be any size and require a flood risk assessment.

Section 2.4

- With regard to the sentence which starts 'where high rates of runoff, SEPA would suggest additional text 'Such natural flood management can have appositive effect on downstream flooding but cannot be wholly relied upon to facilitate development on sites previously at risk from such flooding'

Section 4.1

- Within the sentence which starts 'To provide a baseline' SEPA recommend that this be modified to read 'new development or redevelopment'

Heading for Section 6

- Typo in supplementary.

WL/LDP/PP/0243 (SEPA) in relation to LDP Policies EMG 1, EMG 2 and EMG 3

Policy EMG1 – advise that we are unable to see where culverting of a watercourse can be justified in terms of aiding development except for, possibly, a road crossing and seek removal of this statement and its re-insertion as paragraph 2 including re-wording so that is states that "proposals for the culverting of a watercourse may be considered with reference to SEPA's position statement."

Policy EMG2 – advise of requirements for at least some kind of Flood Risk Assessment for every site development. Even if the site is shown not to be at risk of flooding then a Level 1 FRA is required to demonstrate this. If the site is at risk of flooding from any source or any adjacent source then a full (or level 2 and/or level 3 FRA) will be required. Reference to SEPA Technical Guidance for undertaking a FRA is noted but reference should also be included to the current CIRIA Guidance C624.

Policy EMG3 – seek amendment to the wording of the first sentence to state that developers "will" require to submit a "Drainage Assessment" to ensure that adequate drainage provision is taken into account in the design of a development. in order to avoid confusion with Scottish Water requirements for a Drainage Impact Assessment. This would apply to all references within the plan that refers to a "Drainage Impact Assessment".

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0243 (SEPA) in relation to the West Lothian Strategic Flood Risk Assessment

The second sentence of paragraph 1.2 of the LDP is currently worded as follows:

The council is mindful of the need to ensure that existing developments that are perhaps changed in use or lead to more intensive human use behind defences should also be assessed on sensitivity of use in terms of climate change scenarios or to help reverse the effects of a past unsustainable development where downstream flooding is an acknowledged problem or the receiving watercourse is in a poor condition.'

The proposed amendment to the text is as follows, deleted text is strikethrough, new text in grey box.

'The council is mindful of the need to ensure that existing developments that are perhaps changed in use or lead to more intensive human use behind defences should also be assessed on sensitivity of use in terms of climate change scenarios. ~~or to help reverse the effects of a past unsustainable development where downstream flooding is an acknowledged problem or the receiving watercourse is in a poor condition~~. Such sites could help reverse the effects of a past unsustainable development where downstream flooding is an acknowledged problem or the receiving watercourse is in a poor condition if appropriate flood prevention measures are undertaken.'

Paragraph 1.8
SEPA recommend that this section could be made clearer by deleting the sentence which starts "In identifying sites for inclusion…..", since the sites which do require mitigation are covered in the sentence which follows. The council accepts the proposed text deletion to avoid repetition in the document. To accord with SEPA requirements, the proposed change is acceptable is the council should the Reporter be minded to amend the policy to reflect the change requested by SEPA and the correction of a typo by replacing 'mitagtory' with 'mitigatory'within the text.

Add text to penultimate sentence to clarify requirements. The amended sentence would read as follows with new text in highlighted box:

'It might also be possible to integrate development with the flood risk that is identified by providing appropriate mitigatory interventions such as stand offs to watercourses for example informed by a satisfactory Flood Risk Assessment.'

At the last sentence delete 'large' as allocations be any size and require a flood risk assessment. The amended sentence would read as follows with deleted text shown as strikethrough text:
'SEPA and the council may request a Flood Risk Assessment (FRA) for ~~large~~ allocation sites that have an element of flood risk e.g. a watercourse flowing through the middle, but could be adequately mitigated through appropriate site design.'

The amended paragraph 1.8 in its entirely would read as follows:

The key role of the SFRA is to help determine whether the potential development sites identified within the *Main Issues Report* (MIR) for the LDP remain suitable for development and can be taken forward to the *LDP Proposed Plan* and that new allocations that have come forward to the *LDP Proposed Plan* and that any new allocations that have come forward for consideration are also suitable for development. ~~In identifying sites for inclusion in the *Proposed Plan* for development, it may mean that mitigation measures may not be necessary to overcome flood risk as those sites where flood risk has been identified should be 'screened' out as part of the site assessment process.~~ It might also be possible to integrate development with the flood risk that is identified by providing appropriate ~~mitagtory~~ mitigatory interventions such as stand offs to watercourses for example informed by a satisfactory Flood Risk Assessment. SEPA and the council may request a Flood Risk

Assessment (FRA) for ~~large~~ allocation sites that have an element of flood risk e.g. a watercourse flowing through the middle, but could be adequately mitigated through appropriate site design.

To accord with SEPA requirements, the proposed changes to paragraph 1.8 are acceptable to the council should the Reporter be minded to amend the text to reflect the change requested by SEPA.

Seek additional text at paragraph 2.4 of the SFRA as follows, additional text shown in highlighted box:

A good understanding of the sources and impacts of flooding, and the links between them, can help identify the right combination of measures to tackle particular flooding problems. For example, catchment and floodplain restoration should be considered to reduce or manage flood risk in both rural and urban areas. Where high rates of run-off in rural upland areas are contributing to flooding problems, measures to store or slow run-off can be considered, including re-vegetating hill slopes to increase the interception of rainfall and increase the roughness of the land surface, thereby slowing runoff. Such natural flood management can have a positive effect on downstream flooding but cannot be wholly relied upon to facilitate development on sites previously at risk from such flooding. In urban areas, an understanding of sources and pathways of flooding can help identify appropriate measures and influence the layout and design of new developments. In some circumstances flood protection schemes or managed retreat from areas at significant risk may need to be considered.

To accord with SEPA requirements, the proposed change is acceptable is the council should the Reporter be minded to amend the text to reflect the change requested by SEPA.

Seek amendment to paragraph 4.1 of the SFRA as follows, additional text shown in highlighted box:

The Flood Risk Management (Scotland) Act 2009 sets in place a statutory framework for delivering a plan-led, catchment-wide, sustainable and risk-based approach to managing flood risk. This includes the preparation of assessments of the likelihood of flooding, and the impacts of flooding and catchment focused plans to address these impacts. By 2016 Flood Risk Management Strategies and Local Flood Risk Management Plans will be in place across Scotland. These will require to be taken into account when subsequent development plans are prepared. To provide a baseline to inform the West Lothian LDP, the council has prepared this SFRA to ensure that new development or redevelopment will be free from significant flood risk and will not increase the risk of flooding elsewhere. This assessment took place at the MIR stage.

To accord with SEPA requirements, the proposed change is acceptable is the council should the Reporter be minded to amend the text to reflect the change requested by SEPA.

Seek a correction to typo at the heading for Section 6 to replace “supplemtry” with ‘supplementary’. The council proposes to amend the text to correct this typing error.

Policy EMG 1Water Environment Improvement

SEPA has suggested an amendment to policy EMG 1 to more fully reflect its requirements. The amended policy would read as follows, deleted text shown as strikethrough and new text shown in highlight:

‘Policy EMG 1Water Environment Improvement

Proposals for the culverting of a watercourse will be considered with reference to SEPA’s position statement on culverting.

Opportunities to improve the water environment and promote natural flood management are supported where it can be demonstrated that these will help to reduce overall flood risk. This could include wetland restoration, riparian planting, flood plain creation~~, daylighting of culverted watercourses~~ and restoration of heavily modified watercourse. Proposals for the culverting of a watercourse may be considered with reference to SEPA's position statement.

Proposals that are aligned with measures identified in the River Basin Management Plan will be supported in principle, including the retrofitting of SuDS features to the existing surface drainage system, the restoration of watercourses and the removal of redundant structures.'

To accord with SEPA requirements, the proposed change is acceptable is the council should the Reporter be minded to amend the text to reflect the change requested by SEPA.

Policy EMG2 Flooding

The insertion of reference to additional guidelines to inform requirements for flood risk assessment is accepted by the council should the Reporter be minded to amend the text to reflect the change requested by SEPA. The amended text to policy EMG 3 would read as follows, strikethrough text = deleted text, highlighted text = new text, and is set out below:

'Policy EMG2 Flooding

Flooding can seriously impact on people, businesses and the environment and the council will, as a first principle, seek to prevent development which would have a significant probability of being affected by flooding or would increase the probability of giving rise to flooding.

When considering proposals for development, the council will adopt a precautionary approach to the flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted impacts of climate change.

Development will specifically not be supported in:

a. locations identified as being at medium to high flood risk, unless it accords with the flood risk framework set out in SPP2014; or

b. where it would lead to an increase in the probability of flooding elsewhere.

Developers will be required to submit a full Flood Risk Assessment (FRA) for all developments deemed to be at risk of flooding from any source in medium to high risk areas and developments in low to medium risk areas identified in the risk framework (i.e. developments located in an area at the upper end of the probability scale, essential infrastructure and the most vulnerable land uses). The Flood Risk Assessment should be undertaken in accordance with the relevant and prevailing SEPA technical guidance and current CIRIA Guidance C624.

To limit the impact of potential flood risk any development that is subsequently permitted in medium to high risk areas (that accords with the exceptions in the risk framework) or is located in adjacent low to medium risk areas must be built to a water resilient design.

Development that is proposed in an area that is or will be behind a formal flood protection scheme must be an appropriate and acceptable land use for the location, designed to be resilient and must not be constructed until the flood protection scheme is confirmed operational by SEPA.

Appendices 1 & 2 (which respectively list employment and housing land allocations in the plan) identify those sites where there is a known requirement for a FRA, watercourse buffer strips and best practice SuDS treatment. The council nevertheless reserves the right to require the preparation and submission of FRAs for other development sites which present over the plan period where deemed necessary. Guidance will be sought from SEPA and other agencies as appropriate.

Alterations and small-scale extensions to existing buildings are outwith the scope of this policy, provided that they would not have a significant effect on the storage capacity of the functional floodplain or local flooding problems.

All proposals must comply with the terms of Supplementary Guidance on Flooding and Drainage.'

Policy EMG 3 Sustainable Drainage

To accord with SEPA requirements, the proposed change to policy EMG 3 is acceptable is the council should the Reporter be minded to amend the text to reflect the change requested by SEPA. The amended text to policy EMG 3 would read as follows, strikethrough text = deleted text, highlighted text = new text, and is set out below.

'Policy EMG 3 Sustainable Drainage
Developers ~~may~~ will be required to submit a Drainage Impact Assessment (DIA) to ensure that surface water flows are properly taken into account in the design of a development. With the exception of single houses, SuDS will be a required part of all proposed development as a means of treating/attenuating surface water and managing flow rates.

Developers will be required to ensure that adequate land to accommodate SuDS is incorporated within development proposals and that housing densities take into account the physical space for effective SuDS. The design of the system should meet best current practice. It is expected that surface water drainage systems, including sustainable drainage systems, for most will be
vested in Scottish Water as drainage authority and will, as a consequence, be designed and constructed in accord with the most up to date edition of Scottish Water's Construction Standards and Vesting Conditions 'Sewers for Scotland' (3rd Edition) and at the same time comply with SEPA's Policy and Supporting Guidance on the provision of Waste Water Drainage in Settlements in promoting connection to the public sewerage system where possible.

Where new development (or the change of use of land or buildings) impacts on existing drainage arrangements, the council may require these arrangements to be upgraded and SuDS retrofitted as a condition of planning approval in order to avoid detriment to the water environment.

Where there are existing issues of capacity or flooding associated with combined drainage systems, developers may be required to invest in off-site works to provide additional capacity or reduce loadings on such drainage systems.

Private drainage systems for sewered areas will only be considered as a temporary measure where there is no capacity in the existing sewer system;

Development relying on private sewage systems will only be permitted where there is no public system in the locality and where the council is satisfied that the proposal is acceptable in terms of the impacts on the water environment and on public health.
Developments involving private water supplies will only be permitted where there is no public

supply in the locality and where the council is satisfied that there is sufficient water and that the proposal is acceptable in terms of the environment and public health.

The council will support in principle the incorporation of water conservation measures in new developments, including rainwater harvesting and systems for the recycling of "greywater".

Regard should also be had to other LDP policies in relation to drainage in new developments, SuDS, flood risk and the treatment of watercourses and proposals will require to contribute to the delivery of green infrastructure and the green network where this is considered appropriate.'

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 1U	SEPA	
Development plan reference:	Miscellaneous	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0243 (SEPA)		
Provision of the development Plan to which the issue relates:	Miscellaneous	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0243 (SEPA)

Representations to Allocated Sites (by Settlement)

Suggests revision to the text of the various entries in Appendix 2 with respect to flooding advice and essentially a refinement of advice previously provided. In particular the requirements for a FRA and a requirement to contact the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map. Where a FRA is required, further detailed advice is given on the content of any FRA.

Sites listed below have **not** been addressed in separate schedule 4s and associated comments are specific to the site.

Addiewell & Loganlea

H-AD 1

No FRA required in developer requirements. Adjacent site (H-AD 3) mentions significant groundwater issues. The council may wish to confirm this issue does not affect this site as well.

H-AD 2

Site will likely be constrained due to flood risk hence capacity of 20 may not be achievable. The council may wish to consider removal of allocation.

H-AD 3

Developer requirements mention "Significant groundwater issues. Flood Risk Assessment required." SEPA do not have any more info on this risk.

H-AD 4

Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Skolie Burn which flows along the western boundary of the site." We would note that the

Skolie Burn flows along eastern boundary rather than western boundary.

Armadale

E-AM 1

FRA to assess the risk from the Boghead Burn and tributaries (and ponds) which flow through the site.

H-AM 1

Several sections of sewer are also noted as flowing through the site and we would recommend that development does not take on top or immediately adjacent to this flood risk.

H-AM 4

No record of previous consultation on this site.

H-AM 3, H-AM 7, H-AM 8, H-AM 9, H-AM 10, H-AM 11, H-AM 16, H-AM 17, H-AM 18, H-AM 18

No further specific advice given.

Bathgate

E-BG 1

There is a pond shown on site which may be attributed to SUDS but should be investigated during site design.

E-BG 2

Due to extent of surface water flooding on site, the council may wish to include a DIA in the developer requirements.

H-BA 3

Site will likely be constrained due to flood risk.

H-BA 7, H-BA 8, H-BA 9, H-BA 15, H-BA 16

The comments SEPA previously provided were for the larger sites which these sites are part of. The council may wish to consider whether these comments remain applicable.

H-BA 21

Should the proposal differ from what was previously agreed SEPA would require an FRA which assess the risk from the Boghead Burn and the small watercourse.

H-BA 30
Site not within Proposed Plan.

E-BG 3, H-BA 1, H-BA 4, H-BA 5, H-BA 10, H-BA 12, H-BA 13, H-BA 14, H-BA 17, H-BA 19, H-BA 20, H-

BA 22, H-BA 25, H-BA 28, H-BA 29

No further specific advice given.

Blackburn

H-BB 2

Site will likely be constrained due to flood risk.

H-BB 6

As adjacent to a potential flood risk issue may wish to consider during design.

H-BB 7

The current allocation is slightly smaller than what was previously commented upon. The council may wish to consider whether these comments remain applicable.

H-BB 11

Site not within Proposed Plan.

E-BB 1, E-BB 3, E-BB 4, E-BB 5a, E-BB 5c, E-BB 6, H-BB 1, H-BB 3, H-BB 4, H-BB 5, H-BB 8, H-BB 9, H-BB 10

No further specific advice given.

Blackridge

H-BL 1, H-BL 5, H-BL 6

No further specific advice given.

H-BL 2

Burn does not flow through the site but adjacent to. Our previous comments were for the larger site. May wish to consider a flow path should the burn flow onto the road as potentially indicated by the surface water flow path.

H-BL 3

SEPA's previous comments were for the larger site. May wish to consider a flow path should the burn flow onto the road as potentially indicated by the surface water flow path. There is a small watercourse which was investigated as part of a previous FRA and is a known flood risk. This should also be considered.

H-BL 4

An updated FRA would be required for this site as the Westrigg Way road has modified the flooding in this area.

Breich

H-BR 1, H-BR 2, H-BR 3, H-BR 4, H-BR 5, H-BR 6, H-LW 3

No further specific advice given.

Bridgend

E-BD 1

The FRA should assess the risk from the Haugh Burn and any small watercourses within or adjacent to the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Consideration should also be given to the pond on-site.

H-BD 2

Historic maps show the small watercourse flows on the opposite side of Auldhill Road

H-BD 4

Site will likely be constrained due to flood risk as we would not accept built development on top or immediately adjacent to any culverted watercourse.

H-BD 1, H-BD 3, H-BD 5

No further specific advice given.

Broxburn

E-BU 1, E-BU 3, E-BU 4

Site is close to the canal and would recommend that contact is made with Scottish Canals. Water resilient materials mentioned for nearby sites but not here.

E-BU 2

Site is close to the canal and would recommend that contact is made with Scottish Canals (assume that's why water resilient measures are required).

E-BU 6

Site is close to the canal but would appear to be elevated above it.

H-BU 1

Site would appear to be elevated above adjacent canal.

H-BU 2

Site will need to take into consideration the Broxburn FPS and current SEPA guidance on development behind flood defences.

H-BU 3

SEPA previously mentioned that Halcrow flood study showed this site to be out with the 1:200 year flood extent.

E-BU 5, H-BU 4, H-BU 5, H-BU 6, H-BU 7, H-BU 8, H-BU 9, H-BU 10, H-BU 11, H-BU 12, H-BU 14

No further specific advice given.

Dechmont & Bangour

H-DE 1, H-DE 2, H-DE 3

No further specific advice given.

East Calder

E-EC 1, H-EC 1

No further specific advice given.

H-EC 2

SEPA have commented on larger Camps Industrial Estate. Not aware of the flood risk associated with this site. The council may wish to consider whether these comments remain applicable

H-EC 3

Not aware of flood risk associated with the site. Adjacent FRA indicates site is free from flood risk from the Linhouse Water.

East Whitburn

E-EW 1 and E-EW 2

No further specific advice given.

Fauldhouse

H-FA 1, H-FA 2, H-FA 3, H-FA 4, H-FA 5, H-FA 6, H-FA 7, H-FA 8, H-FA 9, H-FA 10, H-FA 11

No further specific advice given.

Landward Area

H-LW 2, H-LW 6

No further specific advice given.

E-LW 1

Consideration should also be given to flood risk from the pond on the site and we would recommend

raised floor levels to reduce any flood risk.

Linlithgow

E-LL 1, E-LL 2, H-LL 1, H-LL 2, H-LL 3, H-LL 4, H-LL 5, H-LL 7, H-LL 11

No further specific advice given.

H-LL 6

FRA has been provided and SEPA satisfied this addresses flood risk from Mains Burn but that to reduce residual risk from surcharging of M9 culvert, floor levels should be raised to at least 40.5mAOD. We support the statements for "The site is traversed by drainage infrastructure which requires to be identified and protected" and "Requirement to accommodate a buffer strip of 6m between the development and the Mains Burn which straddles the eastern boundary of the site".

H-LL 10

SEPA's previous response requesting the FRA was for consultation on a much larger site than currently proposed. SEPA have no information to indicate flood risk to this smaller site and would not request an FRA. However, SEPA do still recommend measures to mitigate flood risk due to steep topography.

H-LL 12

The surface water flood maps indicate there may be a small watercourse running through the site from the reservoir to the Union Canal. Consideration should also be given to flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended.

Livingston

H-LV 17

SEPA previously removed objection to development in northern part of this site following submission of FRA but any changes to the proposals in 0239/FUL/15 would require further information submitted.

No further specific advice given on remaining Livingston sites that have not been addressed by other Schedule 4's.

Mid Calder

H-MC 1

No further specific advice given.

Philpstoun

H-PH 1

Recommend flood resilient and resistant measures to address surface water flood risk.

Pumpherston

H-PU 1, H-PU 2, H-PU 3

No further specific advice given.

Seafield

H-SF 1

No further specific advice given.

Stoneyburn/Bents

H-SB 1, H-SB 2, H-SB 3, H-SB 4, H-SB 5, H-SB 7

No further specific advice given.

H-SB 6

The site does lie adjacent to indicative flood outline however there is a 5m height difference and as a result there is no risk of flooding from the Breich Water that lies within 40m of the boundary of the site to the south. There is a risk of surface water flooding shown on our flood maps however it is likely this map is simply picking up the low lying small watercourses channel

Uphall

E-UH 1, E-UH 2, E-UH 3

No further specific advice given.

West Calder

No further specific advice given for the allocated sites in West Calder

Westfield

H-WF 1

No further specific advice given.

Whitburn

E-LW 5, E-WH 1, H-WH 1, H-WH 3, H-WH 4, H-WH 5, H-WH 6, H-WH 2

No further specific advice given.

H-WH 7

SEPA hold no records of this flooding. It also states that the Gogar Burn flows along the southern boundary which is not the case. The sole issue we have identified is that there is a possibility of a culverted watercourse flowing through the site as outlined within our comments on allocation PJ004 in May 2013

Wilkieston

H-WI 1

SEPA's previous comments (EO1-0076) did not ask for a FRA and they hold no information to suggest the site is at risk of fluvial flooding.

H-WI 2

No further specific advice given. Notes that the code within the proposed plan is different to the GIS information with the proposed plan code as H-WH2 (which is also the reference for Polkemmet Heartlands)

Winchburgh

E-WB 1, E-WB 2, H-WB 1, H-WB 3, H-WB 4, H-WB 6, H-WB 7, H-WB 8, H-WB 9, H-WB 10, H-WB 11, H-WB 14, H-WB 18

No further specific advice given.

H-WB 5

A pond is located to the east of the site and it is possible that the outflow from this watercourse is culverted beneath the site.

H-WB 12

Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended.

H-WB 13

The small watercourse is culverted at the south eastern corner of the site and should be assessed

Modifications sought by those submitting representations:

Summary of responses (including reasons) by planning authority:

Representations to Allocated Sites (by Settlement)

SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entries referencing the sites

in Appendix 2 with respect to flood advice. The council has however, reviewed and suggested through separate Schedule 4s where modifications may be appropriate to reflect extended/updated advice from SEPA.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 1W	Policy ENV 26.	
Development plan reference:	Chapter 5 – The Spatial Strategy and Policy ENV 26.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21902291-41e09f9 (Professor Rupert Ormond c/o Newton Community Council) **21900249-79edf80** (Aithrie Estates and Hopetoun Estate Trust c/o Justin Lamb Associates) **21868310-e60d198** (Aithrie Estates and the Hopetoun Estates Trust c/o Yeoman McCallister)		
Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy. Conservation Area at Abercorn / Hopetoun Estate. Policy ENV 26 (page 56).	
Planning authority's summary of the representation(s):		

21902291-41e09f9 (Professor Rupert Ormond c/o Newton Community Council)
Welcomes and supports the Council's intention to undertake an appraisal of Hopetoun & Abercorn with a view to designation as a conservation area.

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust c/o Justin Lamb Associates)
21868310-e60d198 (Aithrie Estates & the Hopetoun Estates Trust c/o Yeoman McCallister)

Object to the proposed application of ENV 26. Advises that Hopetoun House is covered by various designations which provide the council with the necessary protection required. It is suggested that:

- the inclusion of these sections is pre-emptive: there has been no assessment or consultation;
- the wording suggests a "*fait accompli*";
- the general policy is covered by Policy ENV 23;
- there are already sufficient measures and provisions in place to protect the historic environment;
- the historic environment is not under threat (ENV30), but rather actively managed; and
- designation would be an unnecessary impediment to existing land use and an obstacle to effective management of the Designed Landscape.

Considers that there are sufficient mechanisms in place thereby negating the need to pursue the designation of a new conservation area and considers that it would be counter productive to the management of the historic environment.

Modifications sought by those submitting representations:

21902291-41e09f9 (Professor Rupert Ormond c/o Newton Community Council)
No modification requested in terms of policy ENV 26.

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust c/o Justin Lamb Associates)

21868310-e60d198 (Aithrie Estates & the Hopetoun Estates Trust c/o Yeoman McCallister)
Deletion of paragraph 5.190 and policy ENV 26.

Summary of responses (including reasons) by planning authority:

21902291-41e09f9 (Professor Rupert Ormond c/o Newton Community Council)
The council welcomes the community council's support for policy ENV26.

21900249-79edf80 (Aithrie Estates and Hopetoun Estate Trust c/o Justin Lamb Associates)
21868310-e60d198 (Aithrie Estates & the Hopetoun Estates Trust c/o Yeoman McCallister)
The designation of a conservation area in the Hopetoun and Abercorn area has been a longstanding aim of the council. Abercorn was designated an "Area of Special Control" in the Linlithgow Area Local Plan adopted in 1994 (CD 110), covered by policy C5 of that plan. The plan stated that the option to designate a conservation area would be kept under review.

Within the West Lothian Local Plan (2009), Abercorn is noted as an area of built heritage and townscape value, with policy HER25 applying. It is stated, at paragraph 4.48, that Hopetoun and Abercorn is a prospective conservation area designation on account of the outstanding national architectural and historic character of the area.

There has been no material change in circumstance which would indicate that the character of the area does not merit consideration and designation as a conservation area. The council therefore considers that the plan should not be modified in respect of this representation.

Reporter's Conclusions

Reporter's Recommendations

West Lothian Council

Issue: 1X	Other Matters/Editing Changes	
Development plan reference:	Not applicable	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
West Lothian Council		
Provision of the development Plan to which the issue relates:	Various – see below	
Planning authority's summary of the representation(s):		
This Schedule outlines the council's proposed editing changes to the Pre-Submission West Lothian Local Development Plan. The amendments are for the purpose of factual correction and are in the nature of minor wording, typographical, cartographical, drafting and/or technical changes and are intended to update the document, improve clarity, legibility and presentation. The revisions do not alter the overall impact of the Local Development Plan or change its direction, or affect the substance or soundness of the document and therefore do not require to be the subject of public consultation.		
Modifications sought by those submitting representations:		
A comprehensive list of the corrections which the council proposes to make to the Proposed Plan is attached as an Excel spreadsheet. It references the relevant page of the Proposed Plan or Map (or both), advises if the corrections are mapping or typographical in nature, identifies the specific issue to be addressed and provides details of the remedial action required.		
Summary of responses (including reasons) by planning authority:		
The changes listed reflect matters the council has identified since publication of the LDP Proposed Plan and are considered by the council to be minor changes to the plan. They also reflect in part matters raised through consultation on the proposed plan.		
Reporter's conclusions:		
Reporter's recommendations:		

Reference	Page / Map	Type of modification	Issue	Action required	Corresponding Changed Plan Ref	Issue
1	Map 5	Mapping	Housing site H-EC 5 (Persimmon site) has been omitted from Proposals Map 5 and the extension to the public park at Raw Holdings has not been shown.,	Plot missing housing allocation H-EC 5 and plot park extension	Change 2	
2	Map 5	Mapping	Label identifying proposal P-30 has been inorrectly plotted.	Move label further east, away from site of proposed secondary school	Change 3	
3	Map 2	Mapping	Site H-BU 5 (Candleworks) is erroneously shown as lying outwith the Broxburn CDA boundary	Embrace site within the Broxburn CDA boundary	Change 4	
4	Map 2	Mapping	Site E- BU 6 (Greendykes House/Greendykes Road) is erroneously shown as lying outwith the Broxburn CDA boundary	Embrace site within the Broxburn CDA boundary	Change 5	
5	Map 2	Mapping	Site H-BU 10 (West Wood) is erroneously shown as being bisected by the Broxburn CDA boundary	Embrace the whole site within the Broxburn CDA boundary (remove erroneous division)	Change 6	
6	Map 2	Mapping	An area of white land to the east of steadings at Greendykes should be included within the mixed use area.	Embrace the area of white land as part of the mixed use allocation	Change 8	
7	Map 2	Mapping	The definition of the Broxburn CDA (in the Candleworks area) is unclear. The annotation (shown by broken lines) is confusing.	Define the boundary of the Broxburn CDA without any unnecessary internal sub-divisions.	Change 9	
8	Page 83	Typographical	Bridgend settlement statement erroneously references housing allocation Bridgend Farm as E-BD 5 but this should be H-BD 5	Change site reference in settlement statement to H-BD 5		
9	Appendix 2	Typographical	Appendix 2 does not contain a site schedule for site H-BD 5 Bridgend (page 164)	Insert a site schedule for site H-BD 5 in Appendix 2 at page 164		
10	Map 5	Typographical	The legend refers to "Kiknewton"	Correct spelling of Kirknewton		
11	Page 84	Typographical	Site CDA-CDW (Candleworks) has no figure entered in the column headed 'capacity'	Enter "n/a" in this column as the part of the site is non redidential		
12	Map 3	Mapping	Right of Way at Brotherton Farm is shown on Map 3 but does not have a label with a proposal number	Add label with a proposal number to Brotherton Farm on Map 3	Change 14	
13	Map 2	Mapping	Proposal P-118 (road link) is not shown on Map 2 at site H-LL 10 on Map 2	Add label with Proposal number P-118 to Map 2 on site H-LL 10.		
14	Map 2	Mapping	Proposal P-119 (Limefield Glen Walkway) is not shown on Map 2	Add label showing Proposal P-119 to Map 2		
15	Map 5	Mapping	Site H-KN 4 is erroneously shown as embracing 13 Station Rd, Kirknewton	Re-draw the boundary of site H-KN 4 to exclude 13 Station Road	Change 17	
16	Map 3	Mapping	The Glen Turner distillery at Starlaw Park Bathgate is not shown on the base map. It is an established business occupying land to the south west of site E-LV 41 and should be embraced by both the employment area boundary and the settlement boundary.	Update OS base to show the existing built development and re draw the employment area and settlement boundaries to embrace the development.	Change 18	
17	Page 85	Typographical	The breakdown of housing sites in Core Development Areas and their relative capacity figures contain errors. Site H-EC 6 should include area LKd for 36 units and site H-EC 9 should have a capacity of 2057, not 2,120	Include area LKd to site H-EC 6 and change the capacity to 36 units. Revise the capacity of site H-EC 9 to 2,057 units.		
18	Page 86 and Appendix 2 (page 187)	Typographical	Site H-FA 9 is titled "Main Street (former cinema and garage)'. The reference to garage is however erroneous.	Change the title of the site in the settlement statement and in Appendix 2 to "Main Street (former cinema)".		
19	Appendix 2 (page 238)	Typographical	Appendix 2 erroneously reference housing allocation East Coxydene Farm as H-WH 2 but this should be H-WI 2	Change site reference in Appendix 2 to H-WI 2		
20	Appendix 2 (page198)	Typographical	Appendix 2 (page 198) incorrectly identifies Linlithgow Bridge Primary School as the non-denominational primary school for site H-LL 10. It should instead be Low Port P	In Appendix 2 (page 198) remove reference to Linlithgow Bridge Primary School and replace with Low Port Primary School.		
21	Map 3	Mapping	The settlement statement and Appendix 2 describe site H-PU 2 Pumpherston Golf Course and H-PU 3 as Uphall Station Road (former Pumpherston Primary School & Institute). However Map 3 labels them in reverse.	Change label on Map 3 to show site H-PU 2 as Drumshoreland Road Frontage (and change site name in settlement statement and Appendix 2 (page 224) to match. Change label on Map 3 to site H-PU 3 as Uphall Station Road (former Pumpherston Primary School & Institute)	Change 23	
22	Map 5	Mapping	Housing site H-BL 6 does not have label on Map 5	Add a label with site H-BL 6 on Map 5		
23	Page 59	Typographical	At paragraph 5.201, line 4 , the word 'development' has been incorrectly used. The correct word in the context of this sentence is 'such'.	Replace the word 'development' with 'such' in paragraph 5.201, line 4		
24	Page 97 and Appendix 2 (page 253)	Typographical	Site H-WB 17 is described in Appendix 2 as lying West of Niddry Castle when it is in fact NORTH. Change all reference to this site accordingly.	Change the title of the site in the settlement statement and in Appendix 2 to "Site north of Niddry Castle".		
25	Page 280	Typographical	The term 'mixed use' is not defined in the Proposed Plan. as there is none in plan and how this relates to MU sites identified in the plan.	Add definition for Mixed Use in Glossary as follows - "Mixed-use development is a type of urban development that blends residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated"		
26	Map 2	Mapping	Proposal P-47 is erroneously shown at Livingston Primary School but should be located north of St Josephs Primary school.	Remove label and relocate to the north to St Josephs Primary school.	Change 29	
27	Page 88 and page 154	Typographical	The address of site H-BB 8 (former Adult Training Centre) is referenced in the settlement statement and Appendix 2 as West Main Street. This is incorrect as it should be EAST Main Street.	Change the title of the site in the settlement statement and in Appendix 2 to "East Main Street (former adult training centre)".		
28	Map 1	Mapping	Some of the descriptions in the Key are abbreviations, for example "SLA" and "SSSI" and will not be understood by many people,	Remove abbreviations from the Key		
29	Map 4	Mapping	Proposal P-82 (Golf Course/Amenity Open Space) is not shown on Map 4.	Add label for P-82 on Map 4.		
30	Appendix 2 (Page 135)	Typographical	Site H-AM 17 erroneously indicates that planning guidelines have been prepared for this site.	Remove the reference to planning guidelines having been prepared for this site. They have not.		
31	Map 4	Mapping	Creamery Park in Bathgate has not been identified as an area of protected open space.	Amend Map 4 (apply green shading) to show Creamery Park as "Land Safegaurded for Open Space / Sports facilities"	Change 42	
32	Map 3	Mapping	Land between the A71 and adjacent to the Firs public house, Polbeth, is shown to be within the within settlement boundary but is at the s ame time coloured green as if part of the Countryside Belt.	Change map to show land between the Firs public house and the Polbeth settlement boundary as "Land Safeguarded for Open Space / Sports facilities"	Change 43	
33	Appendix 2 (page 119)	Typographical	Under "non-denominational secondary schools" there is reference to "housing sites in the north and west of West Lothian". This should be EAST.	Appendix 2 (page 119) - Change text to "Housing sites in the north and east of West Lothian"		
34	Map 5	Mapping	Site H-BR 2 has been incorrectly defined and embraces an area of agricultural land to the west.	Correct boundary of site H-BR 2 and restore site as white land	Change 45	
35	Appendix 2 (page 164)	Typographical	The entry for site H-BD 3 in Appendix 2 is missing text requiring developer contributions to enhance local park (as per other H-BD sites)	Add a requirement for developer contributions to enhance local park, as per other allocated sites in Bridgend.		
36	Appendix 2 (page 193)	Typographical	Appendix 2 (page 193) incorrectly identifies Low Port Primary school as the non denominational primary school for site H-LL 3. It should instead be Springfield Primary school	In Appendix 2 (page 193) remove reference to Low Port Primary and replace with Springfield Primary school.		
37	Appendix 2 (page 200)	Typographical	Appendix 2 (page 200) incorrectly identifies Linlithgow Bridge Primary School as the non-denominational primary school for site H-LL 12. It should instead be Linlithgow Primary School.	In Appendix 2 (page 200) remove reference to Linlithgow Bridge Primary school and replace with Linlithgow Primary School.		
38	Appendix 2 (page 199)	Typographical	Appendix 2 (page 199) incorrectly identifies Linlithgow Bridge Primary School as the non-denominational Primary school for site H-LL 11. It should instead be Low Port Primary School.	In Appendix 2 (page 199) remove reference to Linlithgow Bridge Primary School and replace with Low Port Primary School.		

39	Appendix 2 (page 198)	Typographical	Appendix 2 (page 198) incorrectly identifies Linlithgow Bridge Primary School as the non-denominational Primary school for site H-LL 10. It should instead be Low Port Primary School.	In Appendix 2 (page 198) remove reference to Linlithgow Bridge Primary School and replace with Low Port Primary School.	
40	Appendix 2 (page 197)	Typographical	Appendix 2 (page 197) incorrectly identifies Linlithgow Bridge Primary School as the non-denominational Primary school for site HLL 7. It should instead be Low Port Primary School.	In Appendix 2 (page 197) remove reference to Linlithgow Bridge Primary School and replace with Low Port Primary School.	
41	Appendix 2 (page 193)	Typographical	Appendix 2 (page 193) incorrectly identifies Low Port Primary School as the non-denominational primary school for site H-LL 2. It should instead be Linlithgow Primary School.	In Appendix 2 (page 193) remove reference to Low Port Primary school and replace with Linlithgow Primary School.	
42	Page 81	Typographical	H-BA 29 has been omitted from the Bathgate Settlement Statement	Add H-BA 29 to Settlement Statement	
43	Map 4	Mapping	Site H-BA 23 has been incorrectly defined. It benefits from the grant of outline planning permission and this should be reflected in the definition of the site boundary.	Change Map 4 to be consistent with outline permission.	Change 54
44	Page 81 and Appendix 2 (page 150)	Typographical	H-BA 30 is shown on Map 4 but is not listed in the Bathgate Settlement Statement or in Appendix 2. The land is shown in the current West Lothian Local Plan as being part of the greater Wester Inch housing allocation and this has been recognised by rolling it forward to the LDP. I	Add H-BA 30 to the Bathgate settlement statement and create an entry in Appendix 2	
45	Appendix 2 (page 194)	Typographical	H-LL 4 Appendix 2 contains reference to the site being dependent on the allocation of H-LL 10 - This ref is superceded and could be deleted	Delete reference	
46	Page 96 and Appendix 1	Typographical	Map 4 correctly references employment site at Cowhill, Whitburn as E-WH1. However the settlement statement (page 96) erroneously references it with the WLLP ref EWb4.	Change reference from EWb4 to E-WH 1 on page 96.	
47	Appendix 1 (page 118)	Typographical	The page header incorrectly reads "Livingston" when the site it sits above is Whitburn.	Remove "Livingston" page header.	
48	Appendix 1 (page 109 and 110)	Typographical	Employment sites E-LL 1 and E-LL 2 are correctly shown on Map 2 and in the settlement statement but have been given the incorrect references of E-LI 1 and E-LI 2 in Appendix 1 (page 109).	Change employment site references in Appendix 1 (page 109) to E-LL 1 and E-LL 2	
49	Appendix 3 (page 261)	Typographical	Site H-LV 4 in Appendix Three (page261) is stated as having planning permission. This is incorrect. A planning brief has however been prepared.	Remove reference to planning permission granted for H-LV 4. Replace with: "H-LV 4 : Proposed Housing site. Approved planning brief".	
50	Map 4	Mapping	The CDA boundary is incorrectly drawn in relation to site H-AM 13. It extends south of H-AM 13 but should have aligned with the southern boundary of H-AM 13.	Change the Armadale CDA boundary to align with southern boundary of H-AM 13	Change 65
51	Map 3	Mapping	Proposals Map 3, Livingston incorrectly identifies land west of Aldertsone Road as a Local Biodiversity site when it has since been developed for housing.	Remove Local Biodiversity Designation as site is now fully built out as part of the WLC housing programme.	Change 66
52	Map 2 and page 89	Typographical and Mapping	In the settlement statement (page 89), Mill Road Industrial Estate, Linlithgow Bridge, has been givena an incorrect site are of 1.3ha. It should be 2.ha In Appendix 1, (page 109) site E-LL 1 is incorrectly referenced as E-LI 1 and has a different description from the settlement statement. The category is also erroneously stated as "A" but should be "C". In Appendix 1, site E-LL 2 is incorrectly referenced as E-LI 2 and has a different description from the settlement statement. In Appendix 1, there is no entry for Land at Burghmuir, north of Blackness Road. In Appendix 3, there is a duplicate entry for the site at Mill Road and it is also incorrectly referenced. In Appendix 3, there is no entry for Land at Burghmuir, north of Blackness Road.	In the settlement statement (page 89), change the site area to 2ha. In Appendix 1 (page 109), the first site should be referenced as E-LL 1 and named as "Mill Road Industrial Estate, Linlithgow Bridge". The site area should be changed to 2ha. The category should be changed to C. The text in the columns 'Infrastructure & Other requirements and 'Planning Status' should remain unchanged. In Appendix 1 (page 109), the second site (Mill Road, plot B, should be deleted) In Appendix 1 (page 110), the site reference should be change from E-LI 3 to E-LL 3 and the site address changed to Land at Burghmuir, north of Blackness Road In Appendix 3, (page 261), the second entry for Mill Road Industrial Estate, Linlithgow Bridge, E-LL2, should be deleted. It should be replaced with a new entry, referenced "Land at Burghmuir, north of Blackness Road" and given the reference E-LL 2	
53	Appendix 2 (page 195)	Typographical	Appendix 2 (page 195) incorrectly identifies Linlithgow Bridge Primary School as the non-denominational Primary school for site H-LL 5. It should instead be Linlithgow Primary School.	In Appendix 2 (page 195) remove reference to Linlithgow Bridge Primary school and replace with Linlithgow Primary School.	
54	Policy ENV 9 (page 47)	Typographical	Typo in heading of policy ENV 9 heading, should be 'forestry', not 'foresrty'	Correct typo from "foresrty" to " forestry"	
55	Appendix 2 (page 217)	Typographical	H-LV 31 does not mention that the site has been decontaminated.	Change table to reflect that the site has been decontaminated	
56	Map 4	Mapping	The map continues to show a housing site H-BB 11. It shouldn't. This site was not taken forward in the Proposed Plan and was removed from the Schedule. Map needs amended.	Change Map 4 to remove H-BB 11	
57	Page 222	Typographical	Appendix 2 (page 222) incorrectly identifies Midcalder Primary school as the non-denominational Proimary school for site H-PB 1. It should instead be Parkhead Primary school. .	In Appedix 2 (page 222) remove reference to Midcalder Primary school and replace with Parkhead Primary school.	
58	Page 213	Typographical	Appendix 2 (page 213) references Harrysmuir Primary School in relation to Site H-LV 24. It states under the Education column that there are capacity issues relative to this school. This school is not however within the catchment area of site H-LV 24. .	Delete text on page 213 which reads "There are capacity issues relative to Harrysmuir Primary School which may require the provision of an extension".	
59	Page 144	Typographical	Site H-BA 18 is erroneously referenced in Appendix 2 (page 144) under the Status column as " "permission expired".	In Appendix 2 (page 144) delete "permission expired" from the Status column.	
60	Map 4		Site H-BA 23 is incorrectly defined as it does not correspond with the Westerinch Masterplan Masterplan framework.	Amend boundary of site H-BA 23 to correspond with the Westerinch Masterplan Masterplan framework. This has been addressed in Schedule 4N.	
61	Map 2	Mapping	The definition of the Broxburn CDA (in the Albyn area) is unclear. The annotation (shown by broken lines) is confusing.	Define the boundary of the Broxburn CDA without any unnecessary internal sub-divisions.	
62	Page 88 and page 276	Typographical	Proposal P-102 is referenced in the settlement statement (page 88) and in Appendix 6 - List of Proposals (page 276). The location is stated as "Linlithgow" however P-102 also relates to land in Broxburn.	Change the location of P-102 to "Linlithgow and Broxburn" on page 88 of the settlement statement. In Appendix 6 (in the Landward table) change the location of P-102 to "Linlithgow and Broxburn". In Appendix 6 (in the Broxburn table) create a new entry for P-102. Under lthe column headed Location enter "Linlithgow and Broxburn" and in the Proposal column enter "Access to/from and along the Union Canal"	
63	Map 3 and Appendix 1 and settlement	Mapping and Typographical	Site E-LV 42 is shown as employment allocation but is already developed.	Remove site E-LV 42 from Map 3 (and the label). The employment area boundary should however remain unchanged.	
64	Map 3	Mapping	Site H-PB 2 is erroneously shown on Map 3 as an allocated housing site.	Remove site H-PB 2 from Map 3 (and the label). The settlement boundary should however remain unchanged.	
65	Page 39, Figure 6	Typographical	Figure 6 references 'Armadale CDA' in the row entitled 'Local Town Centres and Local Neighbourhood Centres'. However the this reference should be amended with 'tbc' in brackets as the location is still to be confirmed.	Change 'Armadale CDA, Blackburn, East Calder ...' ' to 'Armadale CDA (tbc), Blackburn, East Calder..'	
66	Map 4 and Appendix 2 (page 137) and	Mapping and Typographical	In Appendix 2 and settlement statements (page 81) site H-BA 3 and H-BA 4 are shown as separate allocations. They should however form a single allocation.	Merge H-BA 3 and H-BA 4 together and reference as "Standhill" with reference H-BA 3. Change capacity figure to 197 units and site area 17.2ha. Change details in Settlement statement, Appendix 2 and Map 4.	

67	Page 7, Paragraph 3.2	Typographical	Paragraph 3.1 erroneously references “Planning (Scotland) Act 1997".	Replace this with the full title “The Town and Country Planning (Scotland) Act 1997”.
68	Appendix 2 (page 253) and settlement	Typographical	Site H-WB 17 is described in Appendix 2 and in the settlement statemen (page 97) as lying WEST of Niddry Castle when it is in fact NORTH.	Change site name to 'Site north of Niddry Castle' in Appendix 2 and settlement statement

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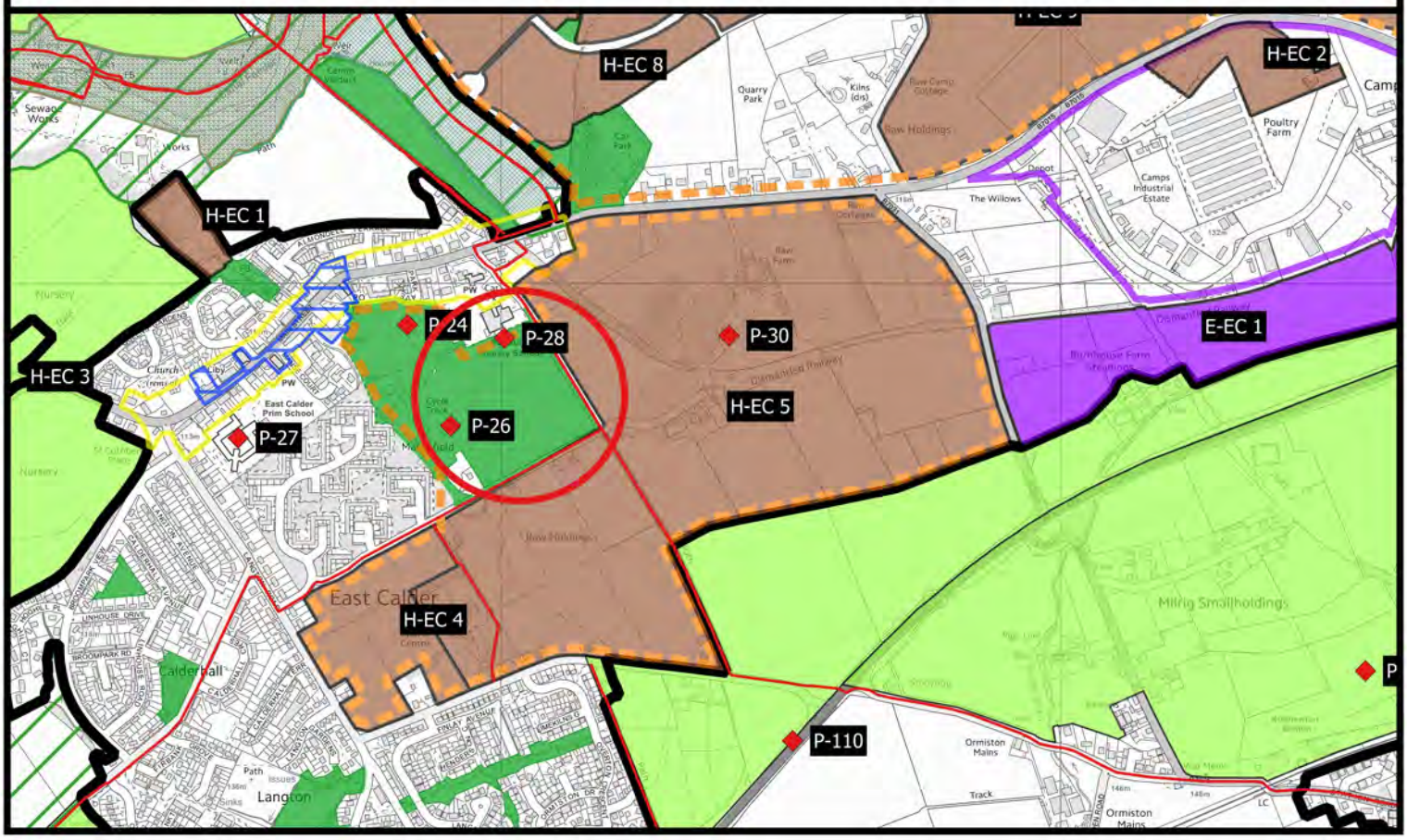

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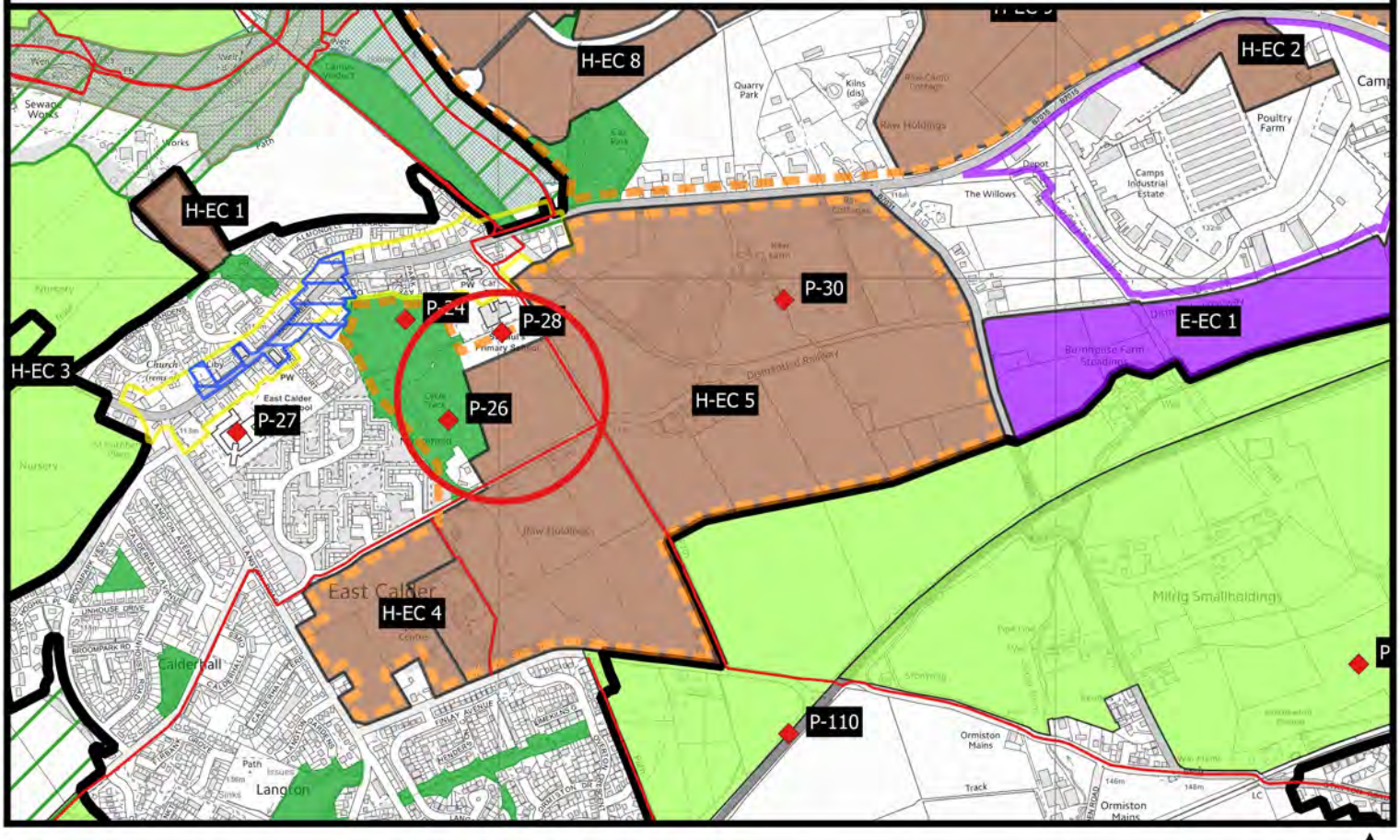

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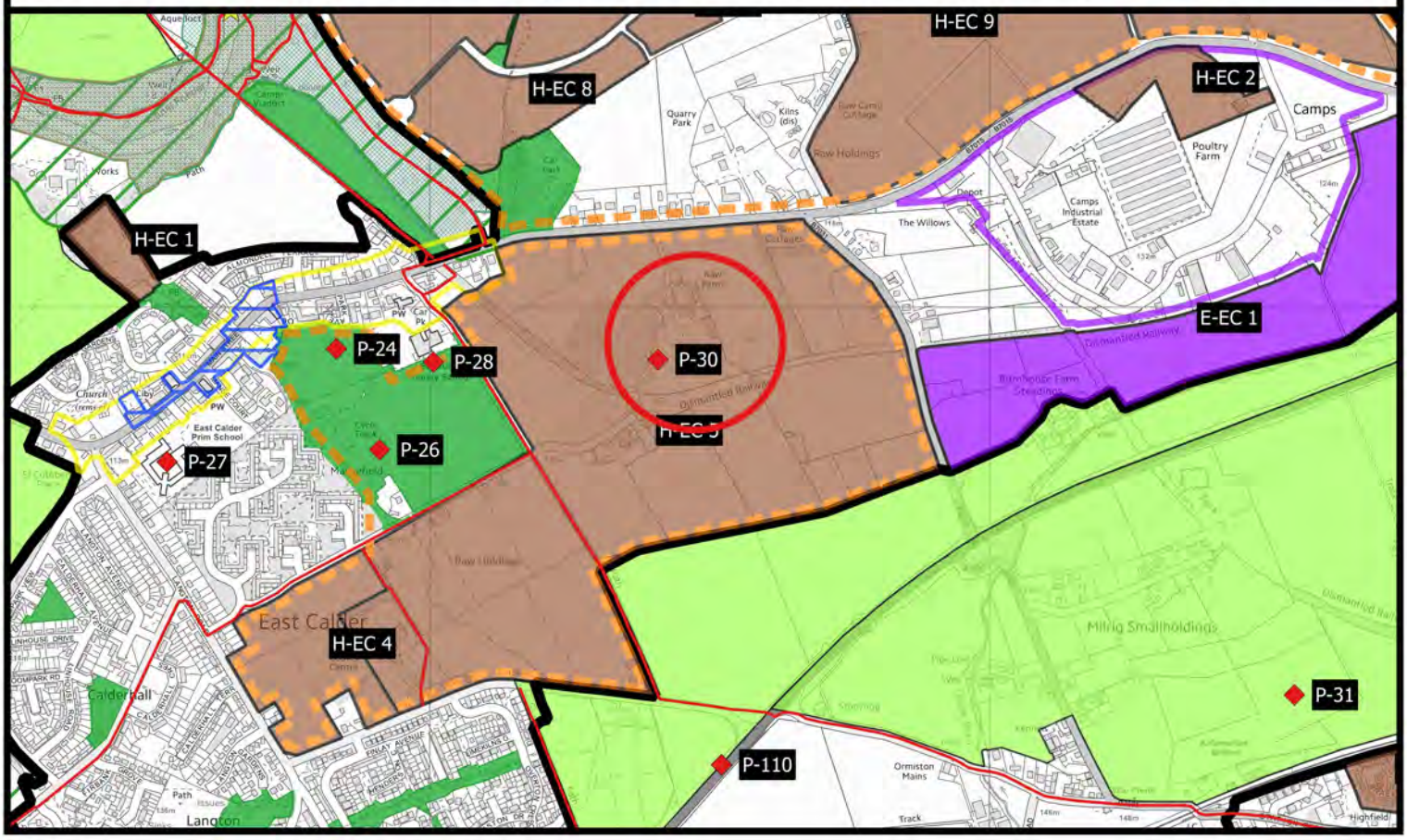

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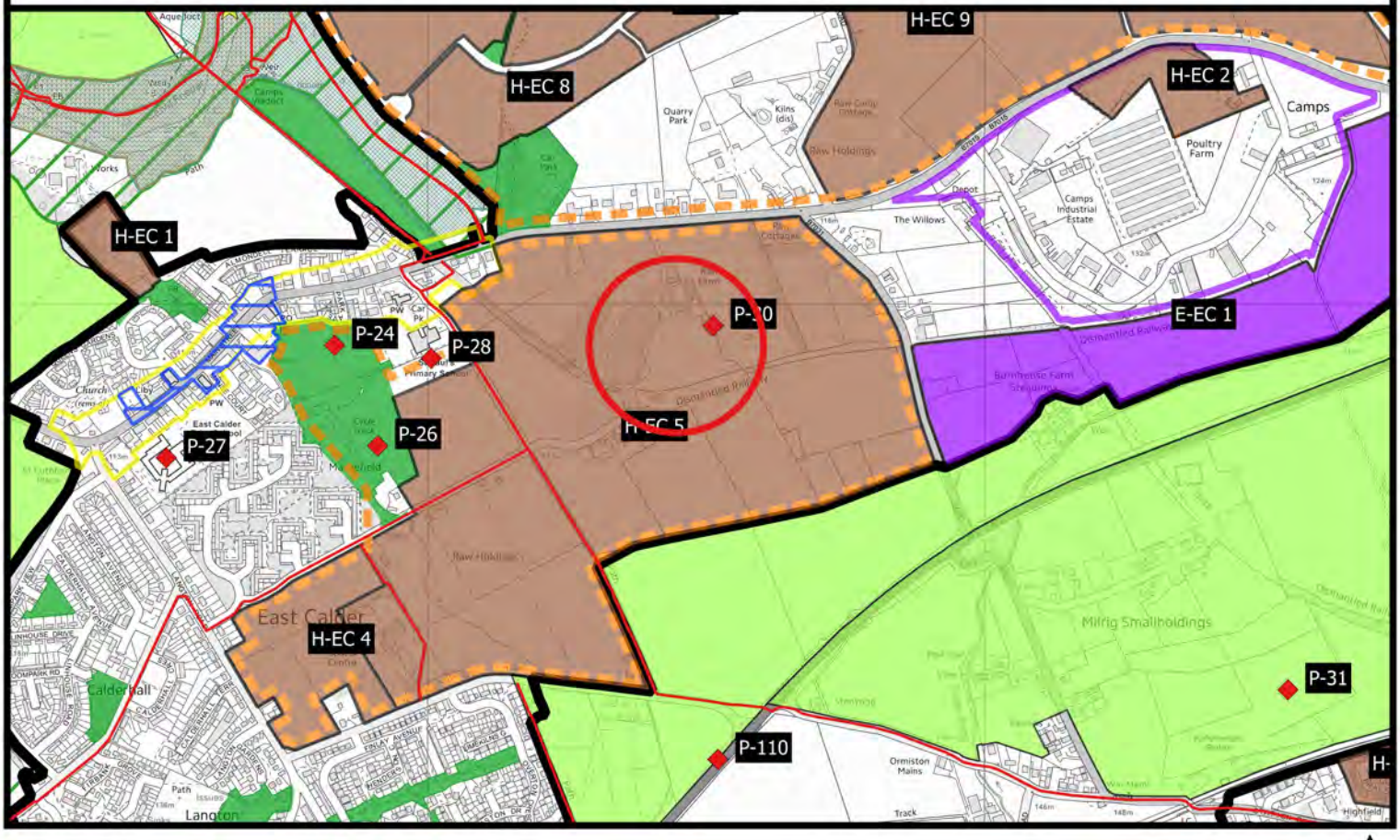

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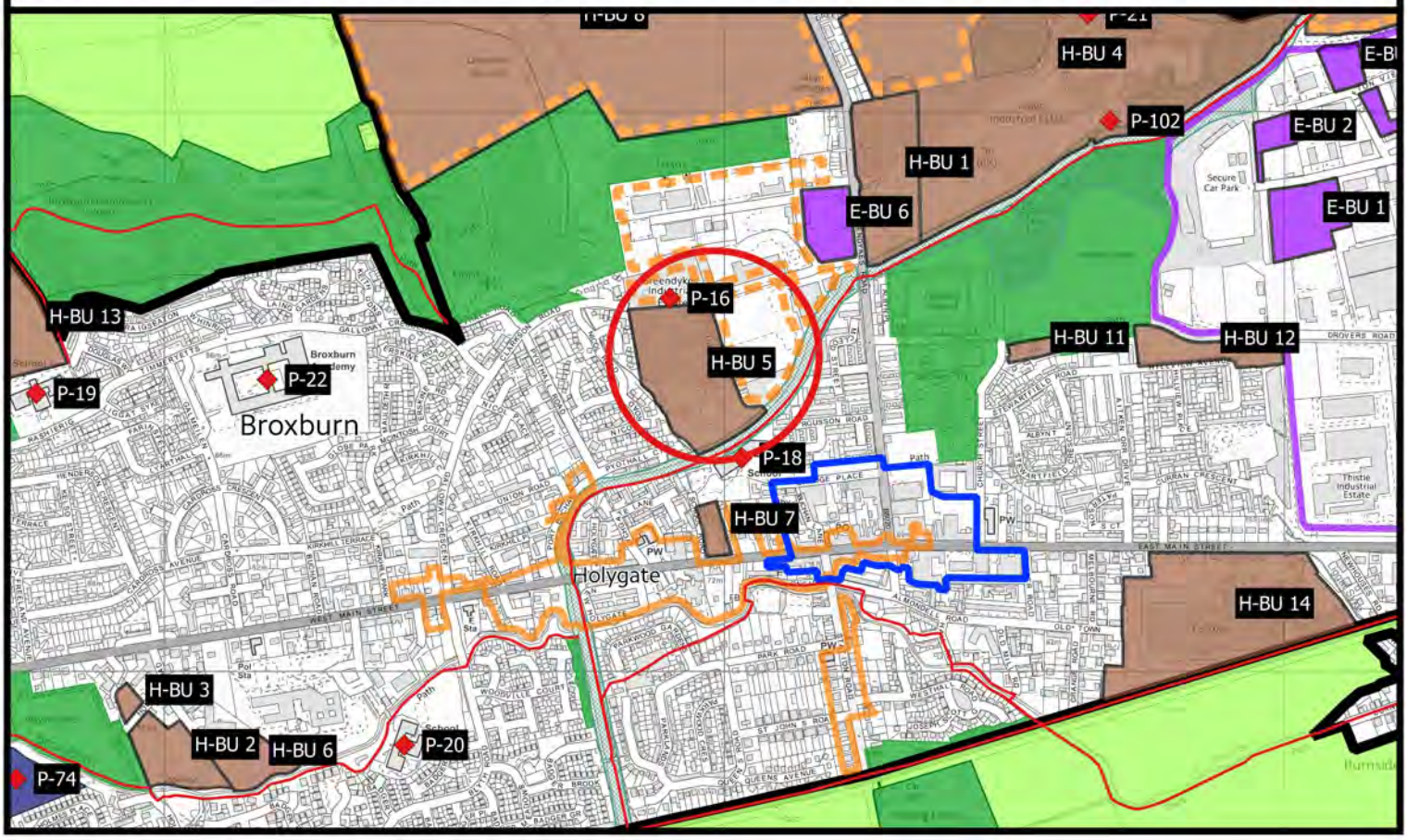

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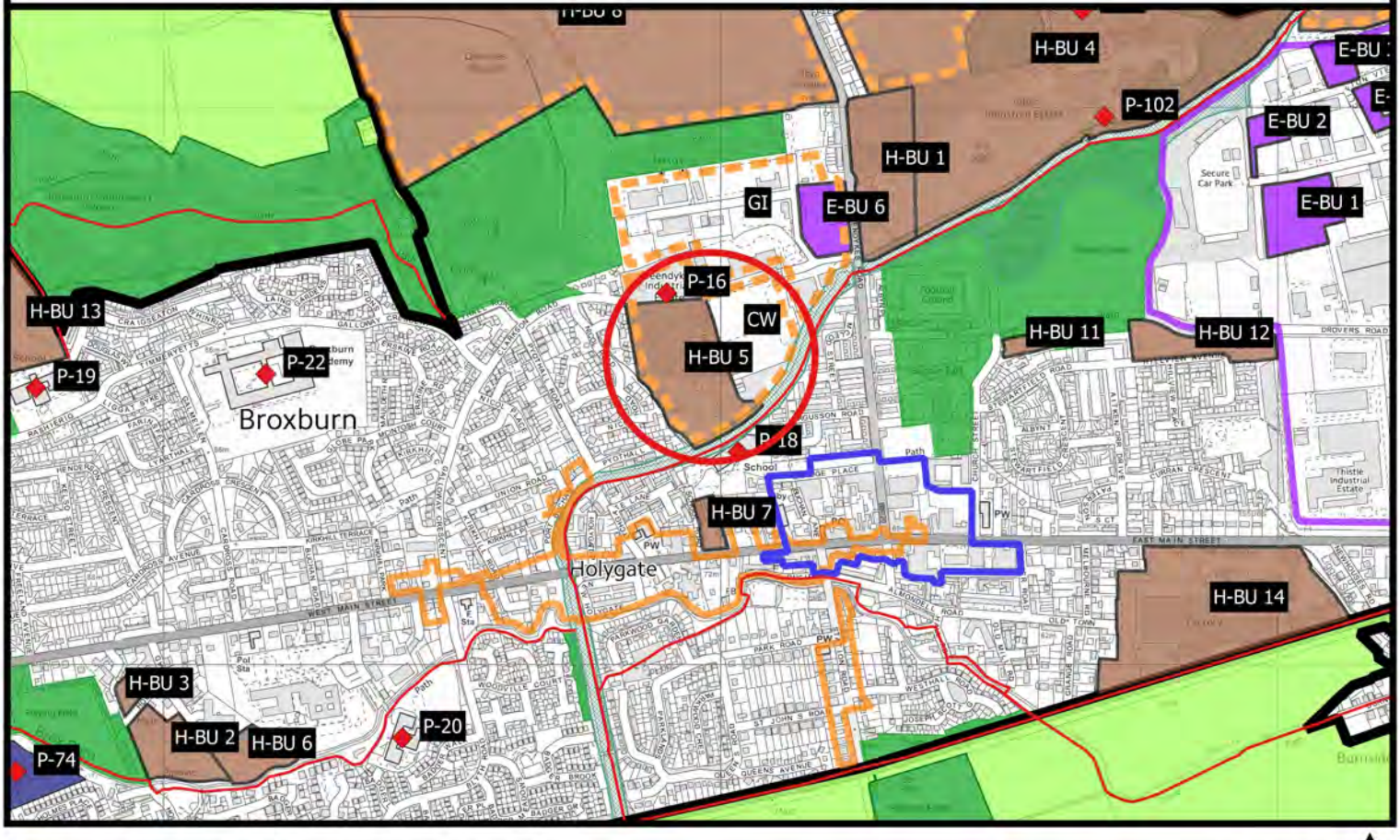

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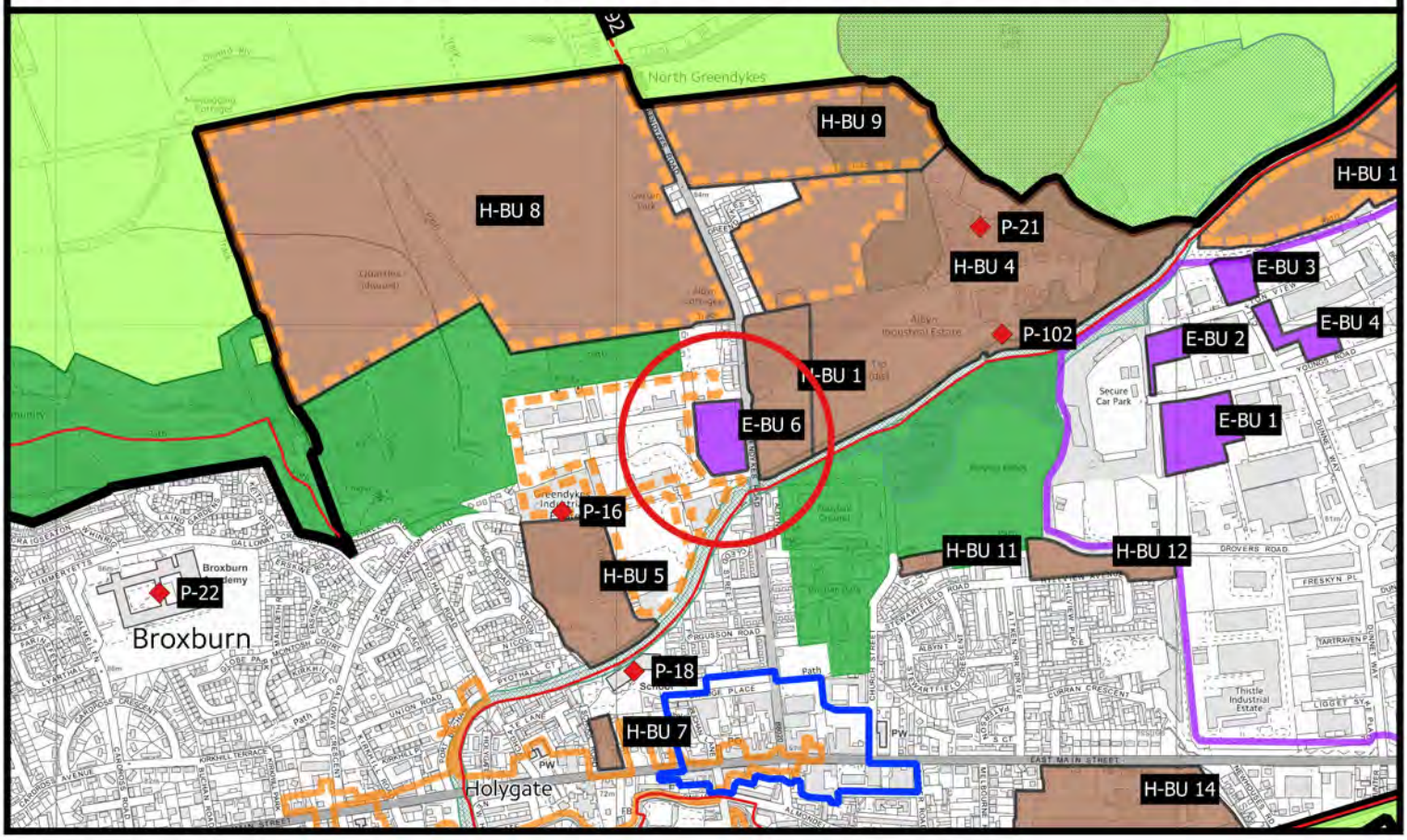

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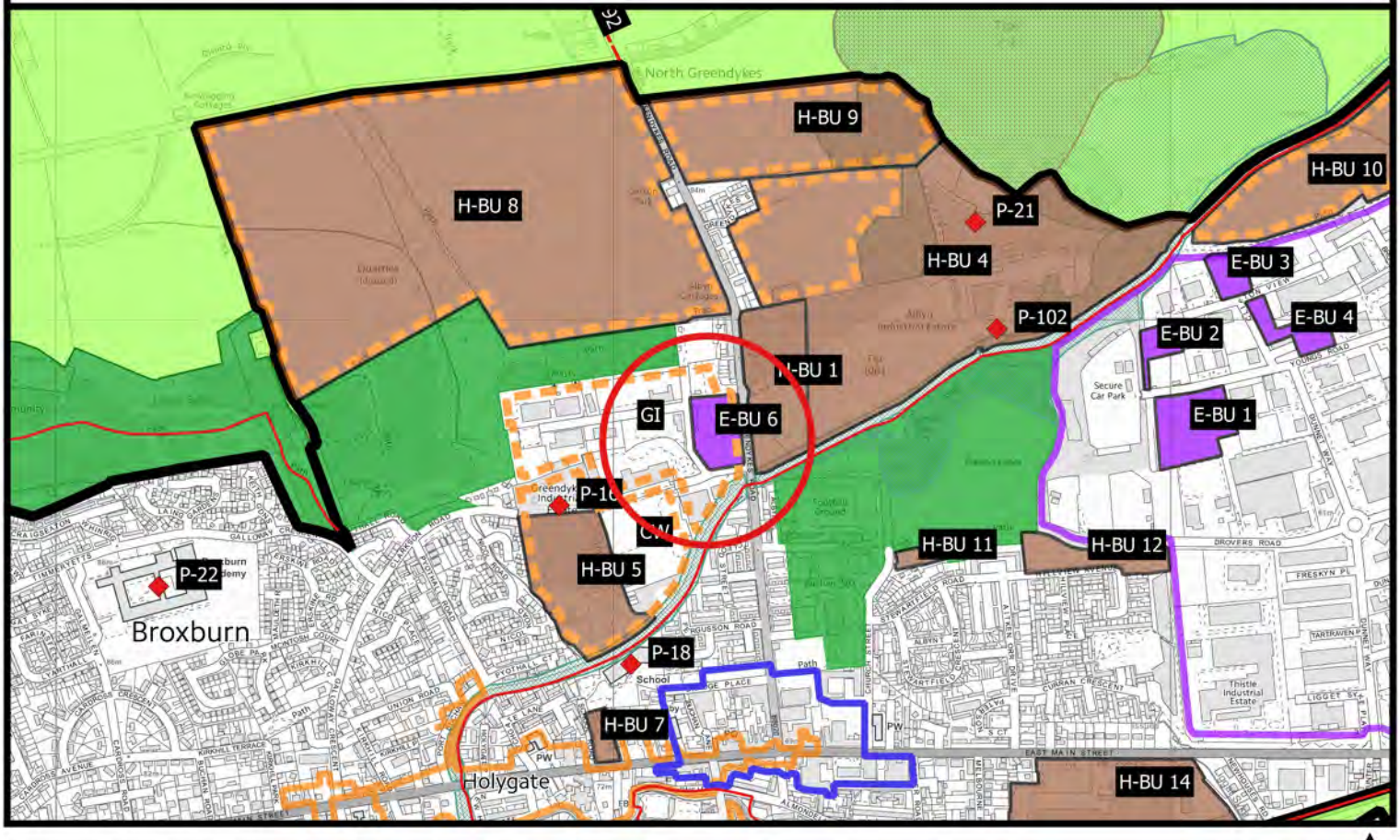

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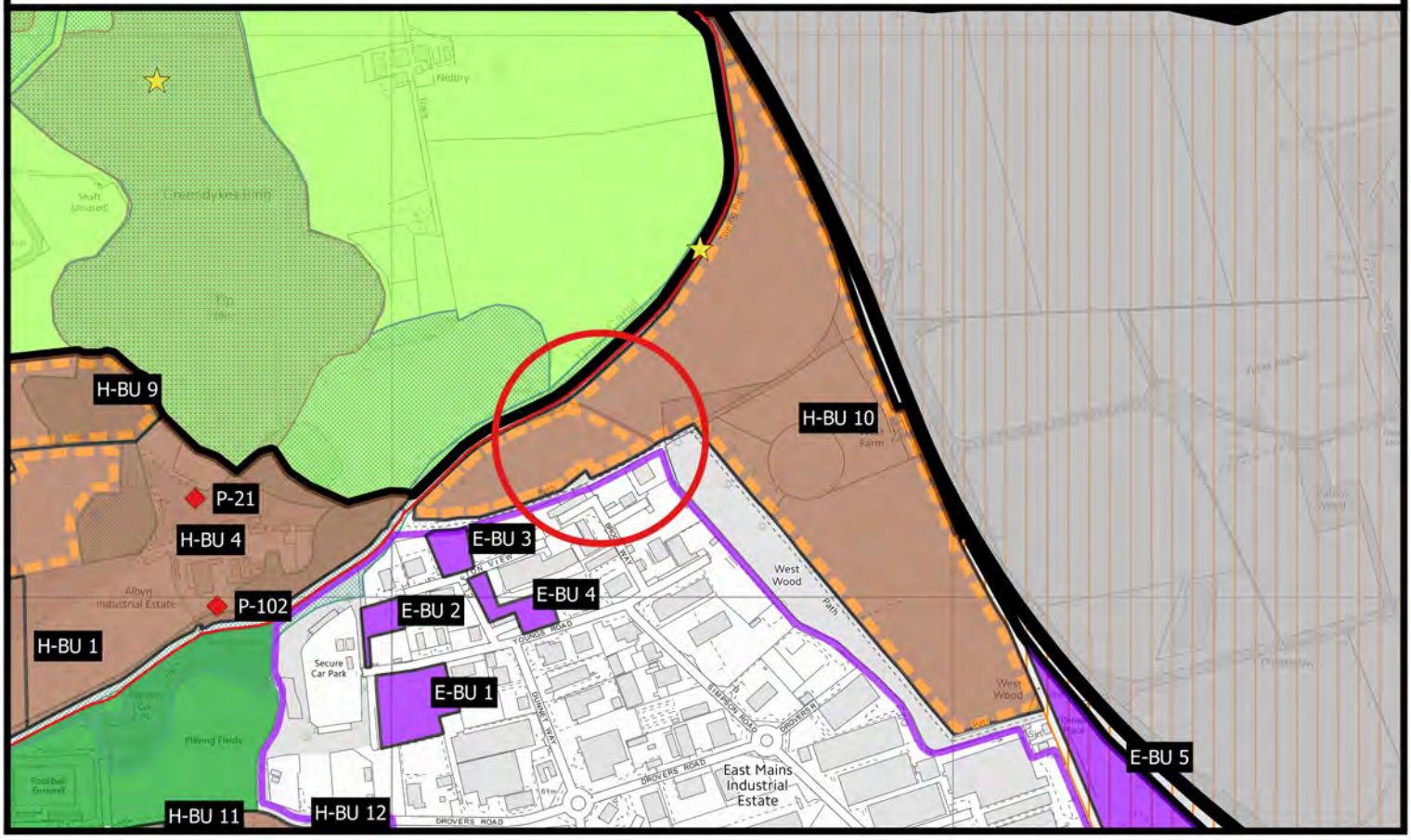

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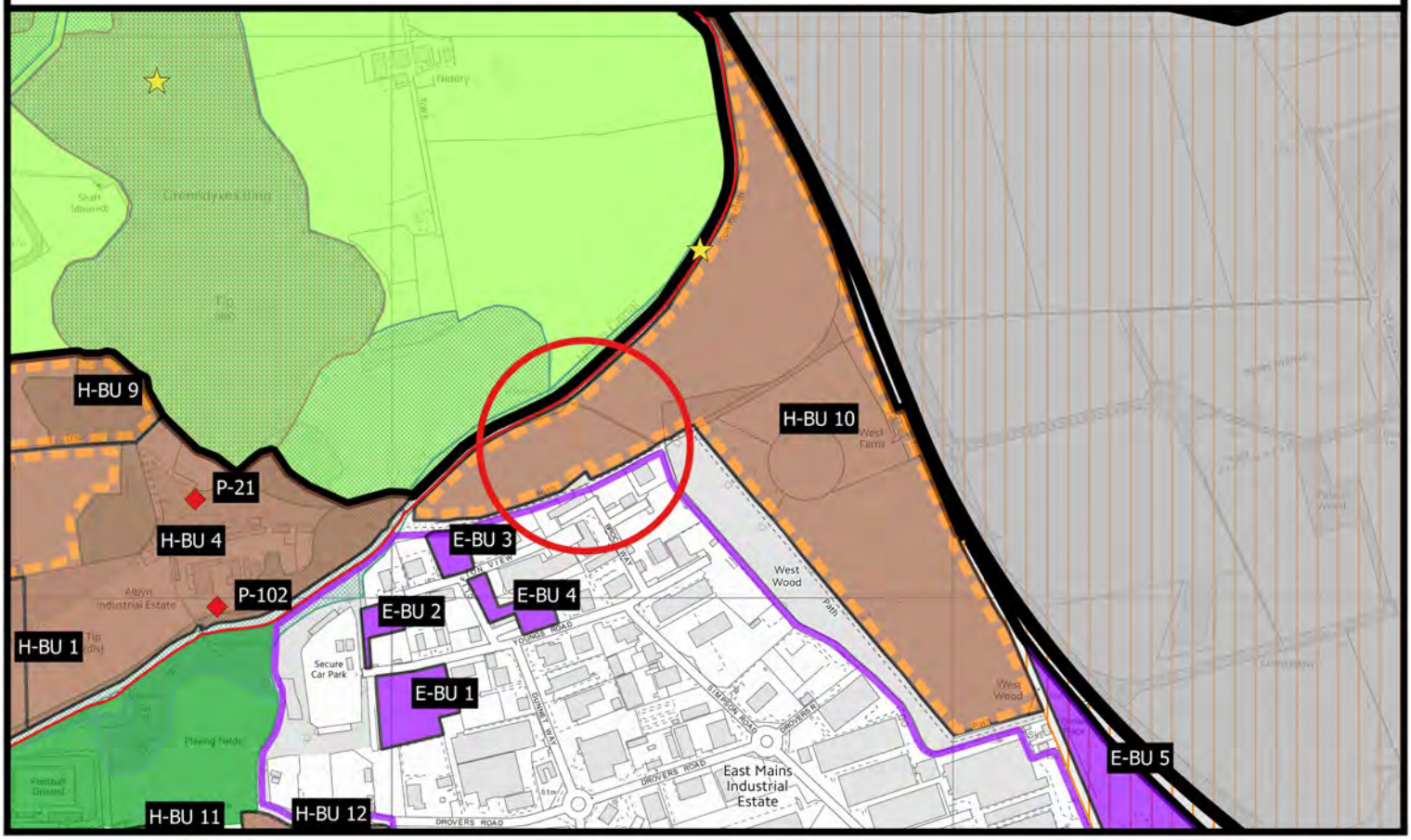

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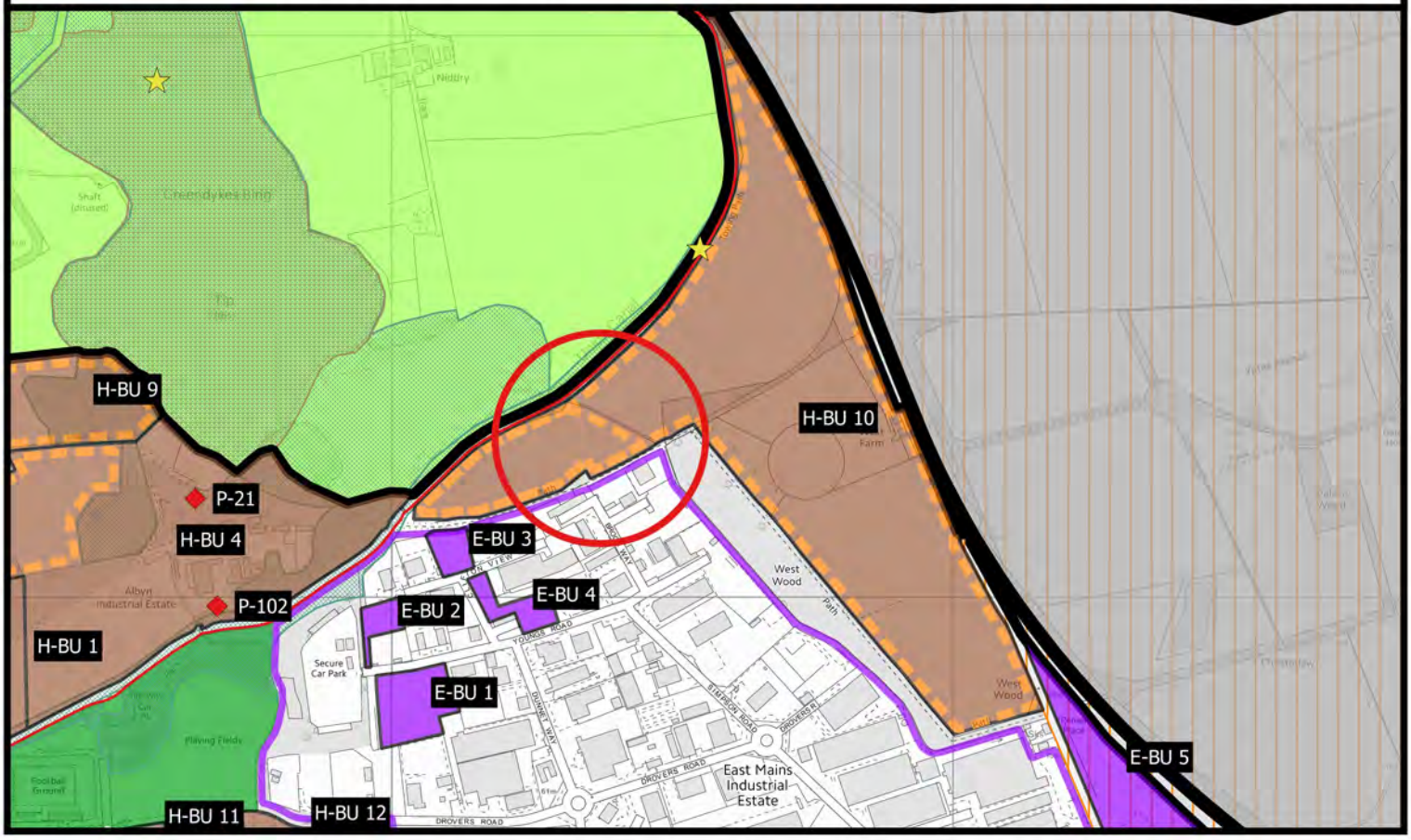

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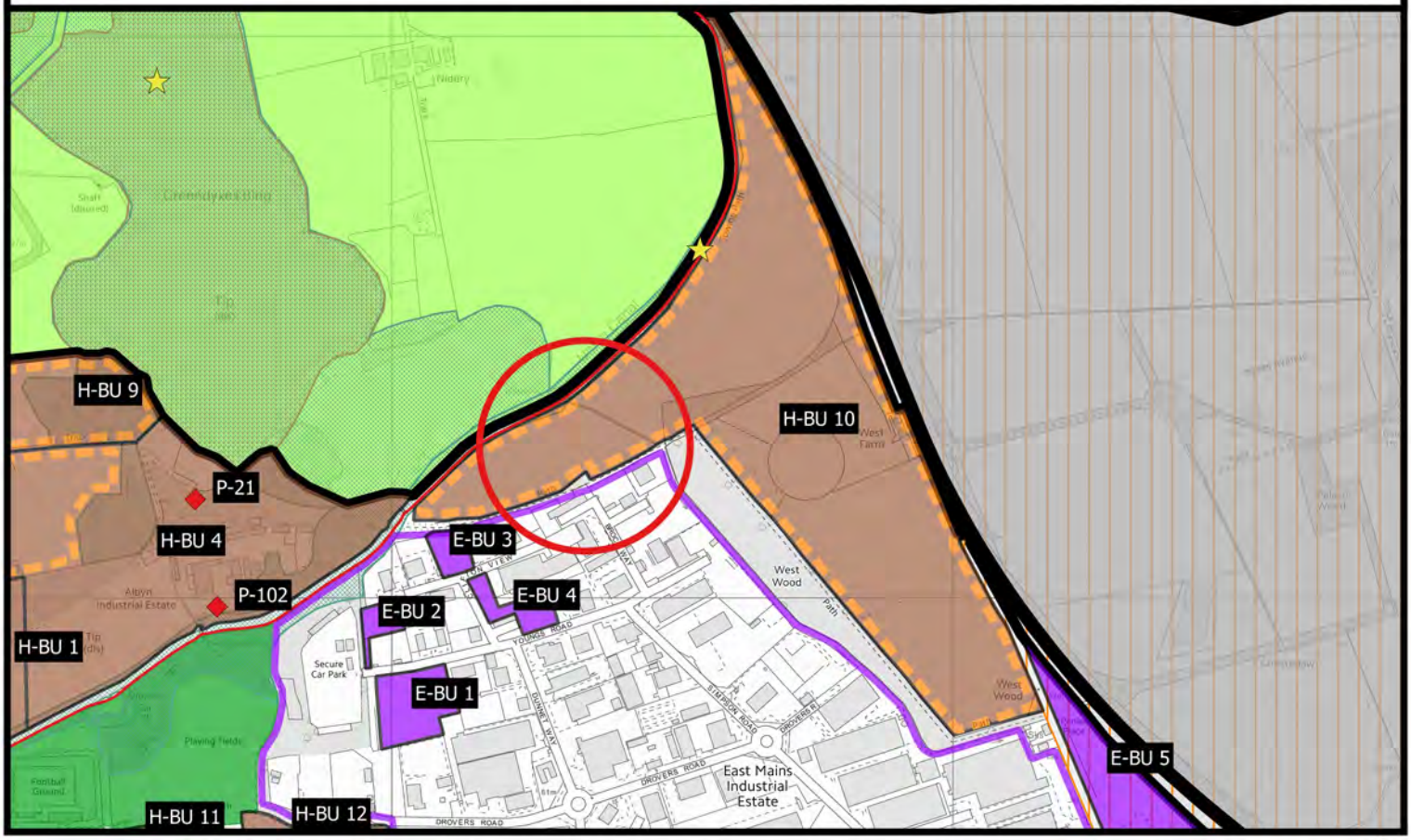

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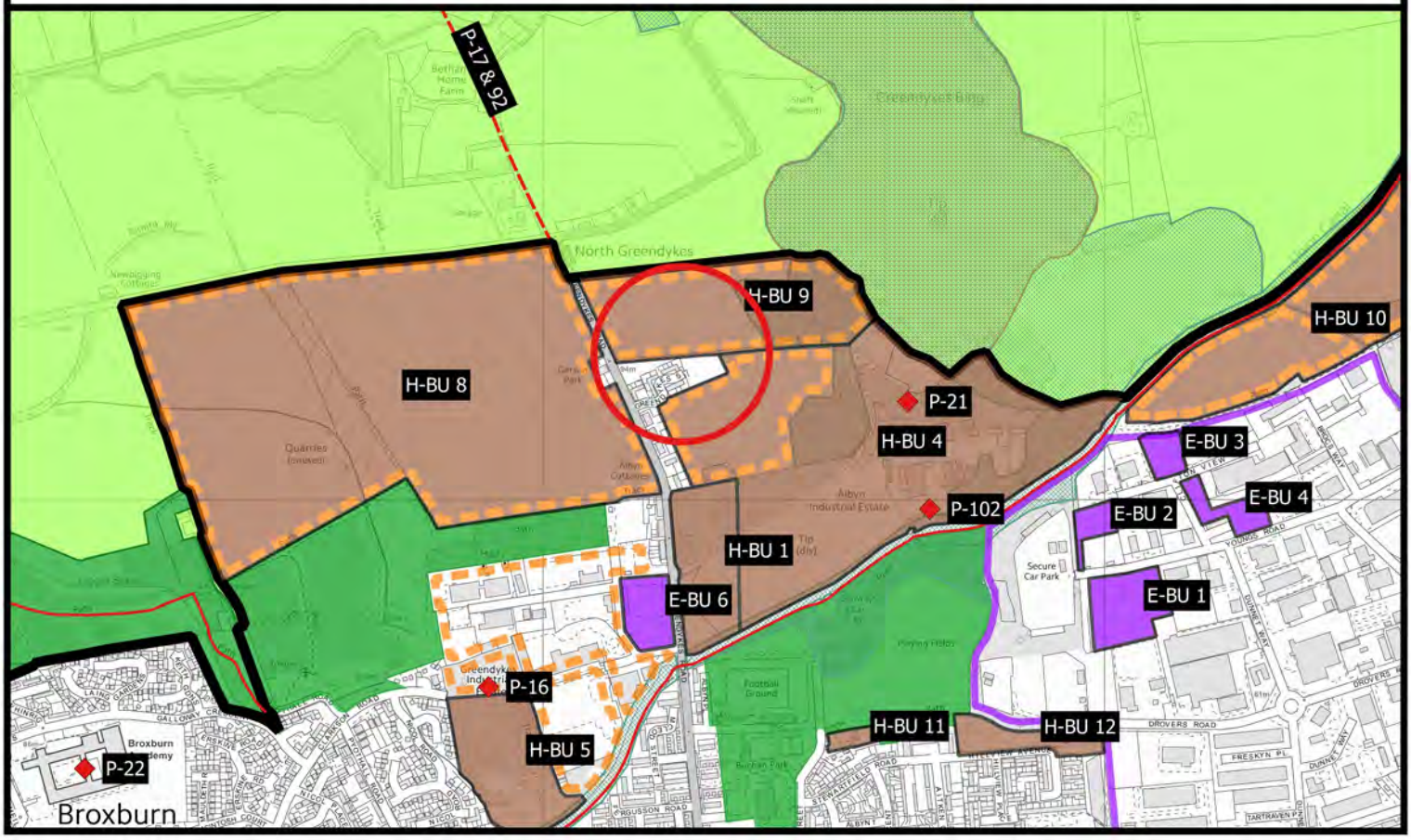

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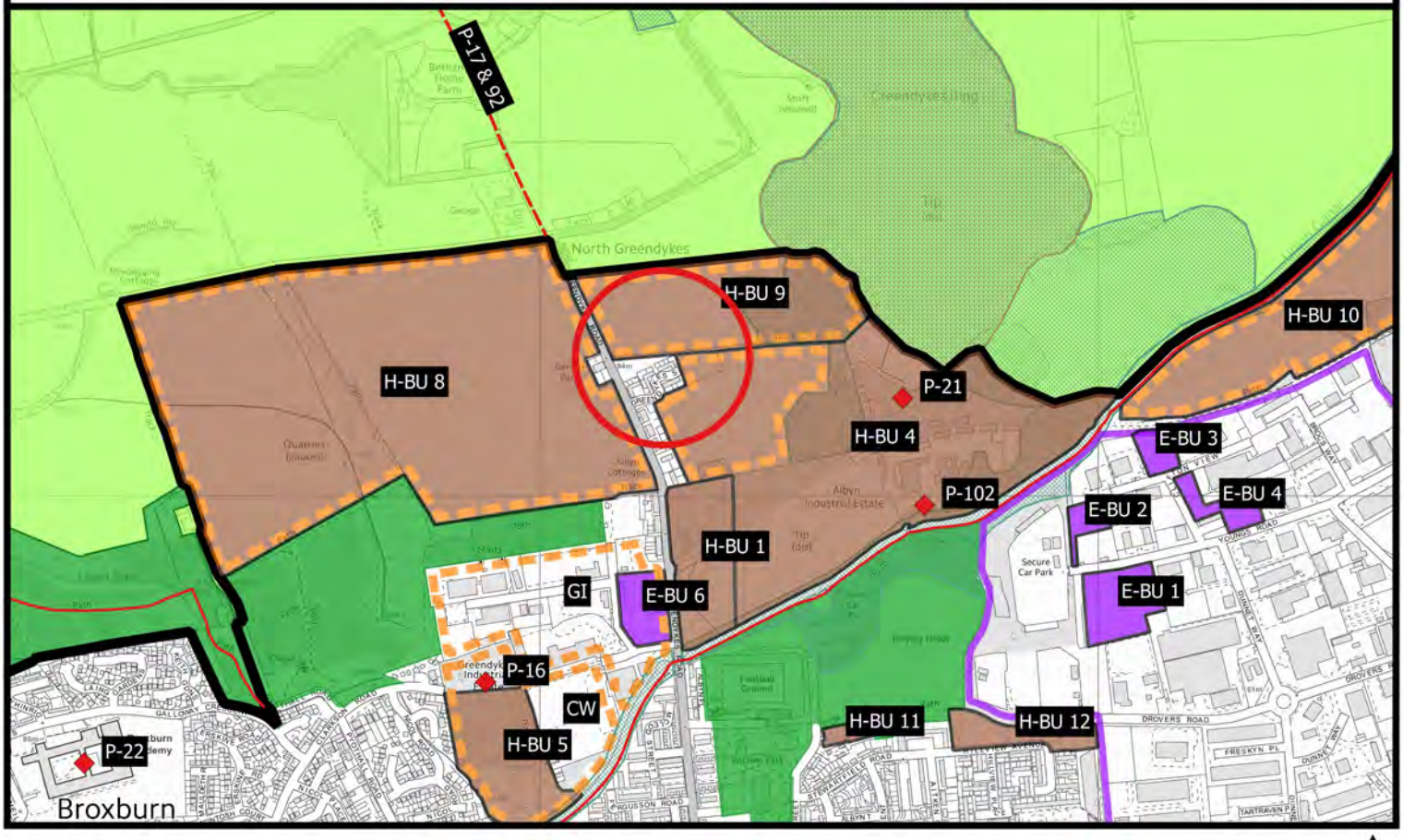

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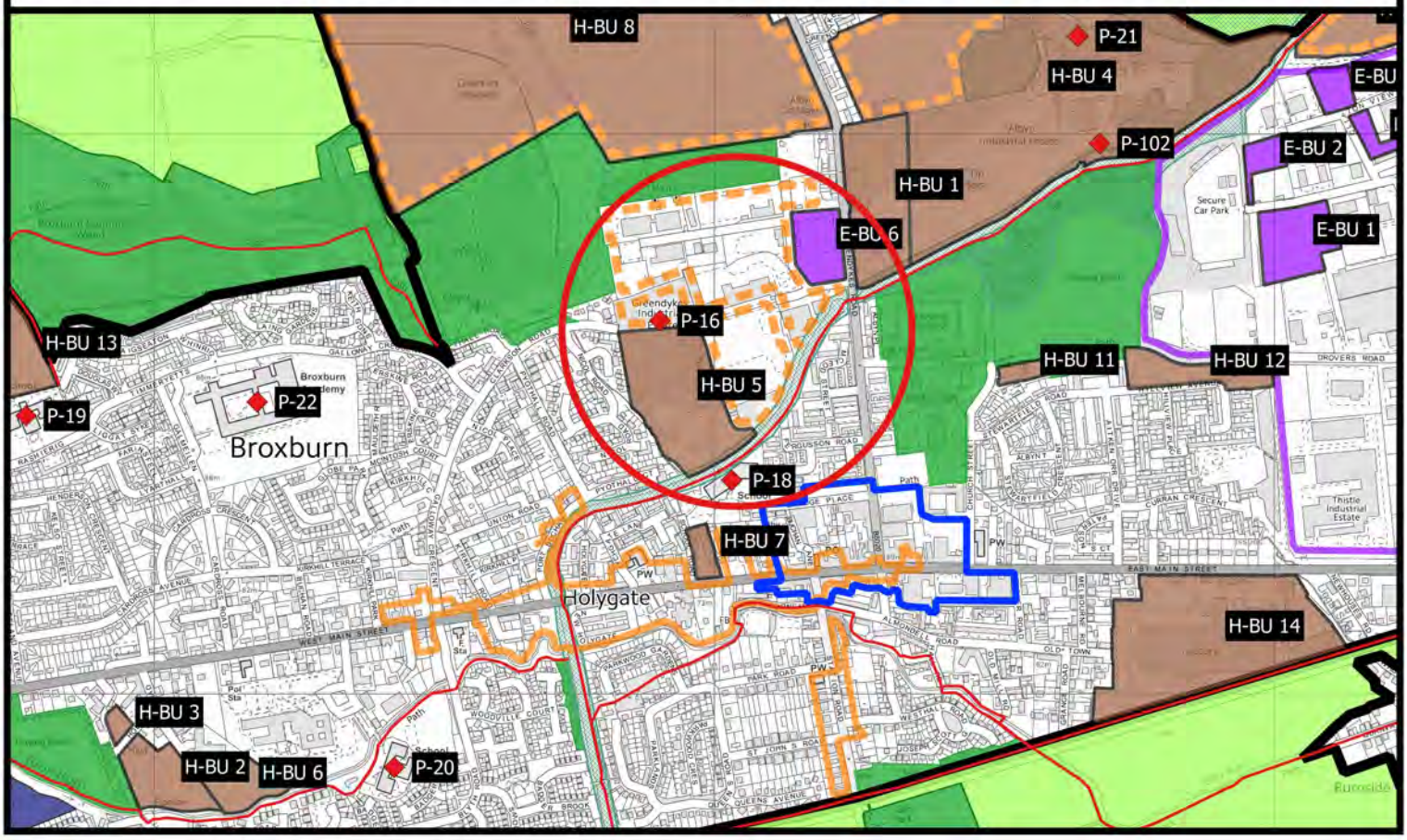

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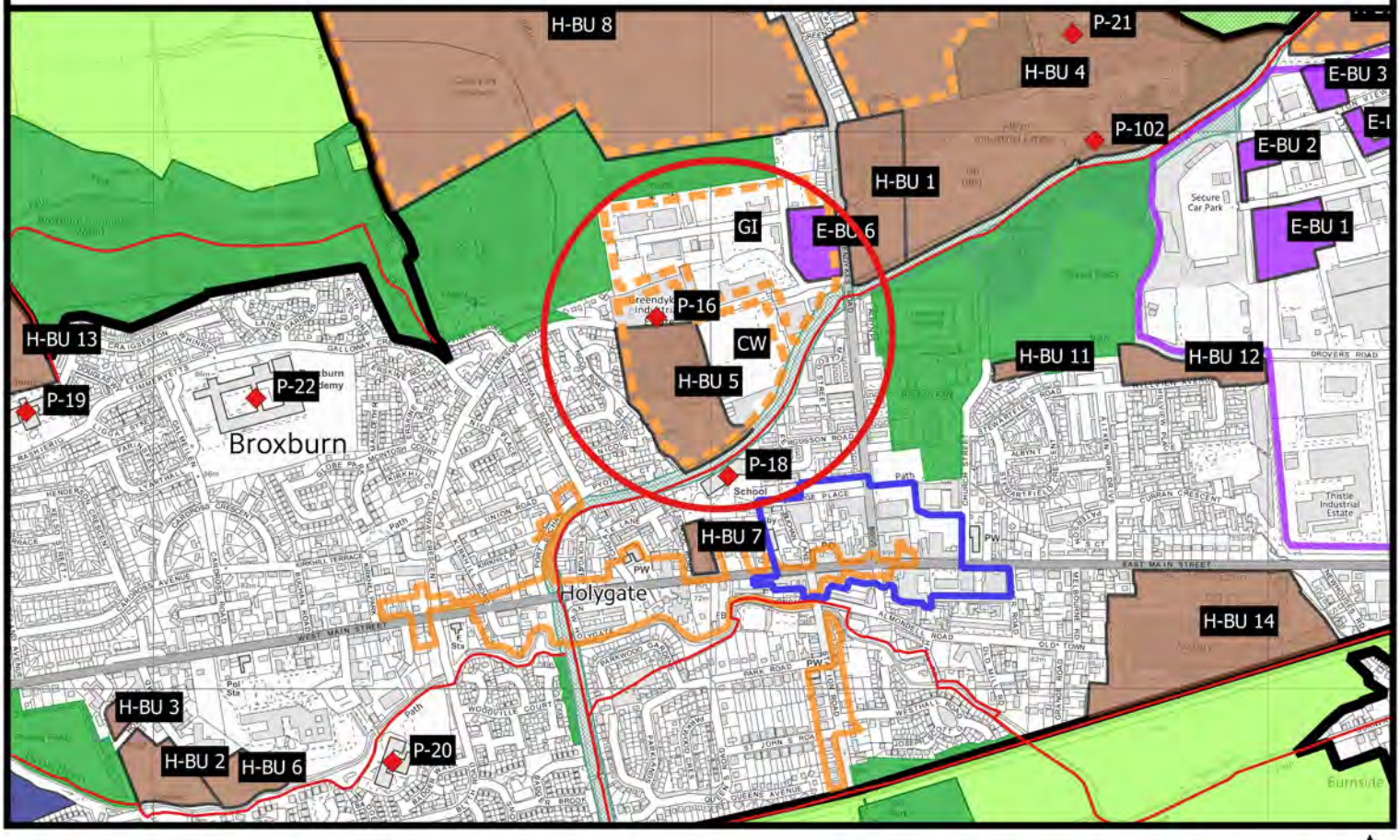

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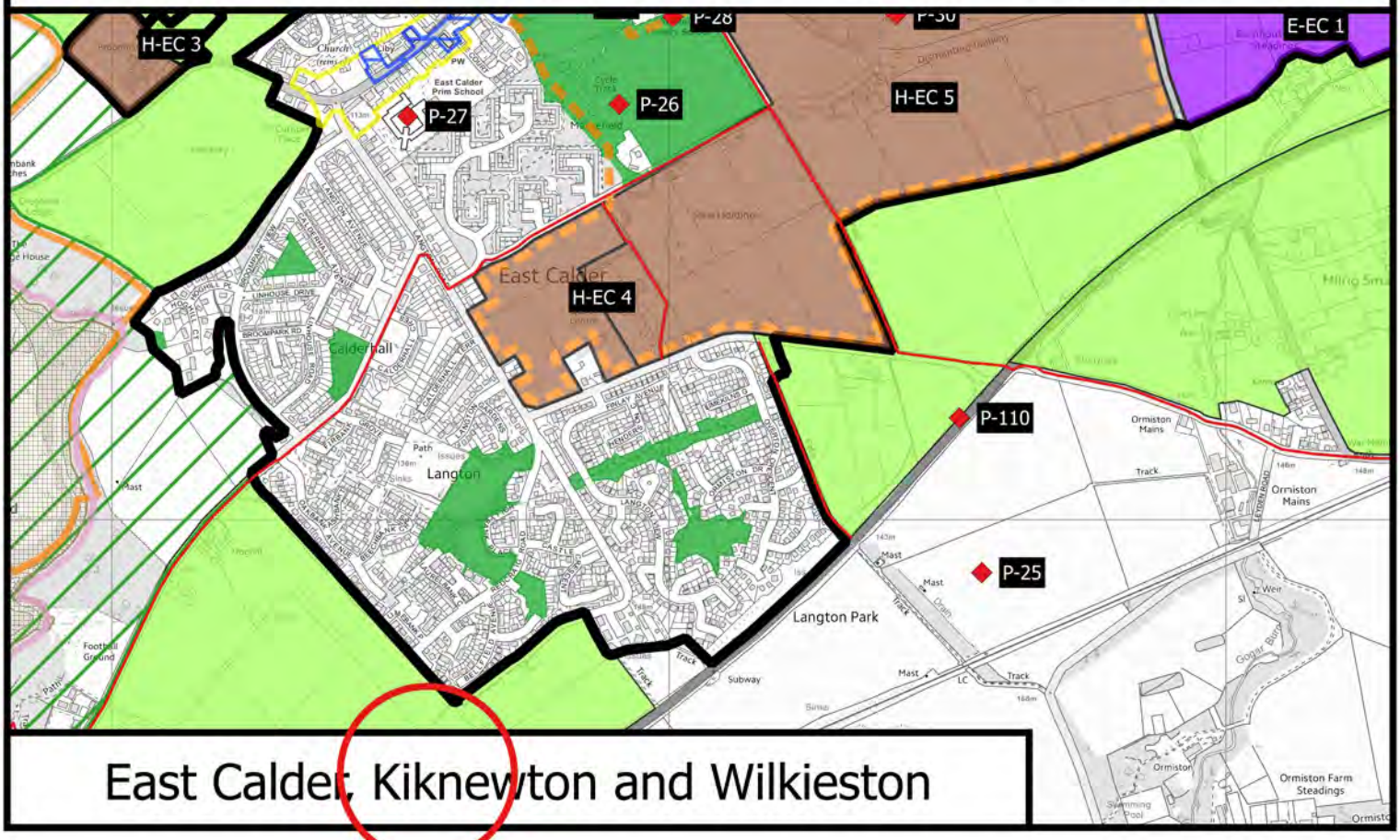

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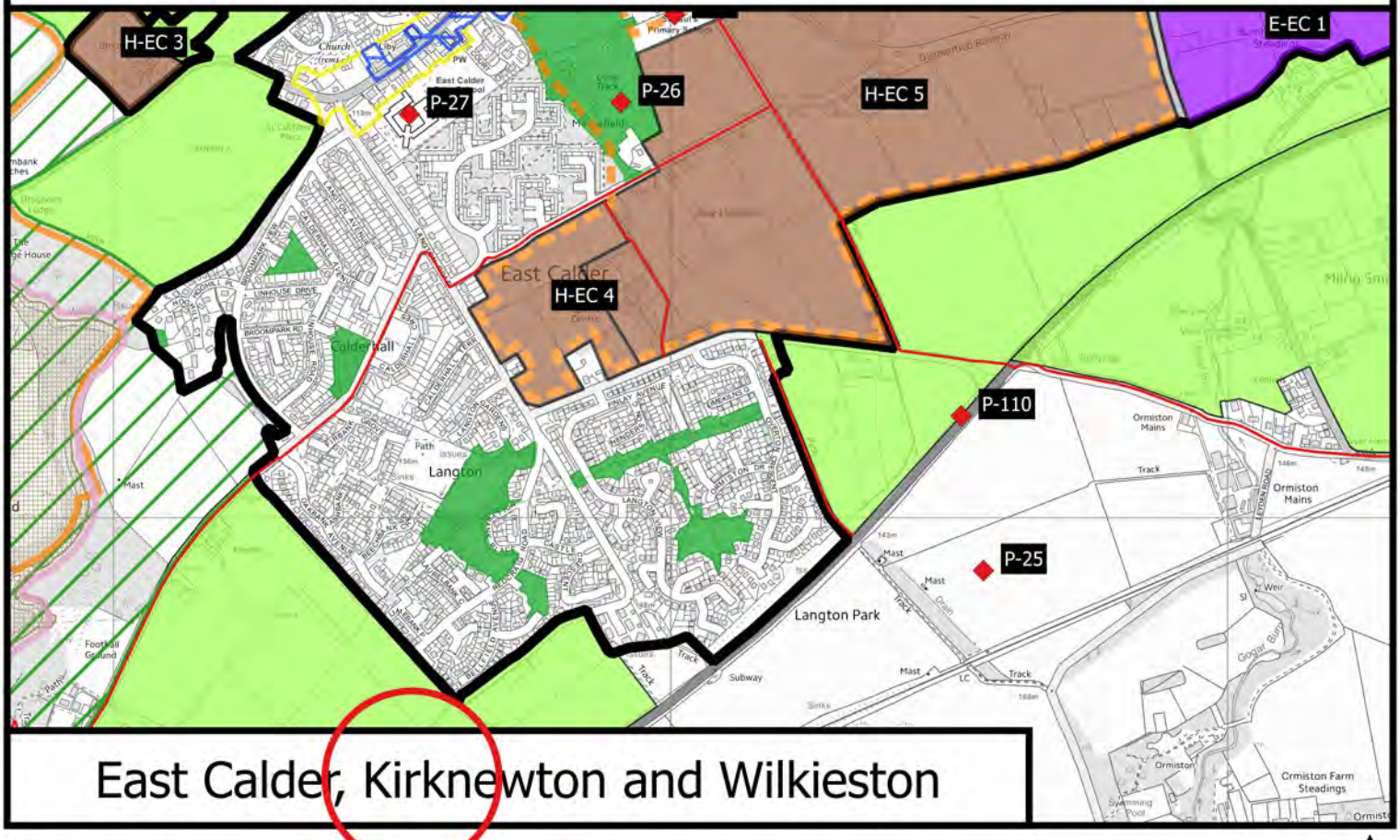

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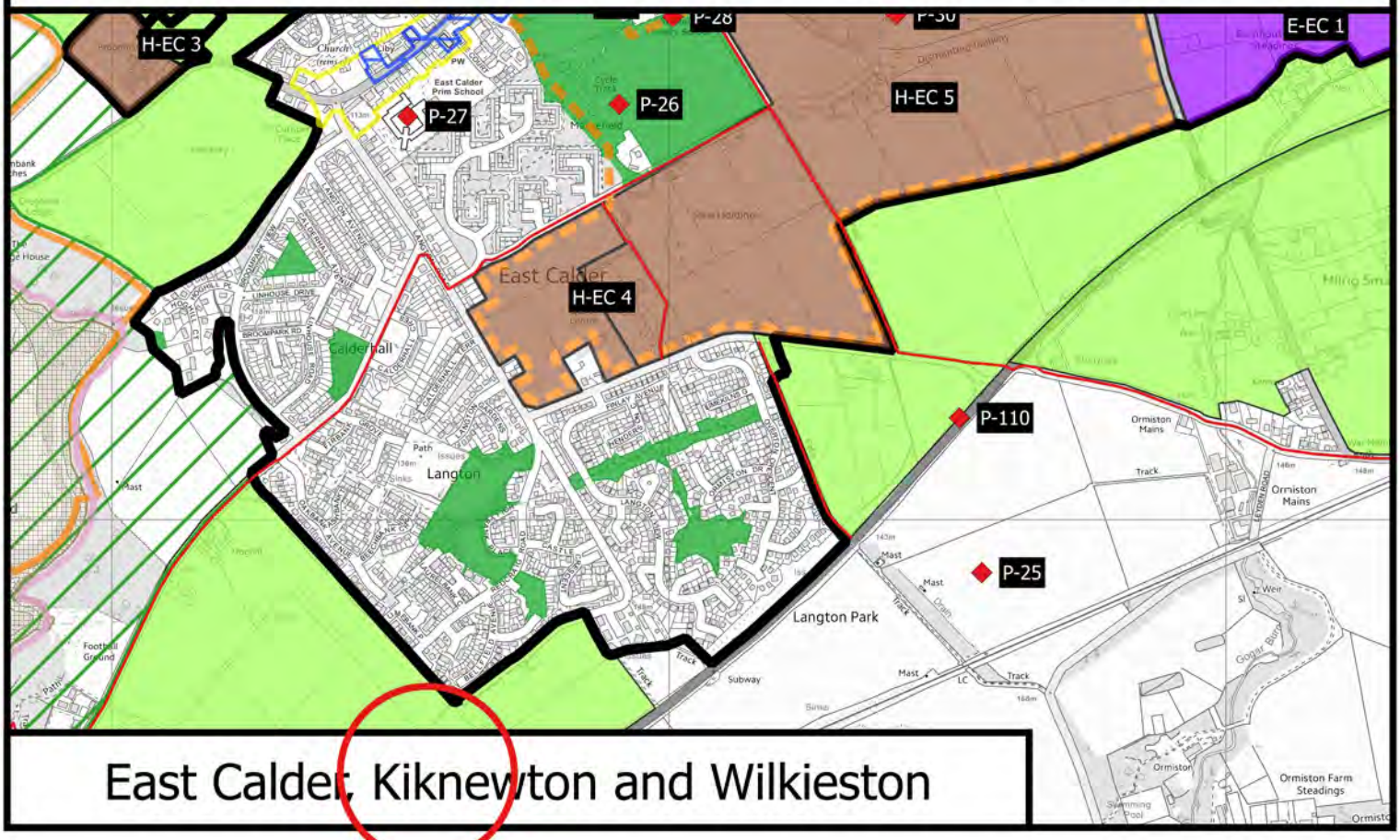

East Calder, Kiknewton and Wilkieston

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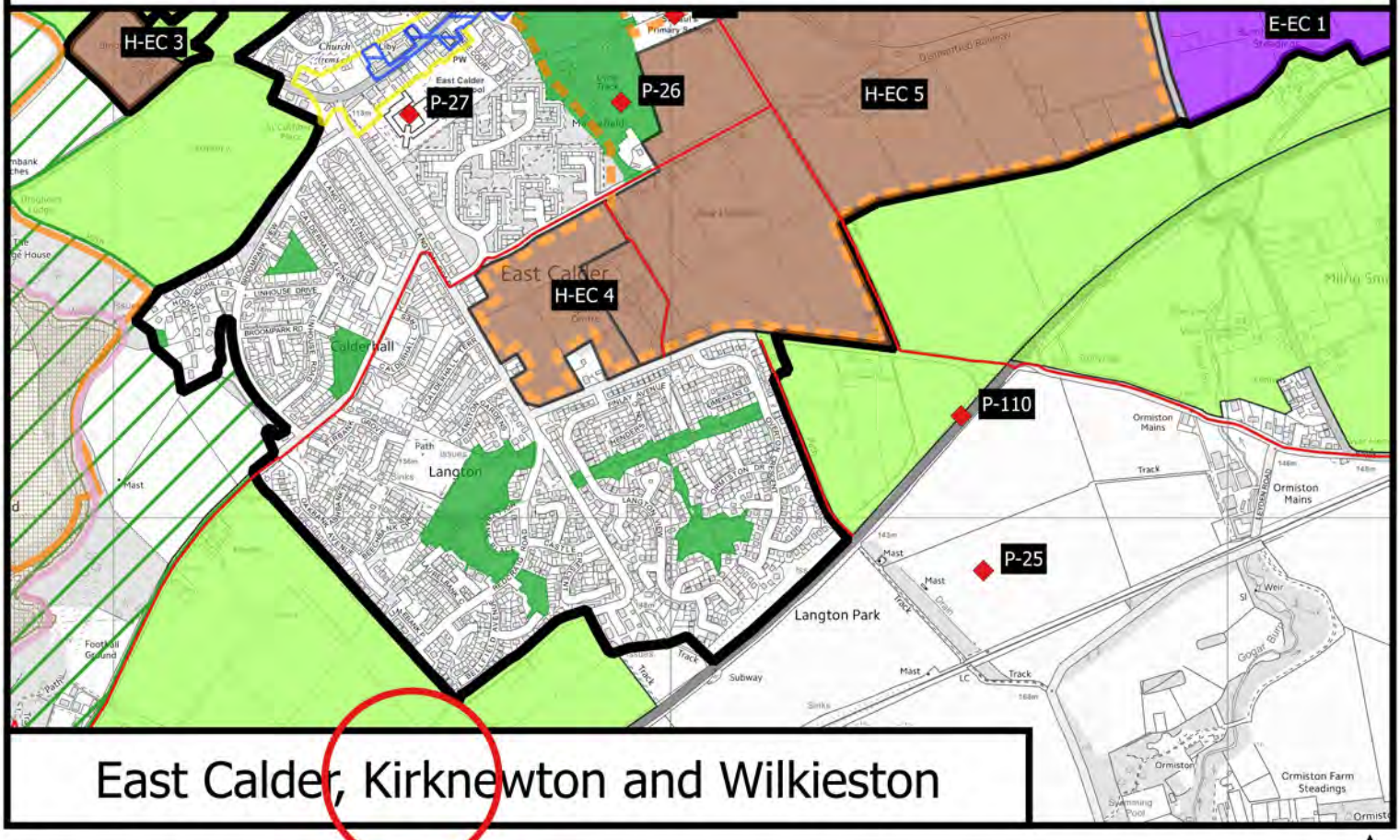

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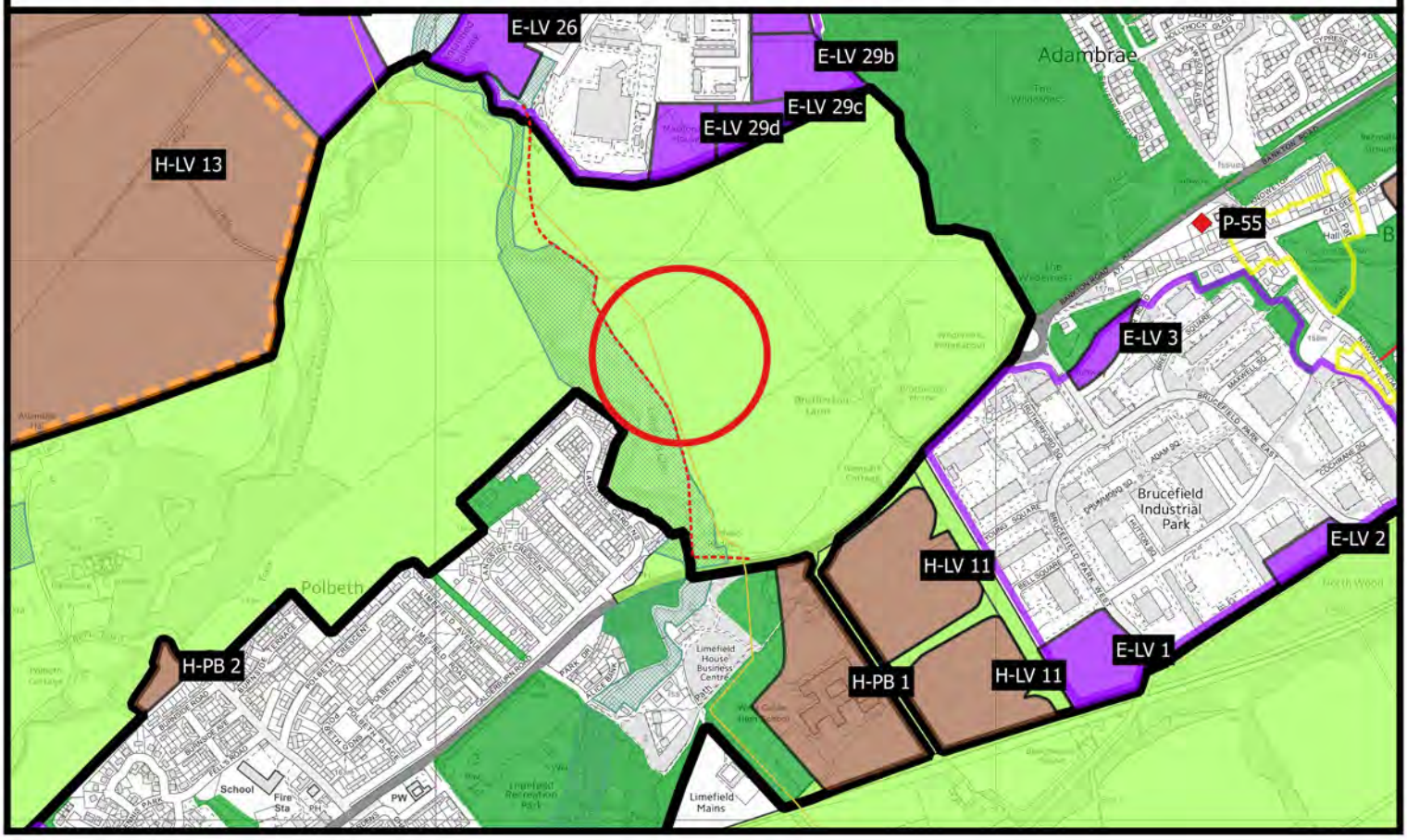

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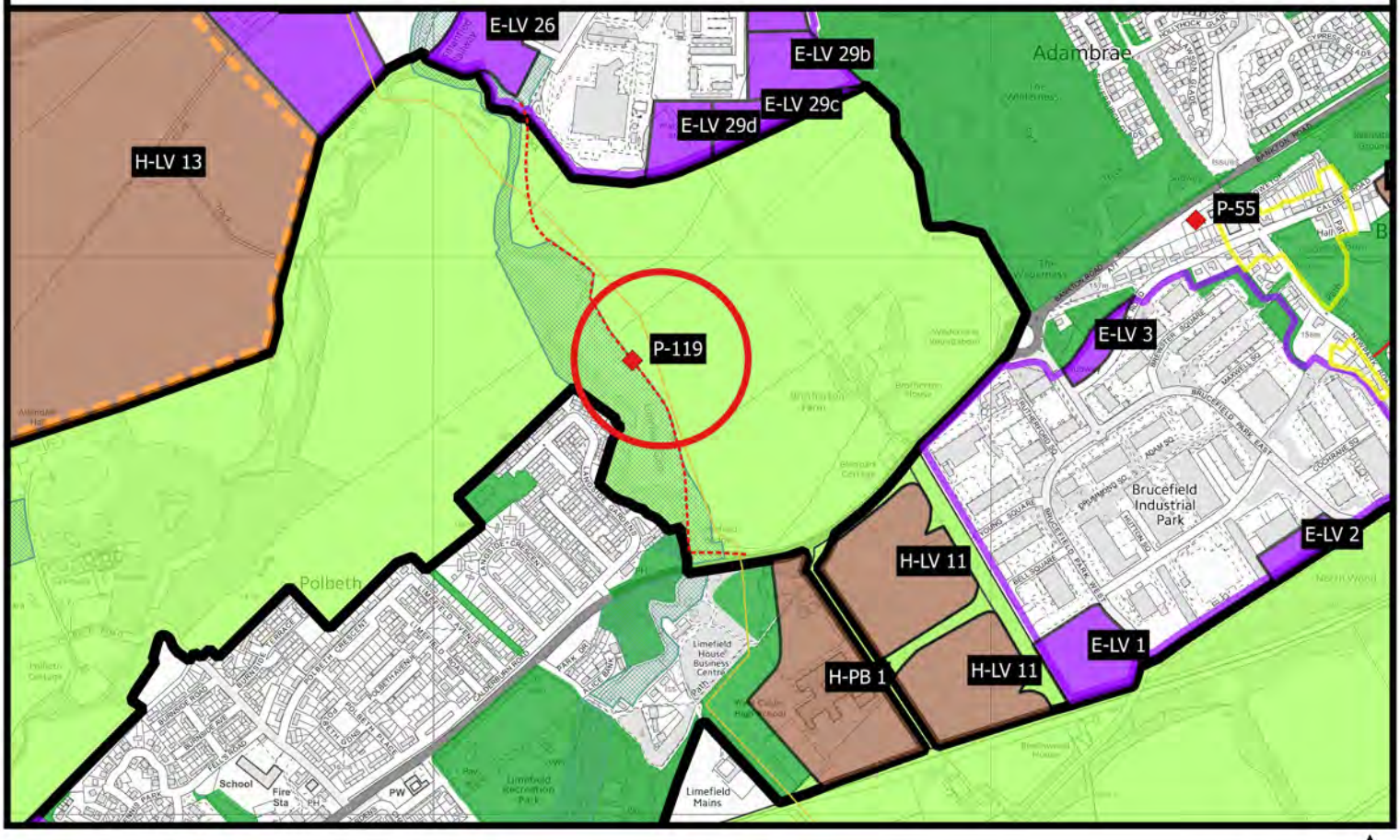

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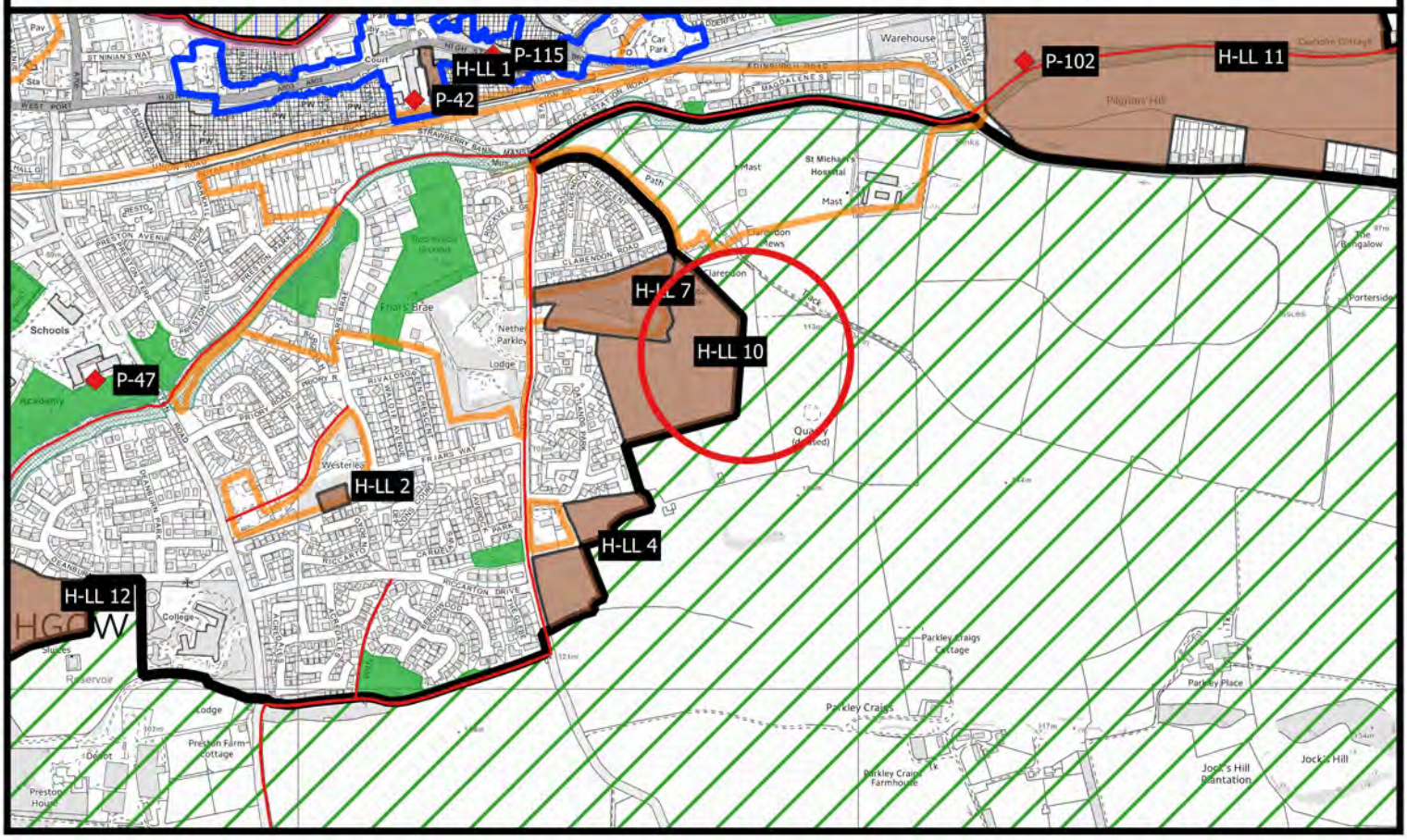

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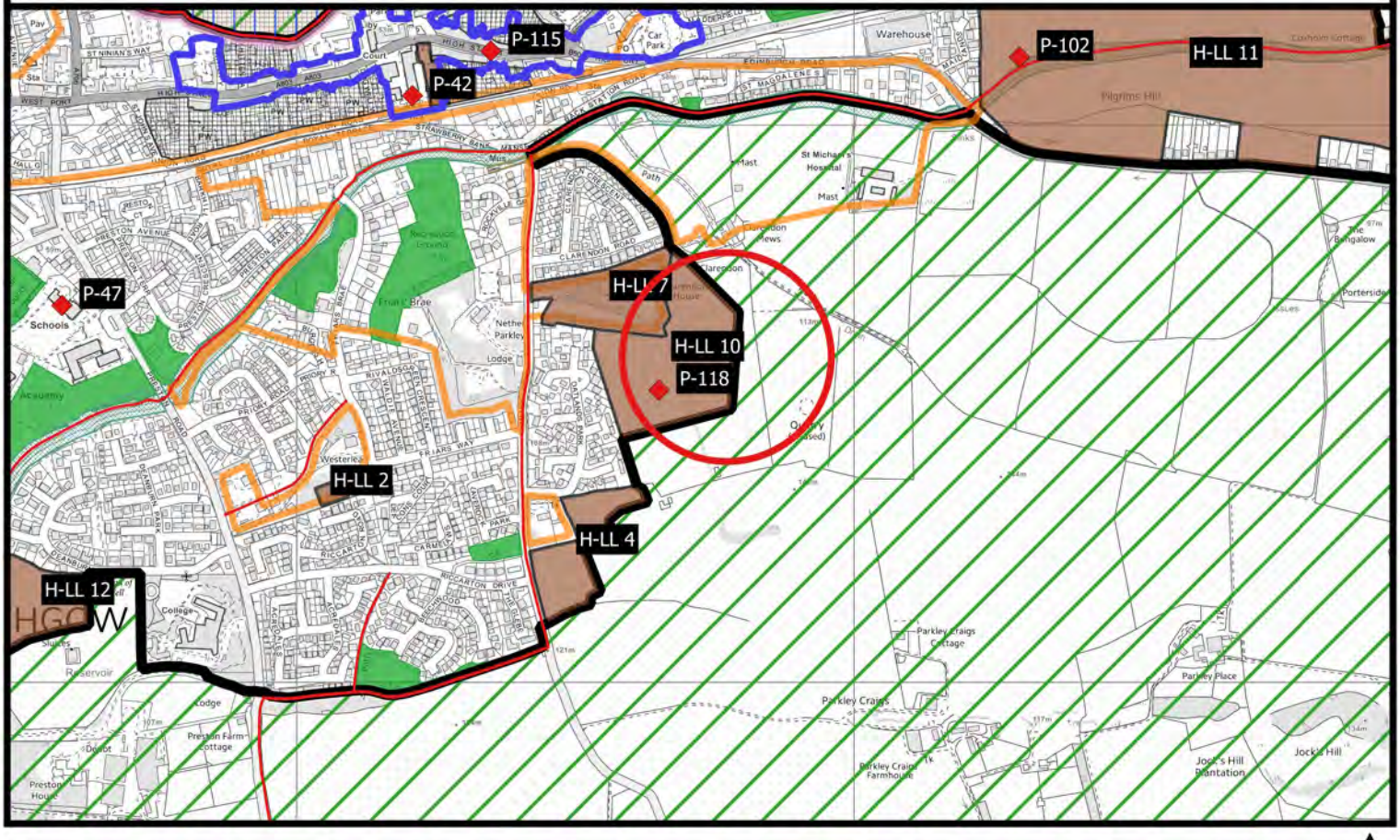

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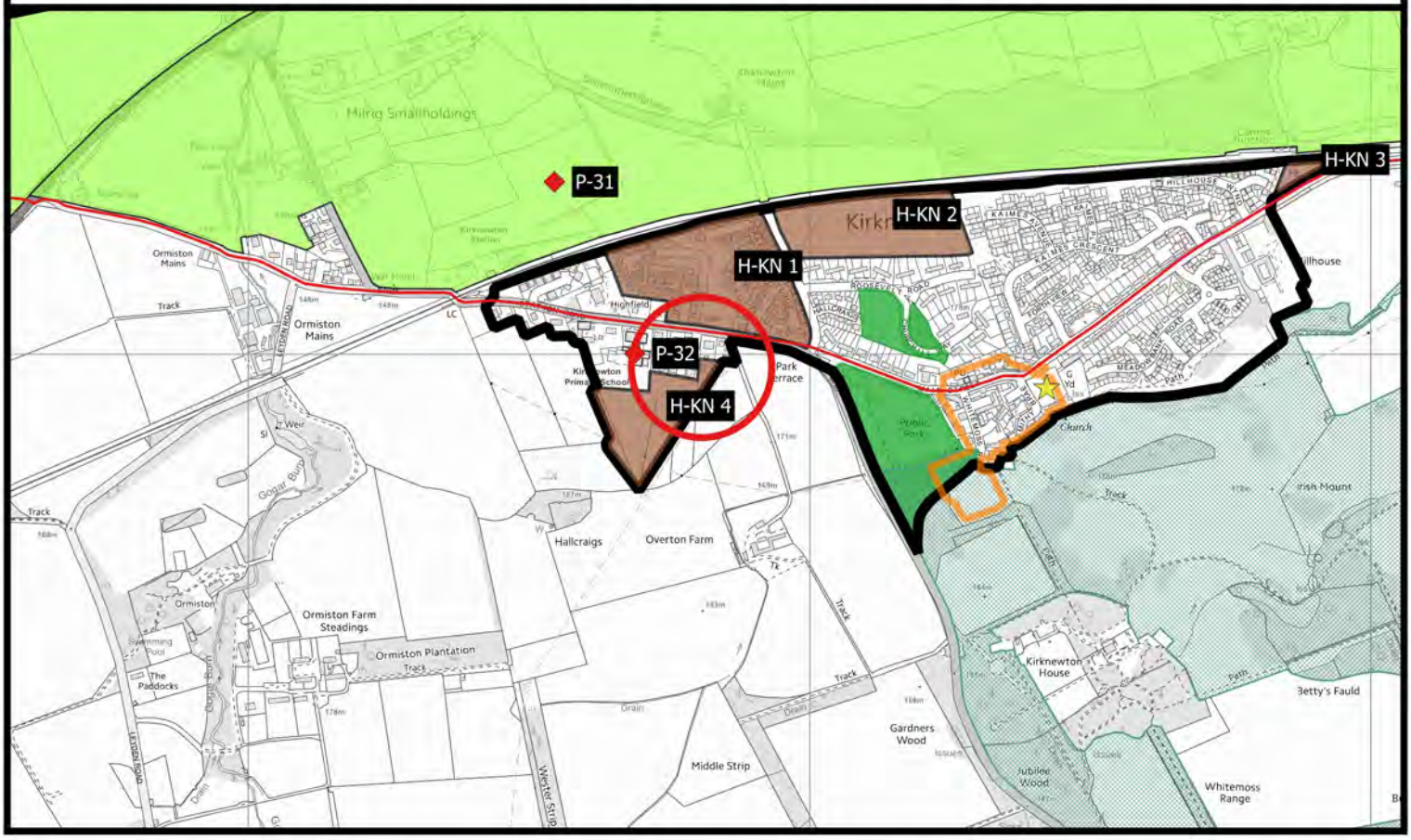

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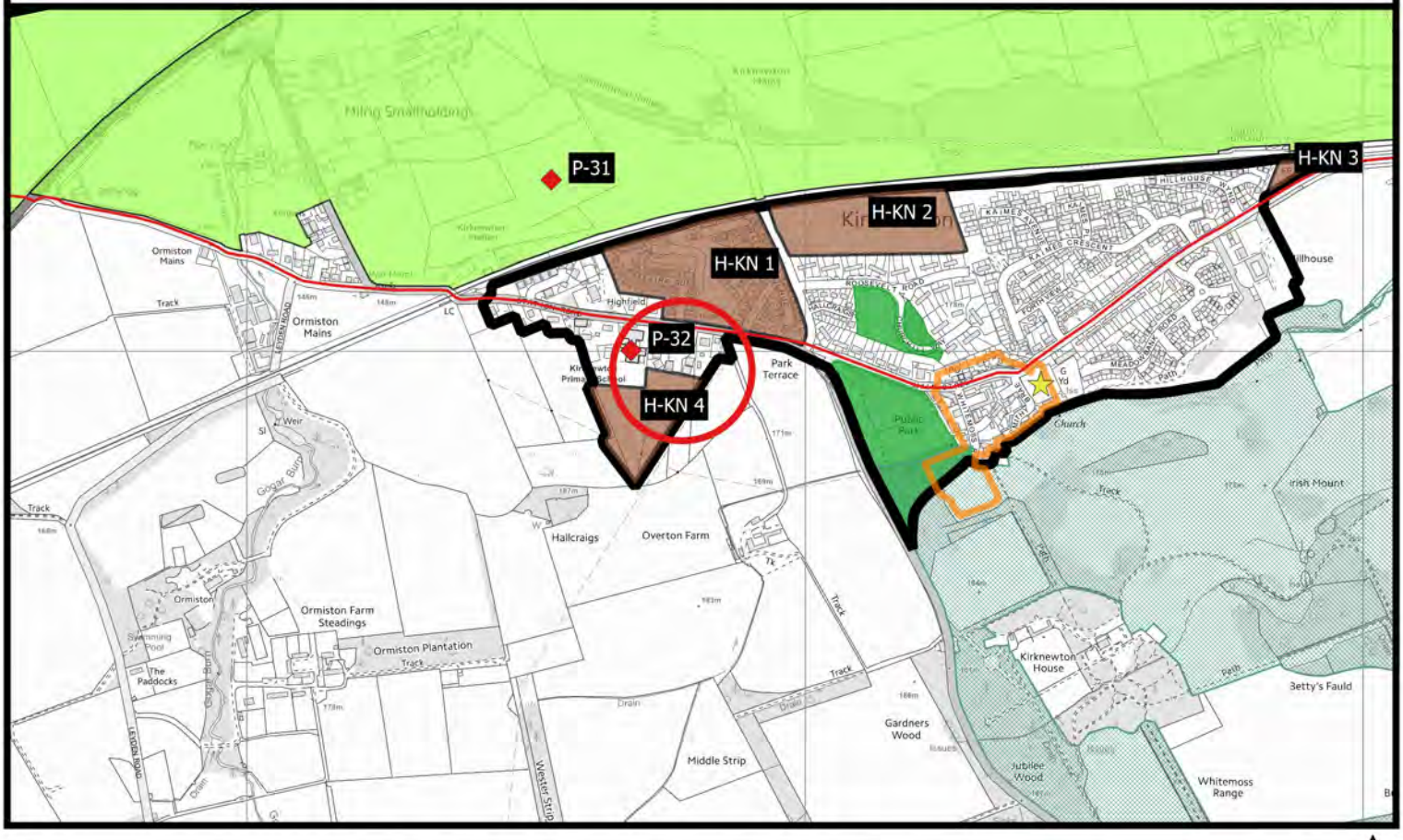

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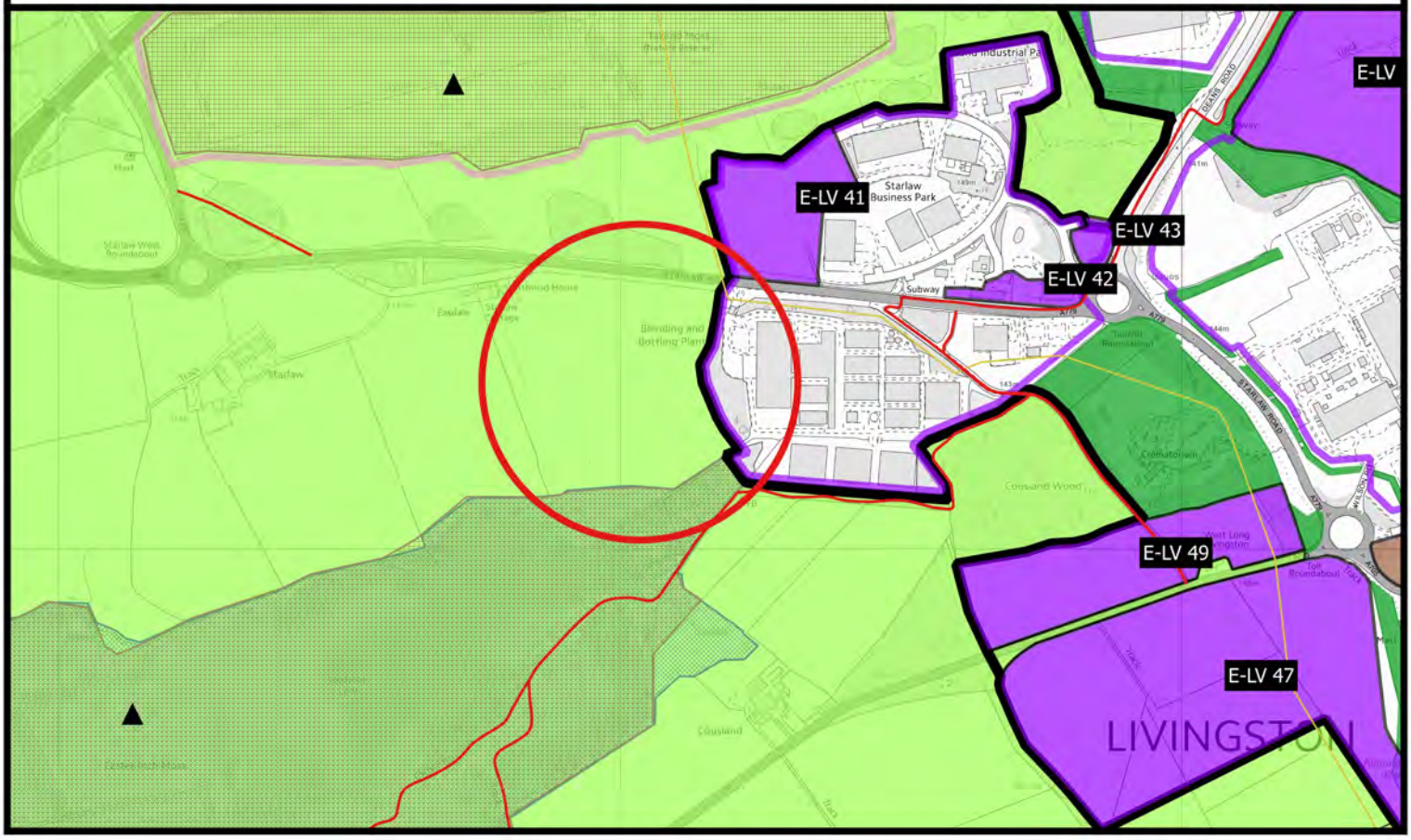

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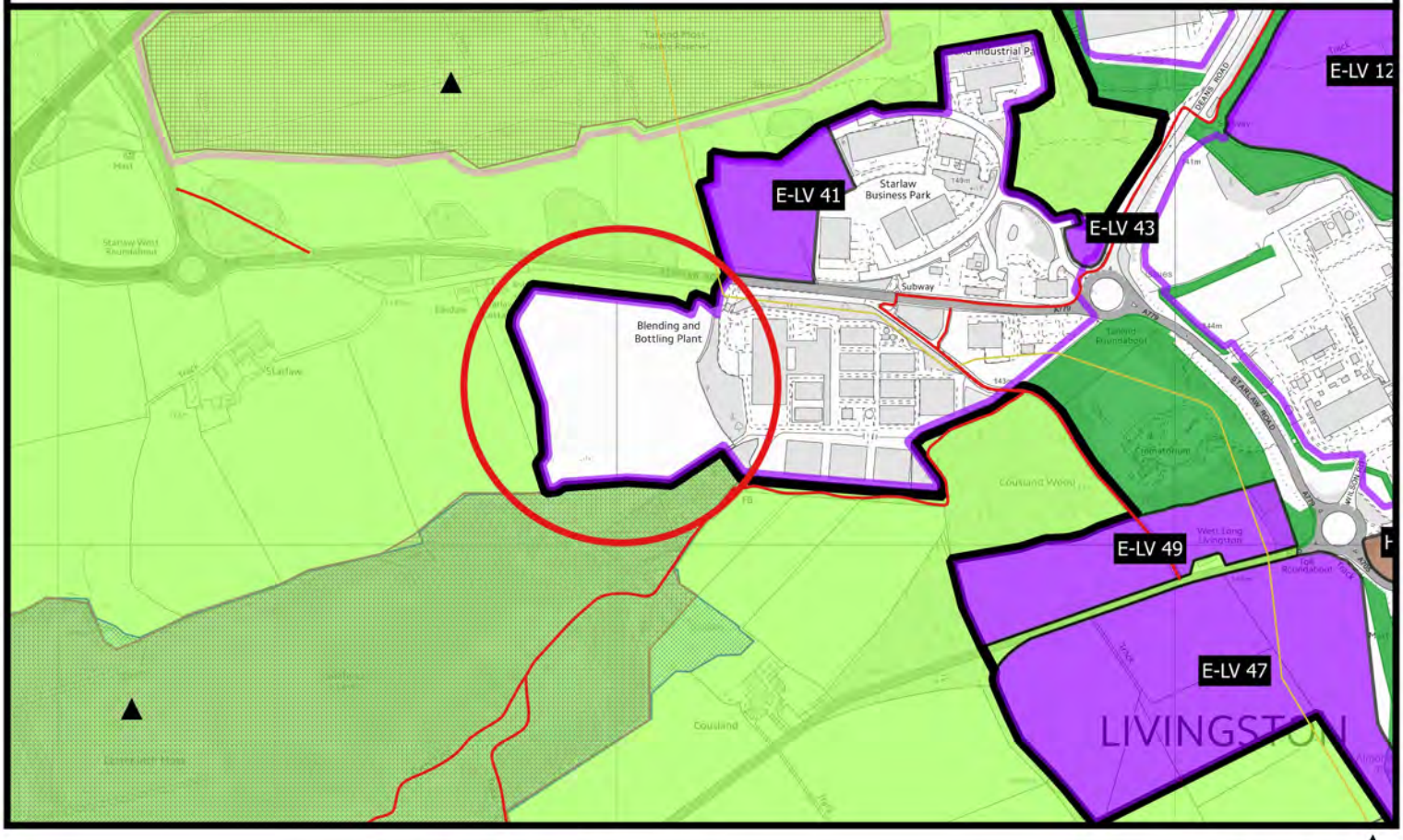

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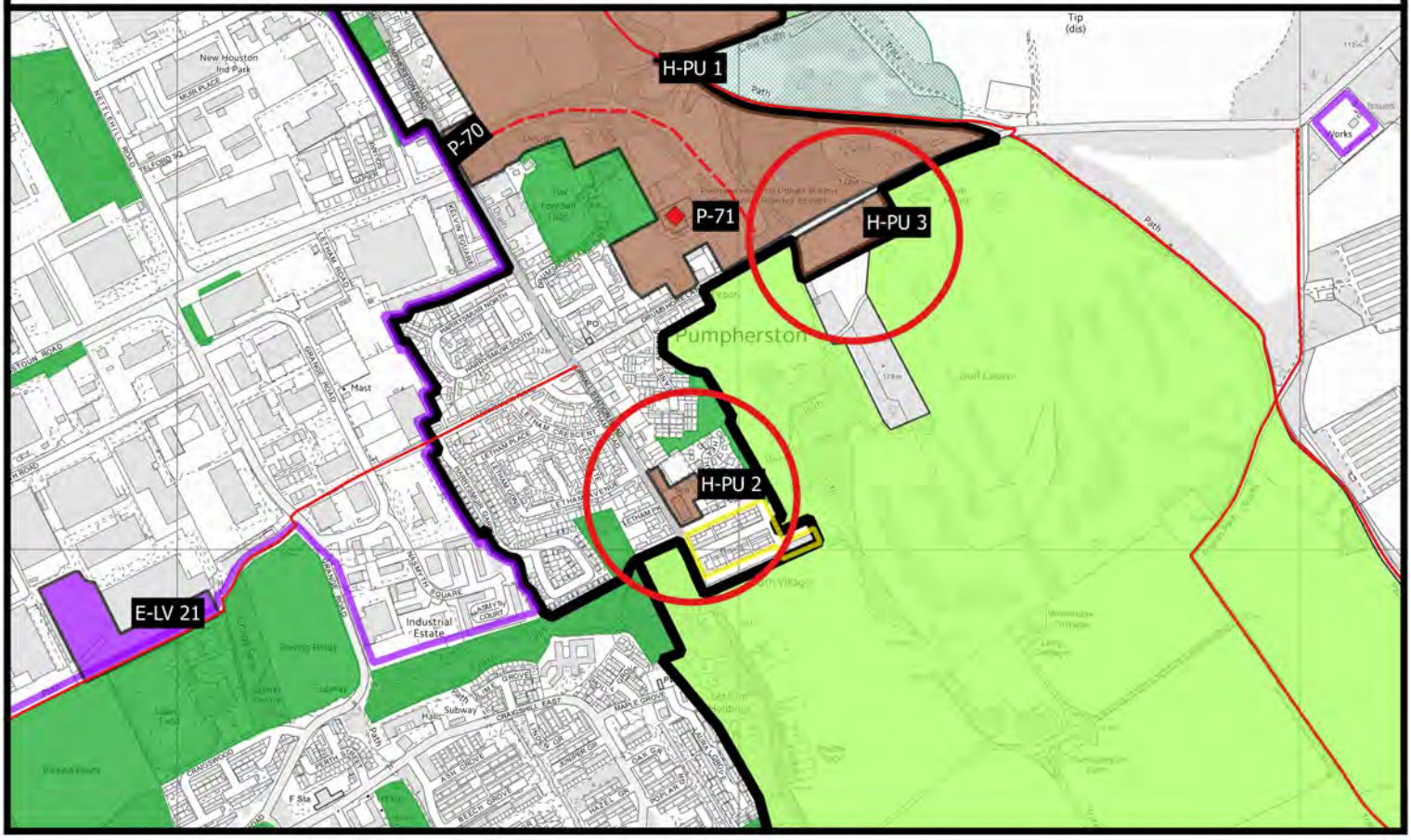

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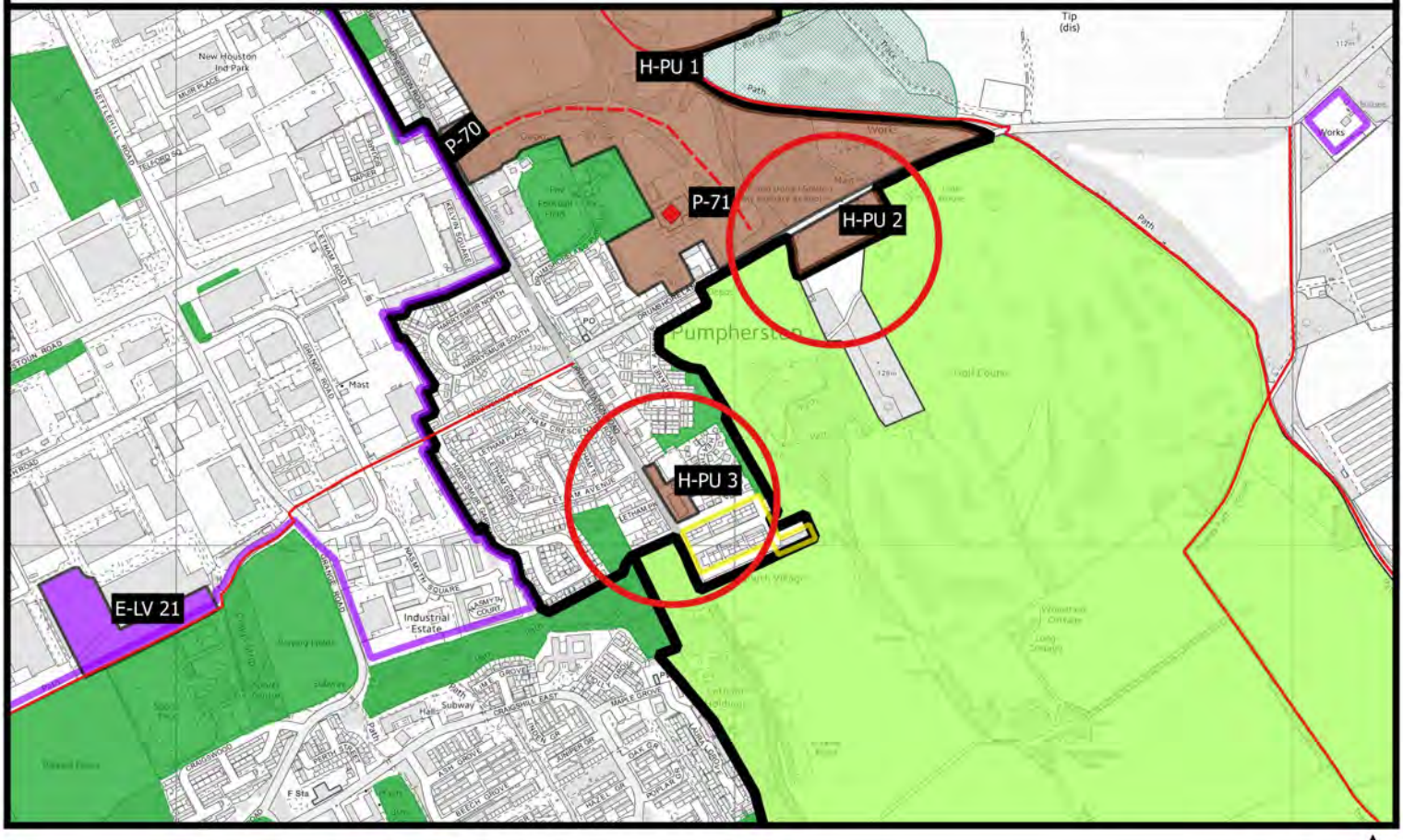

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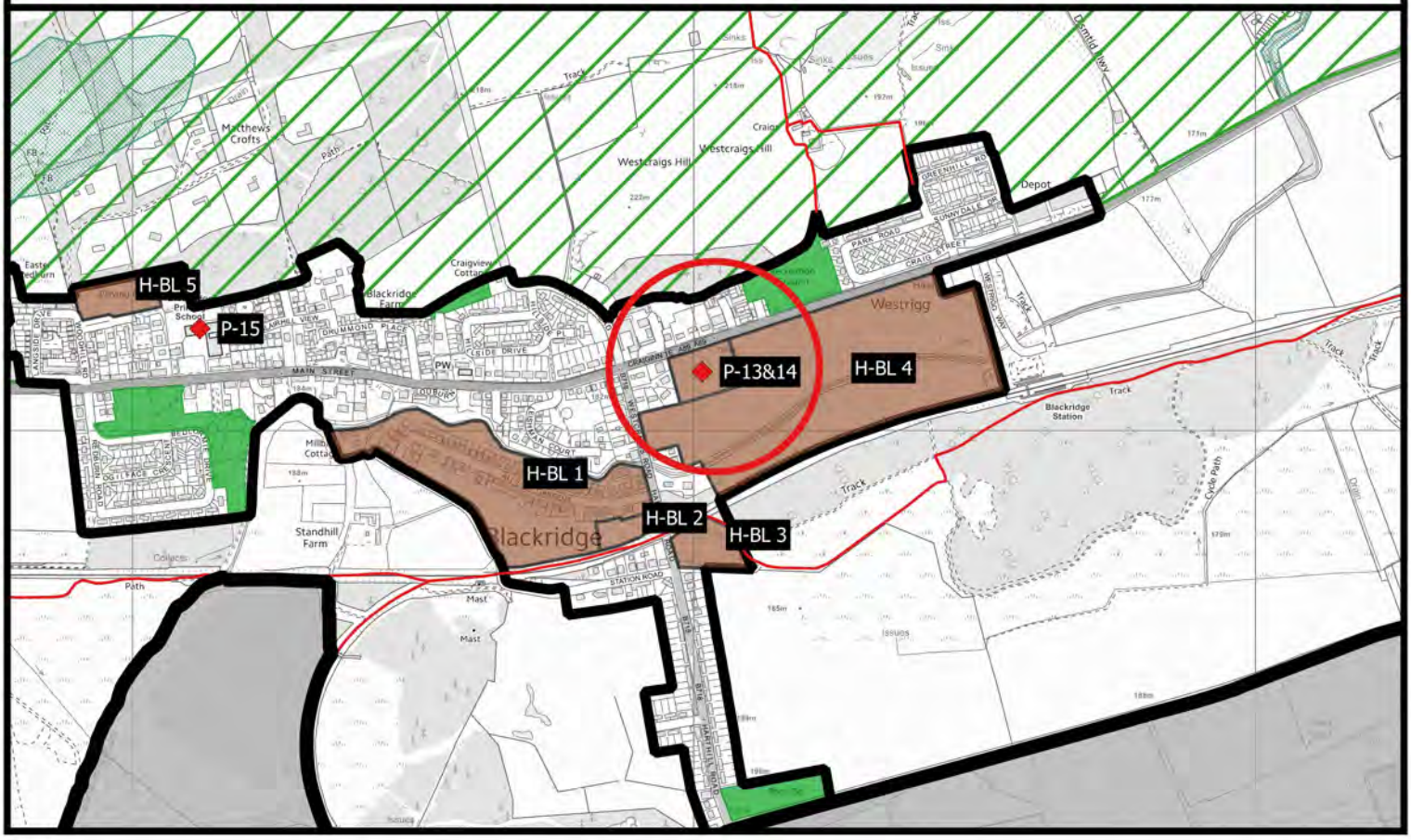

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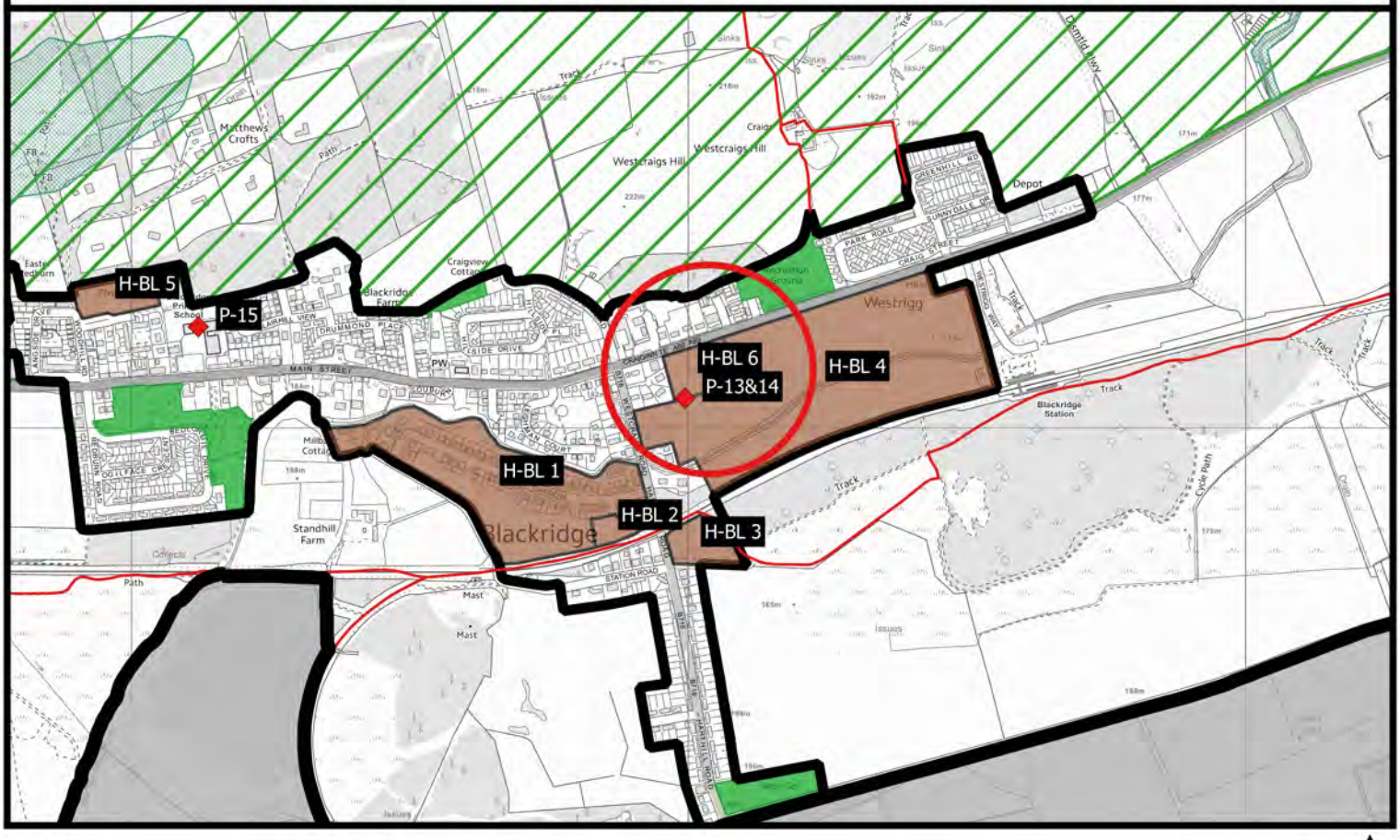

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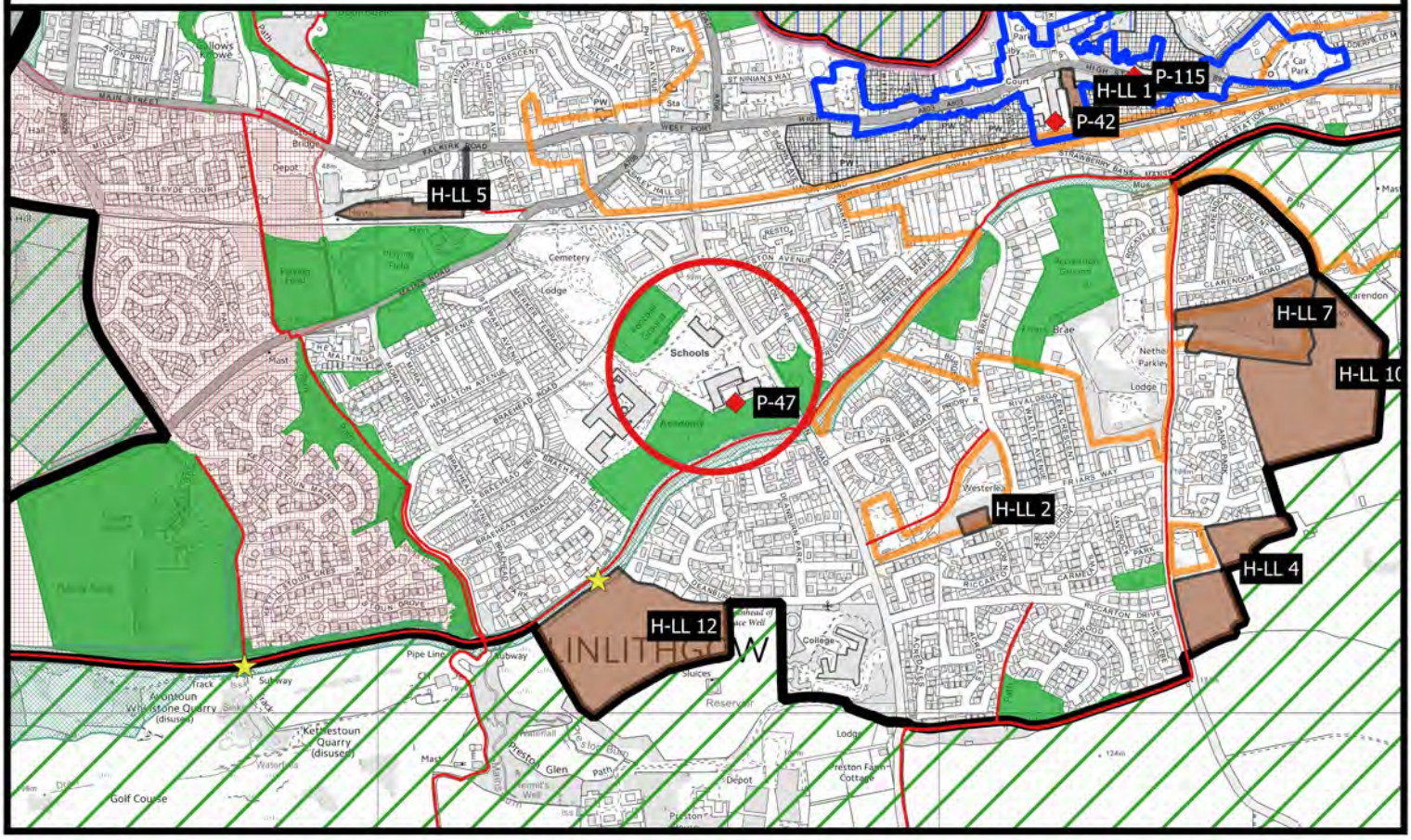

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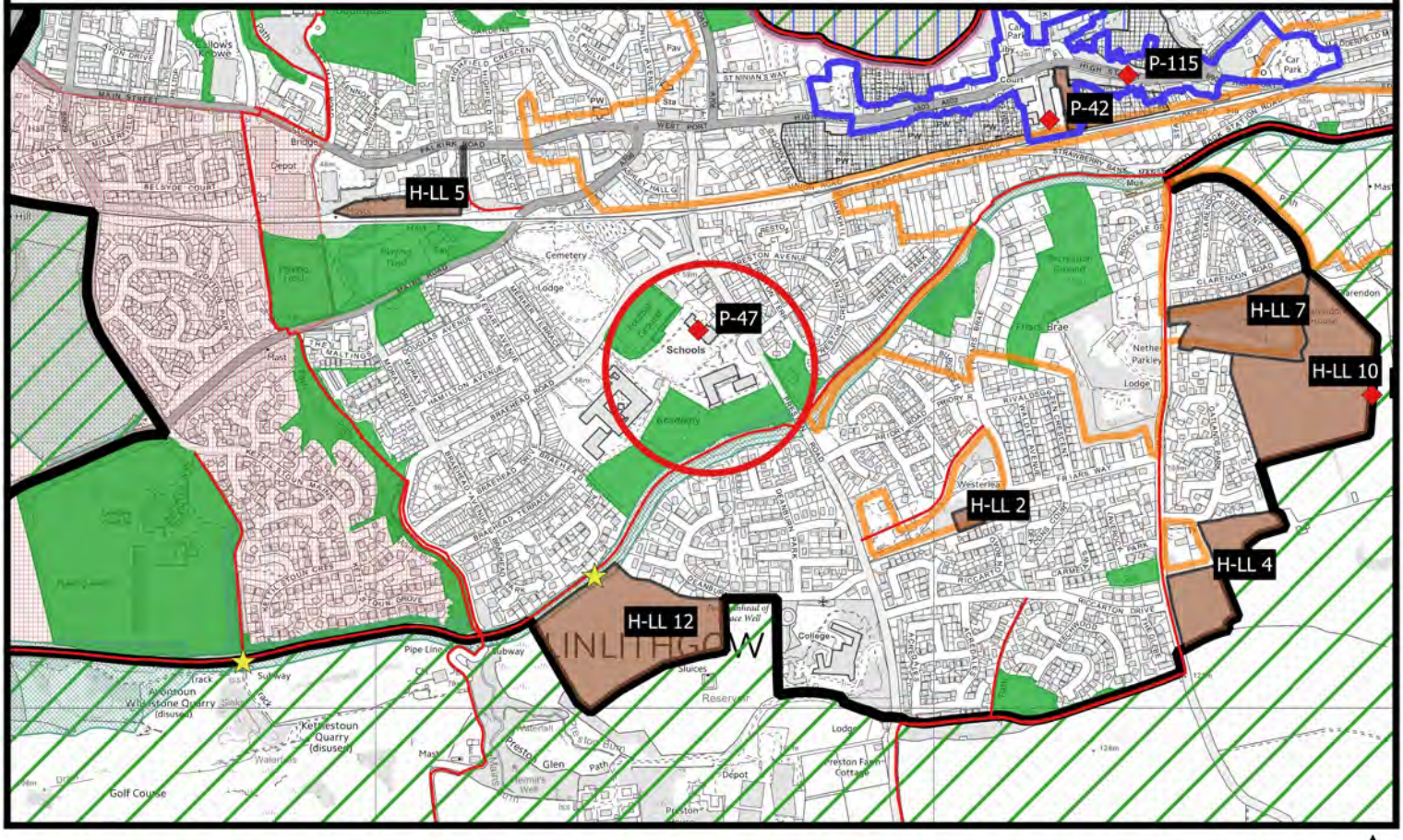

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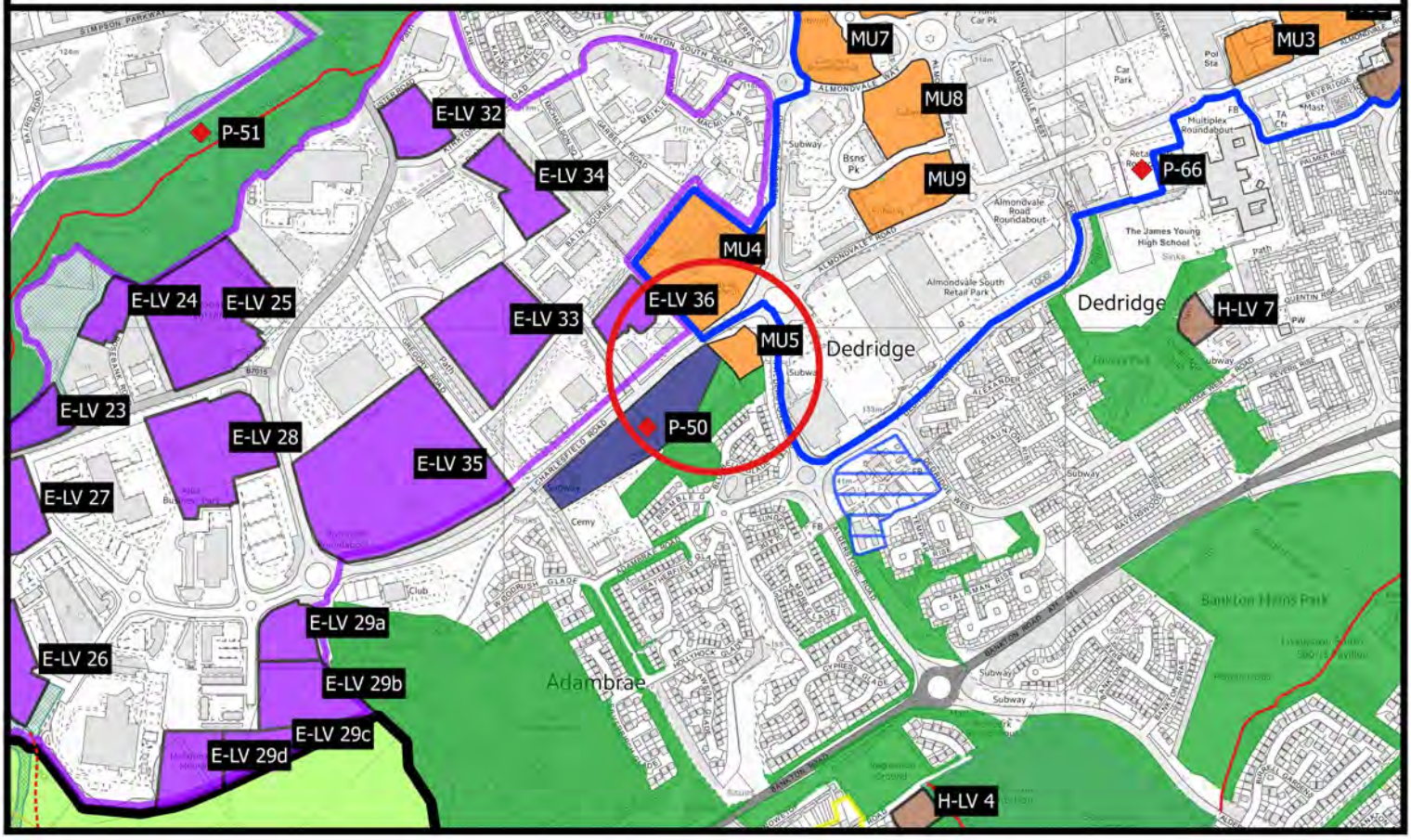

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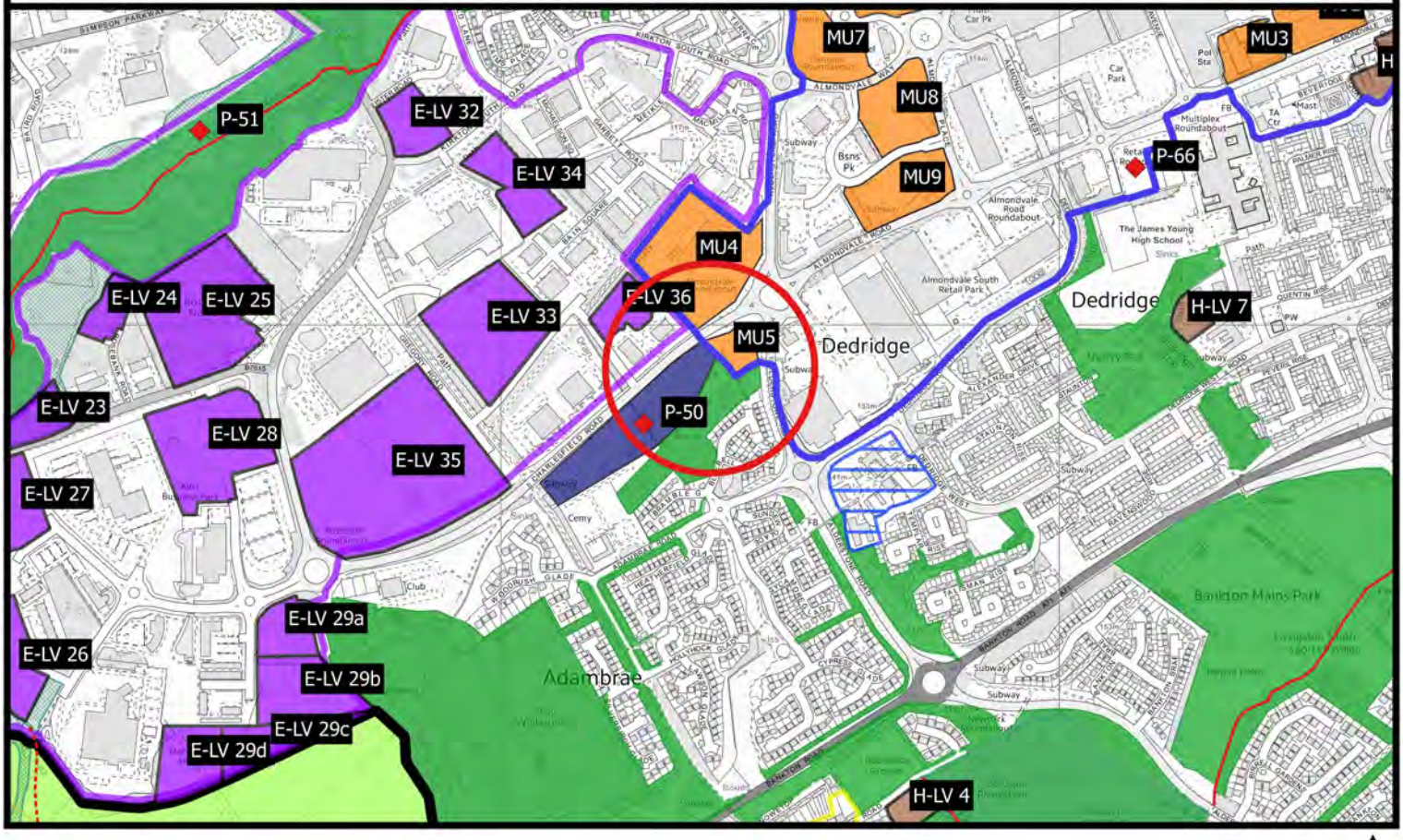

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West Lothian Local Development Plan: Key

Countryside

- Nature Reserve
- Protected Right of Way/Core Path
- Proposed Strategic Route
- Land to West Suitable for Very Low Density Housing
- SSSI
- Special Area of Conservation
- Special Protection Area
- SLA
- Countryside Belt
- Land Safeguarded for Open Space

Town Centre

- TownCentre
- Local Neighbourhood Centre
- Mixed Use

Miscellaneous

- Proposal
- Proposal
- Pipeline
- Core Development Areas
- Cemetery Use

West Lothian Local Development Plan (Proposed Plan) June 2016

West Lothian Local Development Plan: Key

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- Nature Reserve
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- SSSI
- Special Area of Conservation
- Special Protection Area
- SLA
- Countryside Belt
- Land Safeguarded for Open Space/ Sports Facilities

Town Centre

- TownCentre
- Local Neighbourhood Centre
- Mixed Use

Miscellaneous

- Proposal
- Proposal
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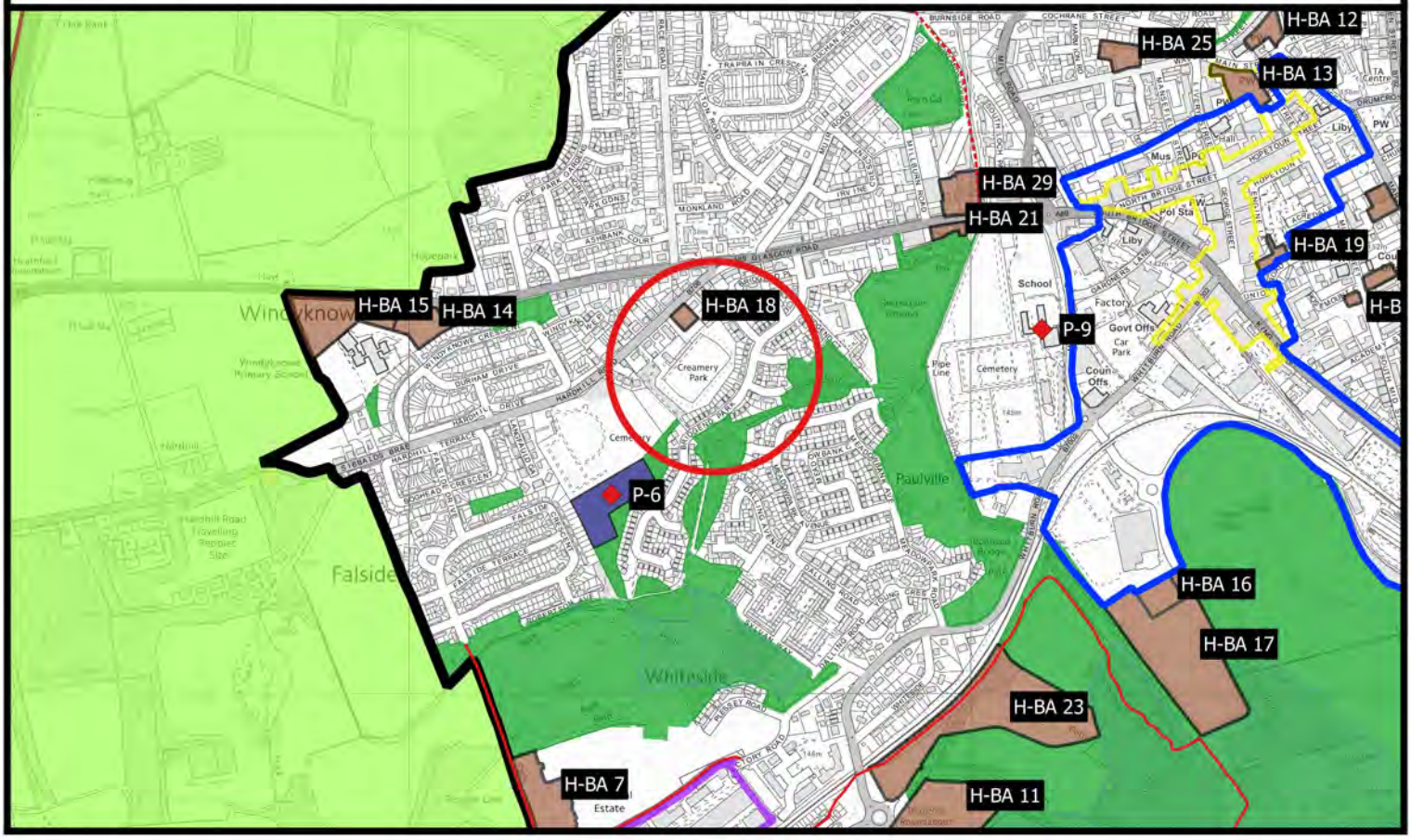

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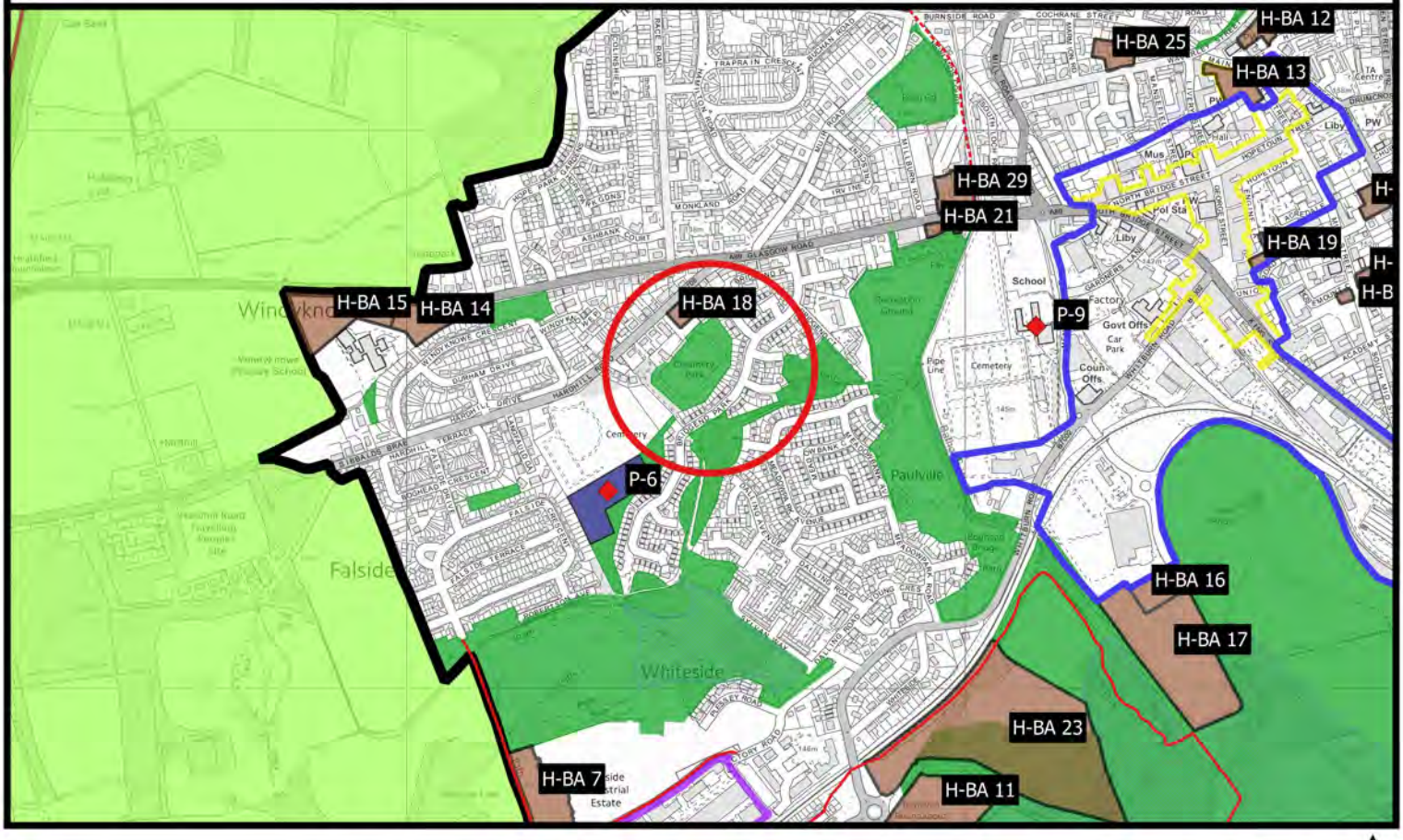

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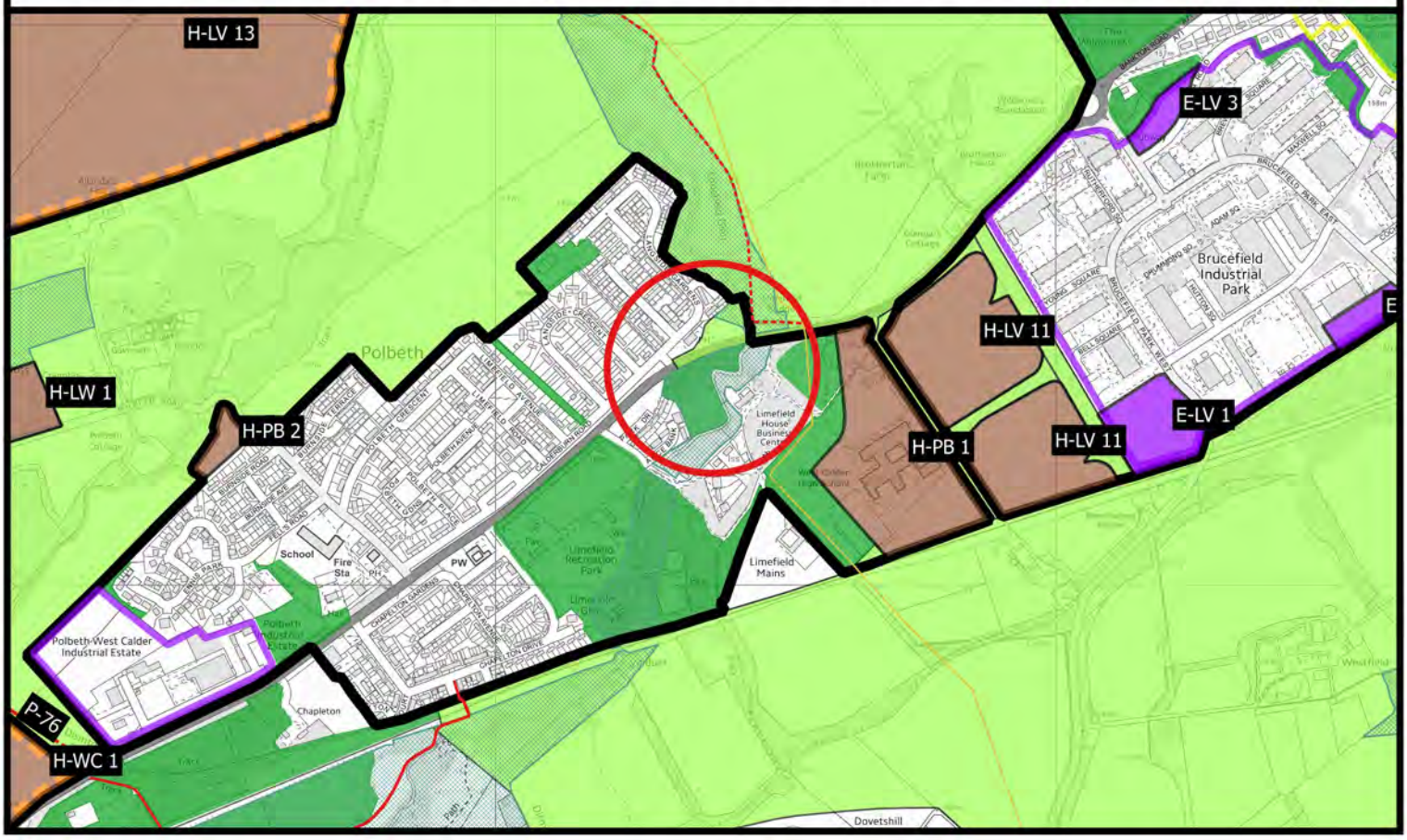

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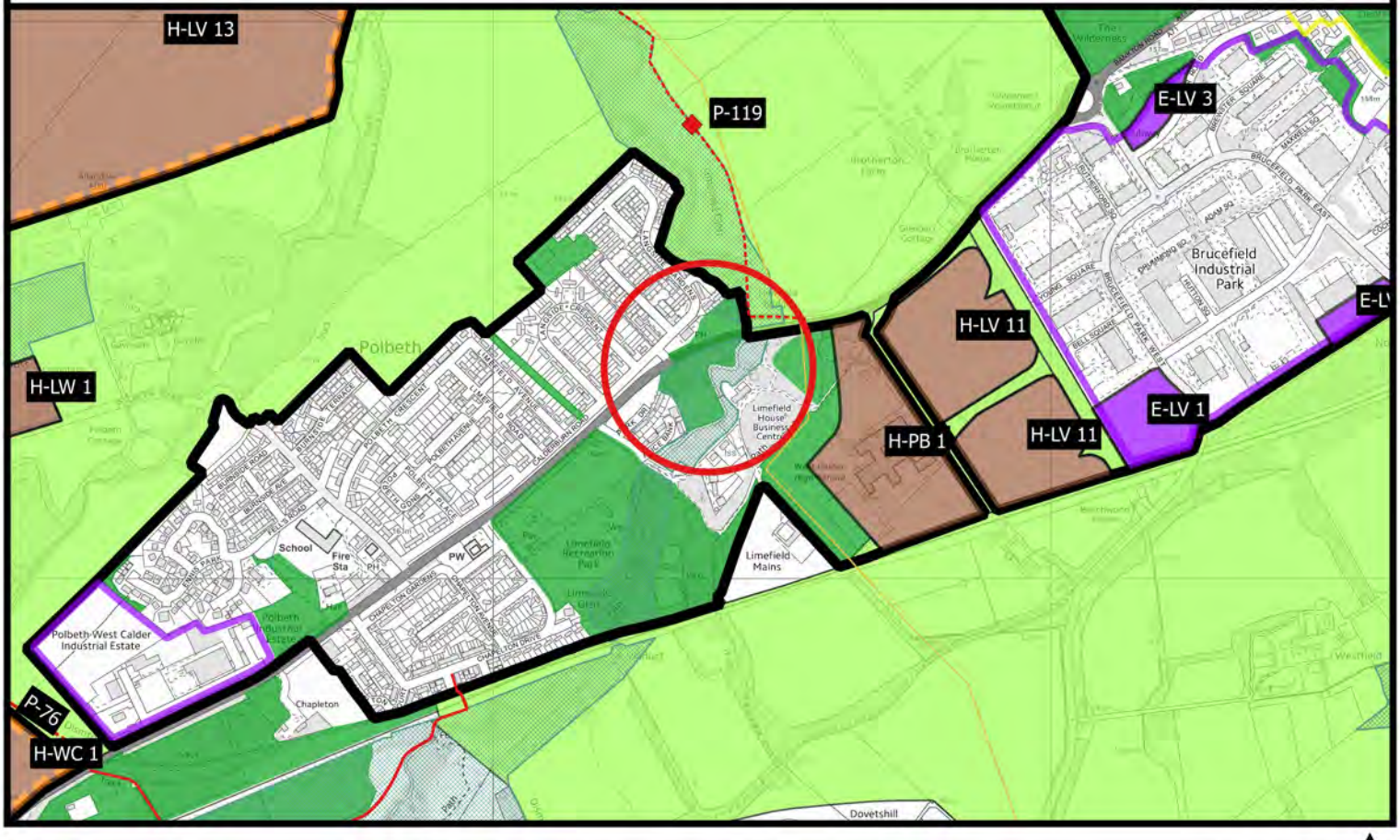

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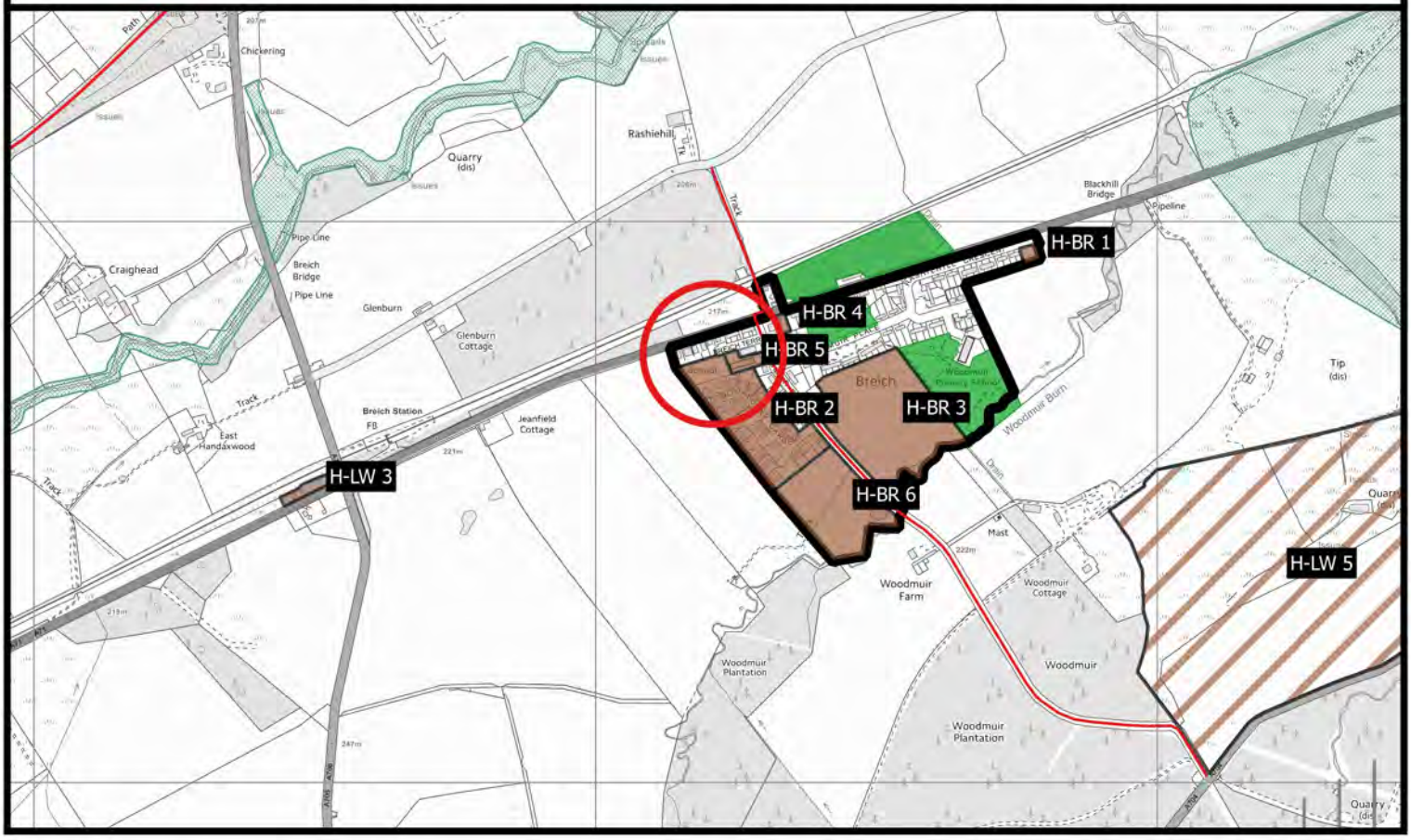

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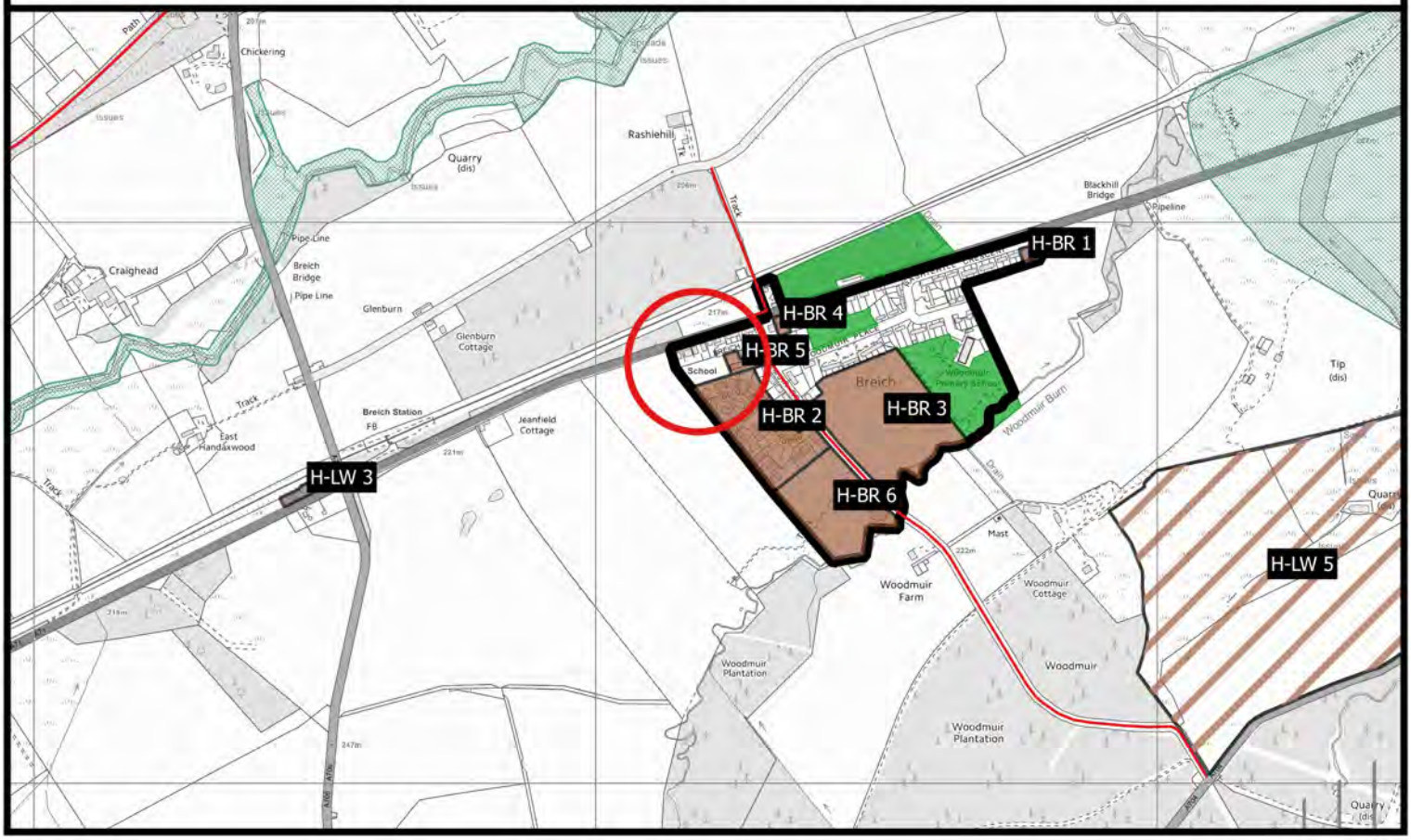

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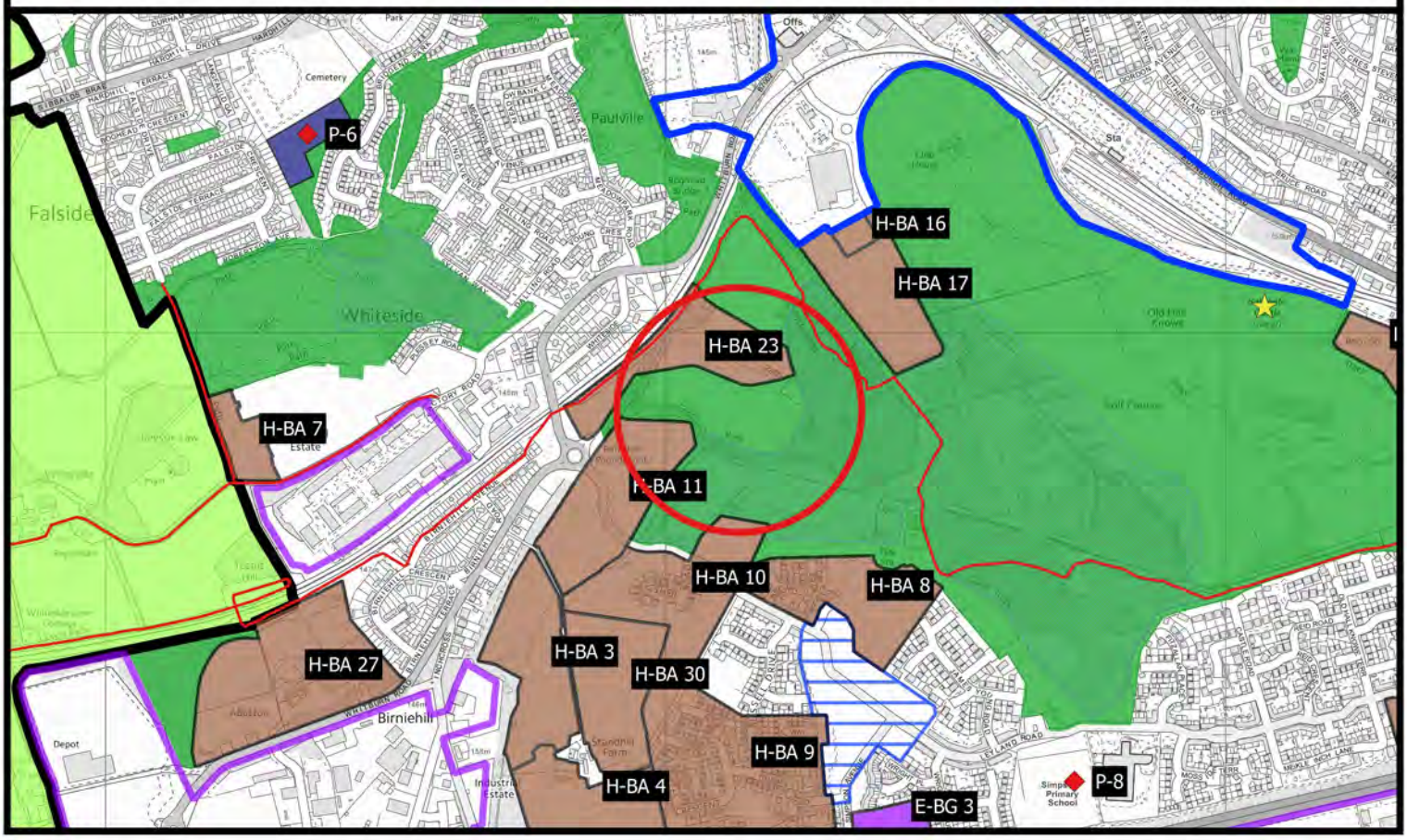

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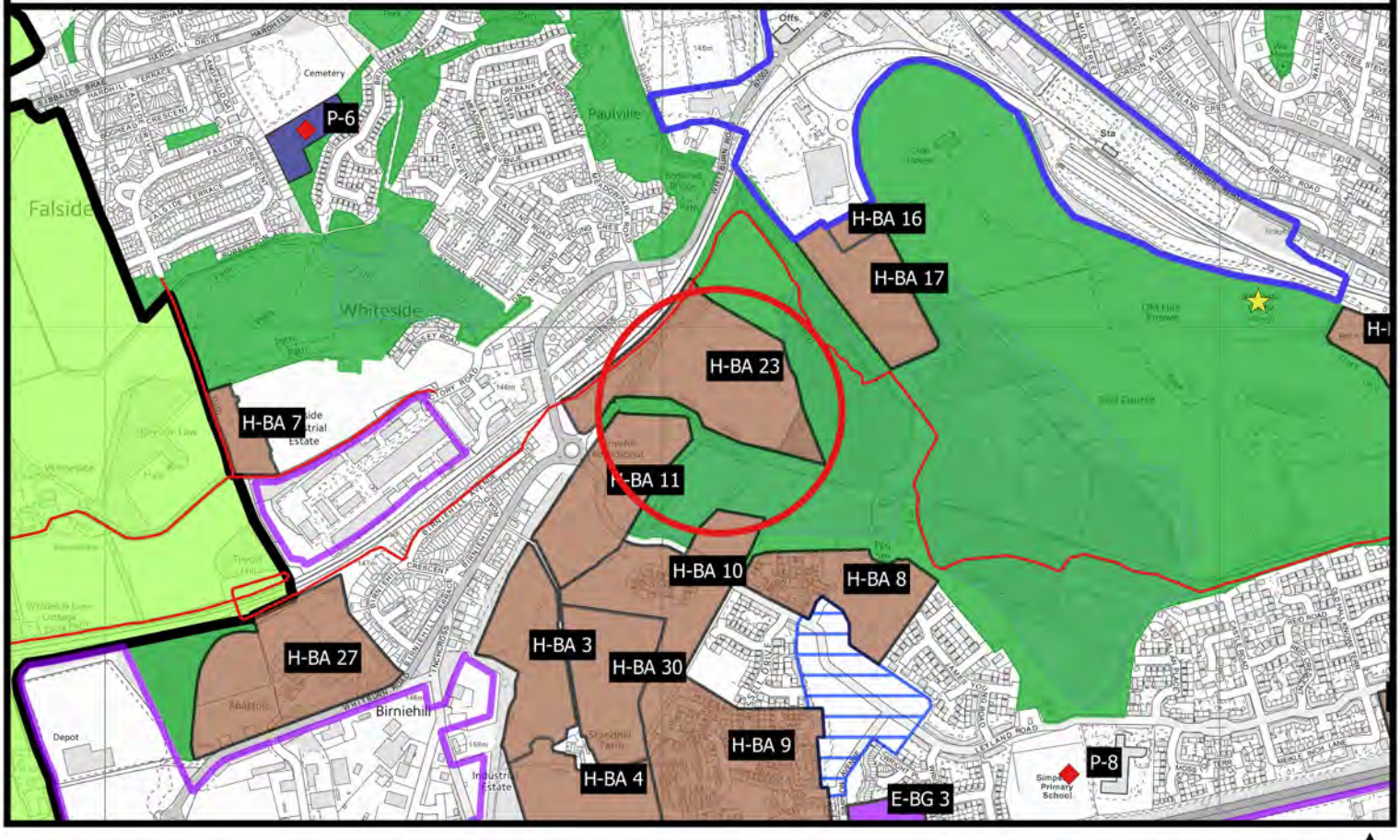

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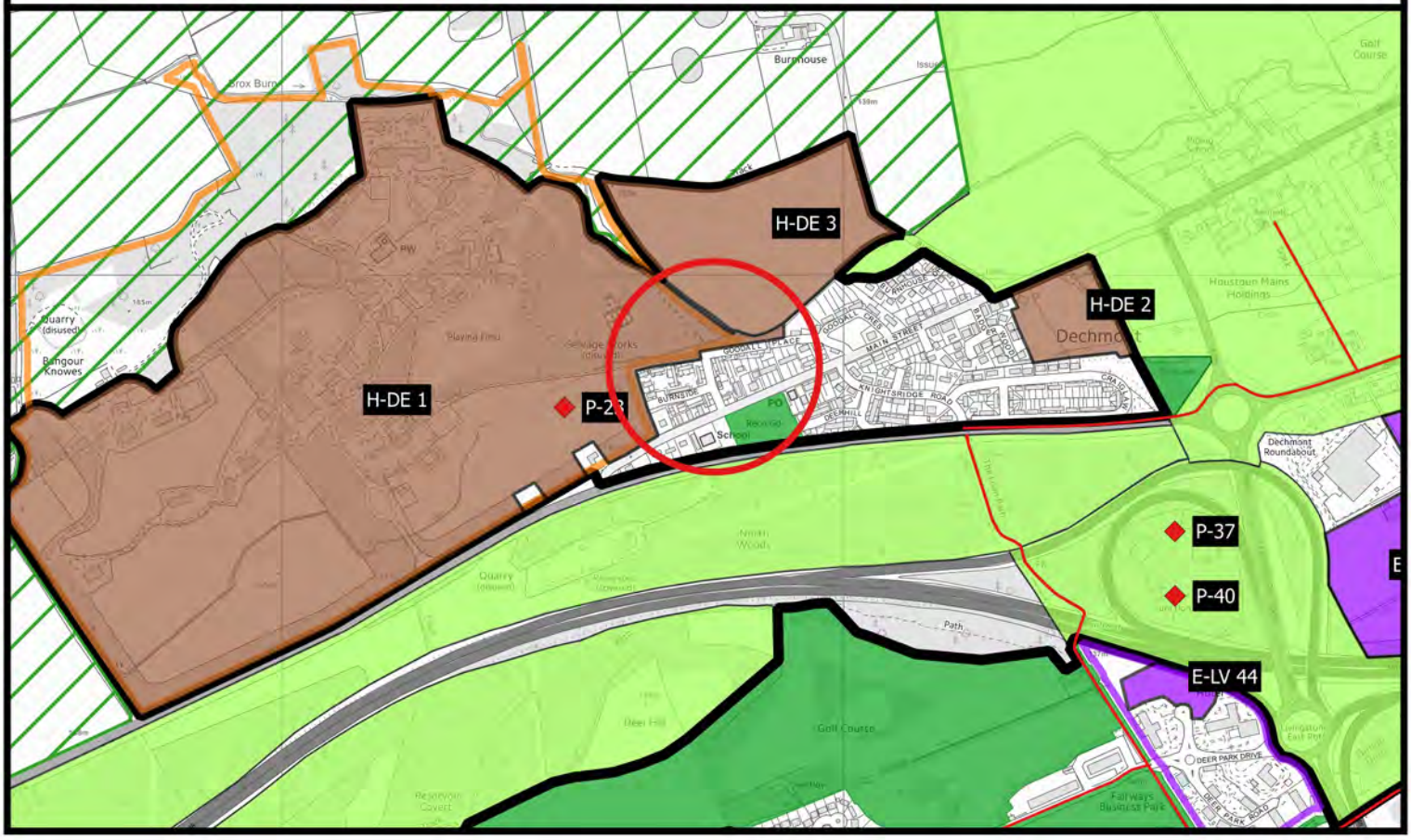

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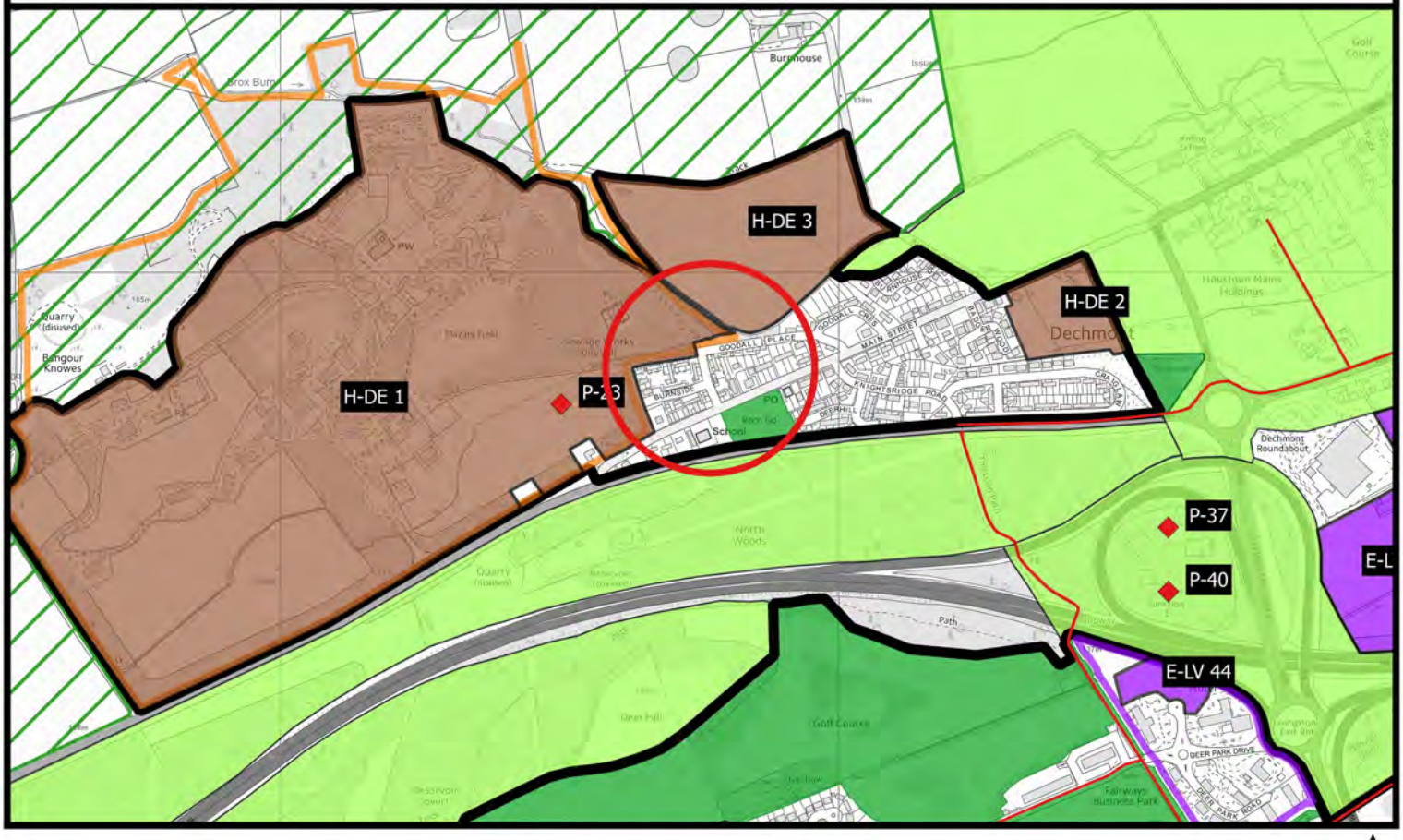

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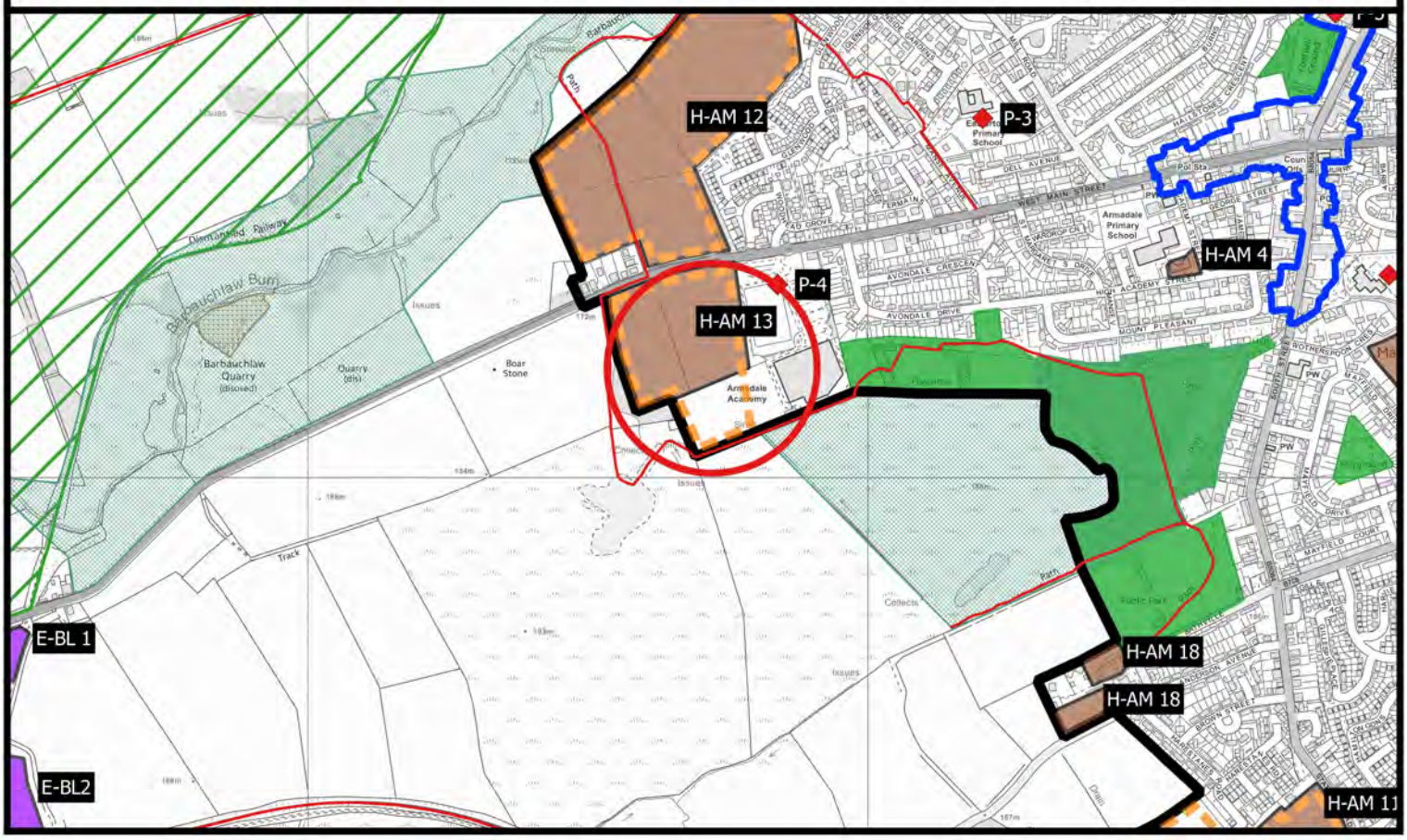

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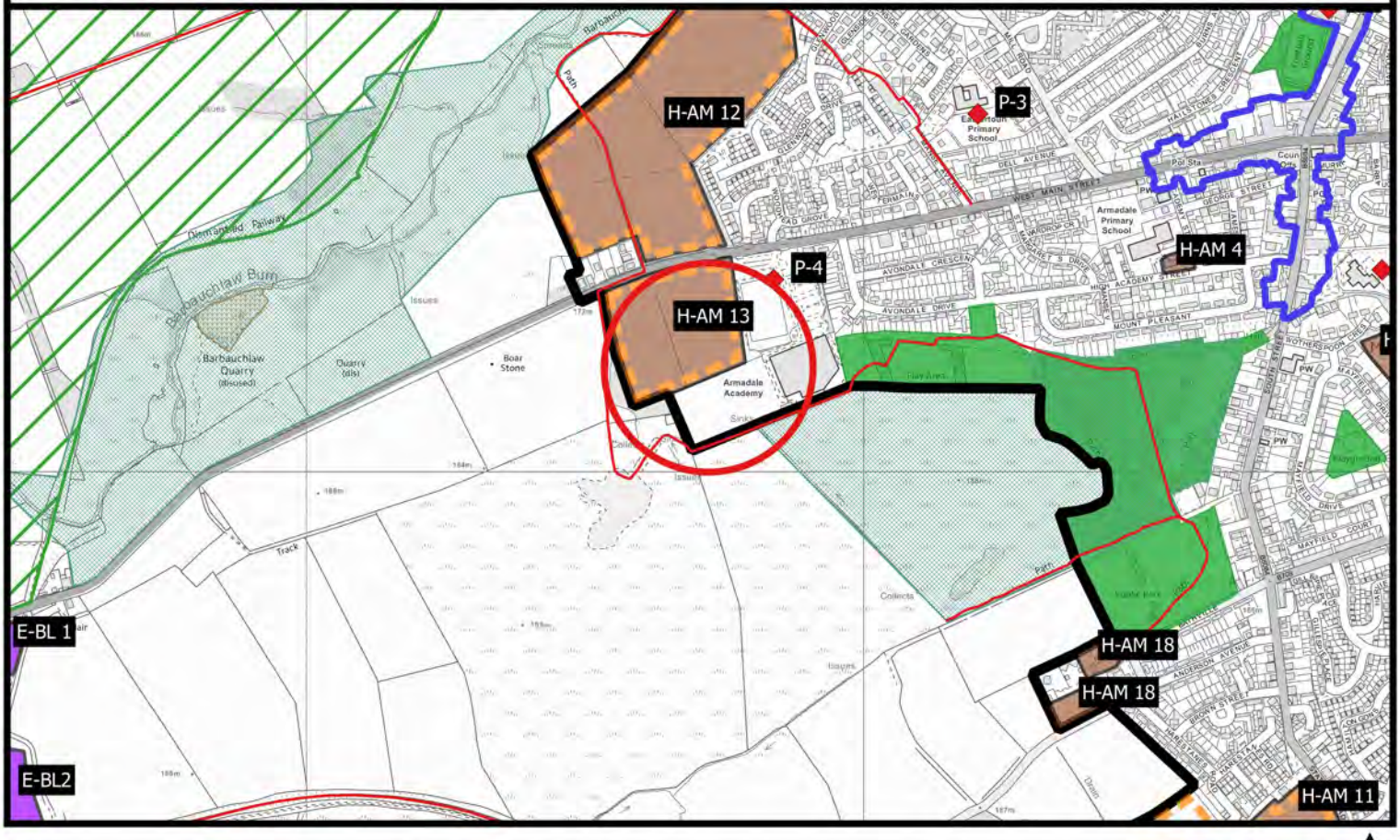

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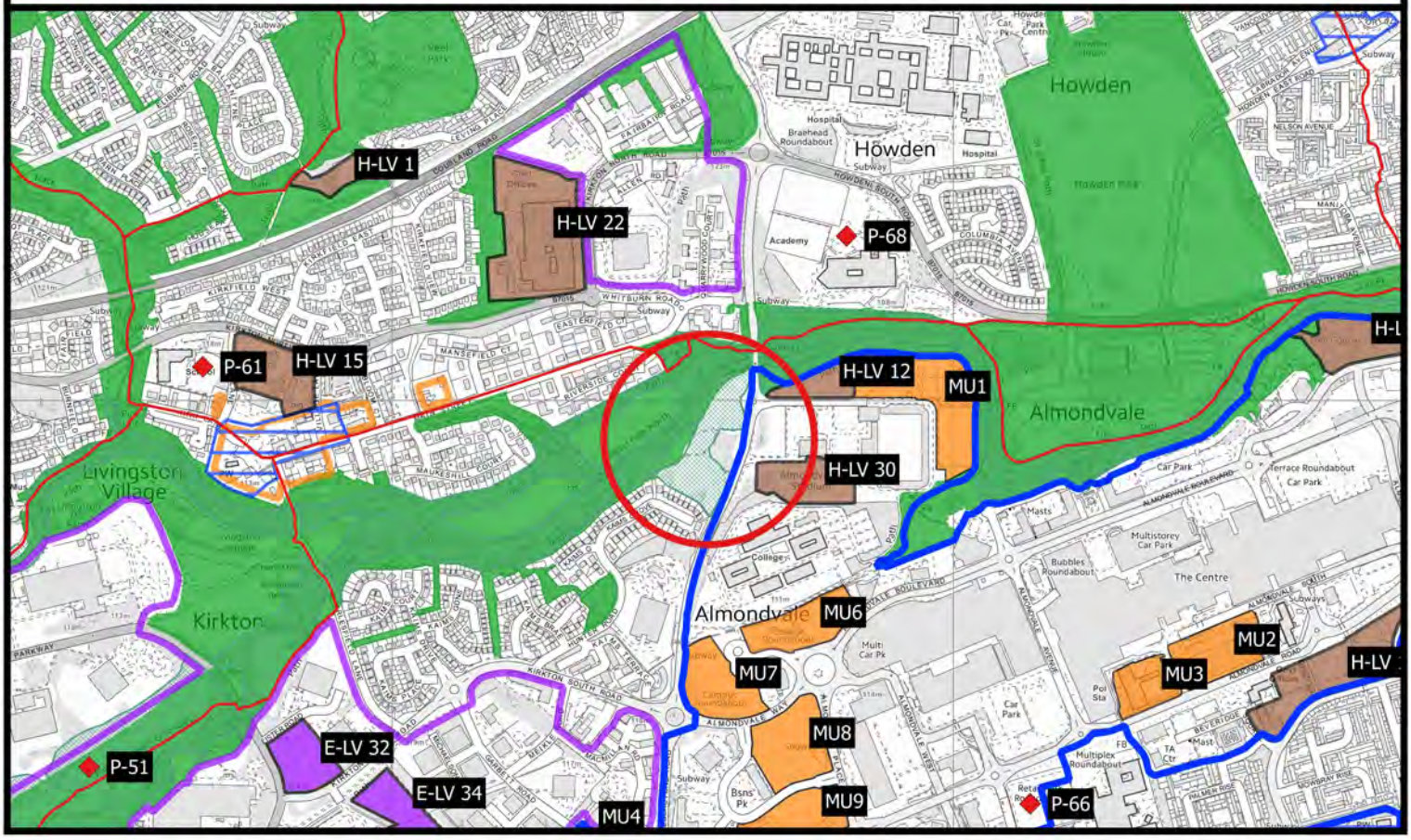

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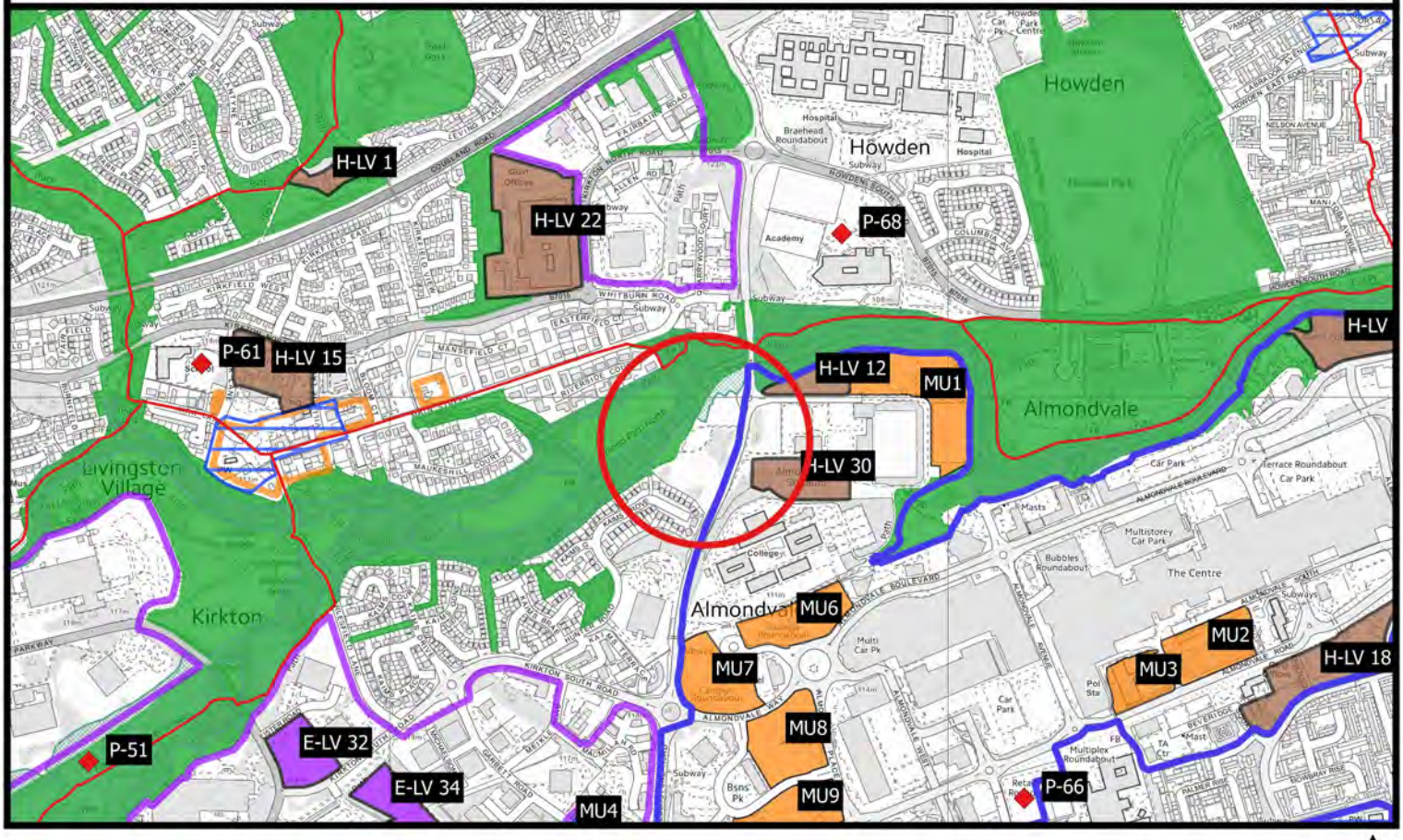

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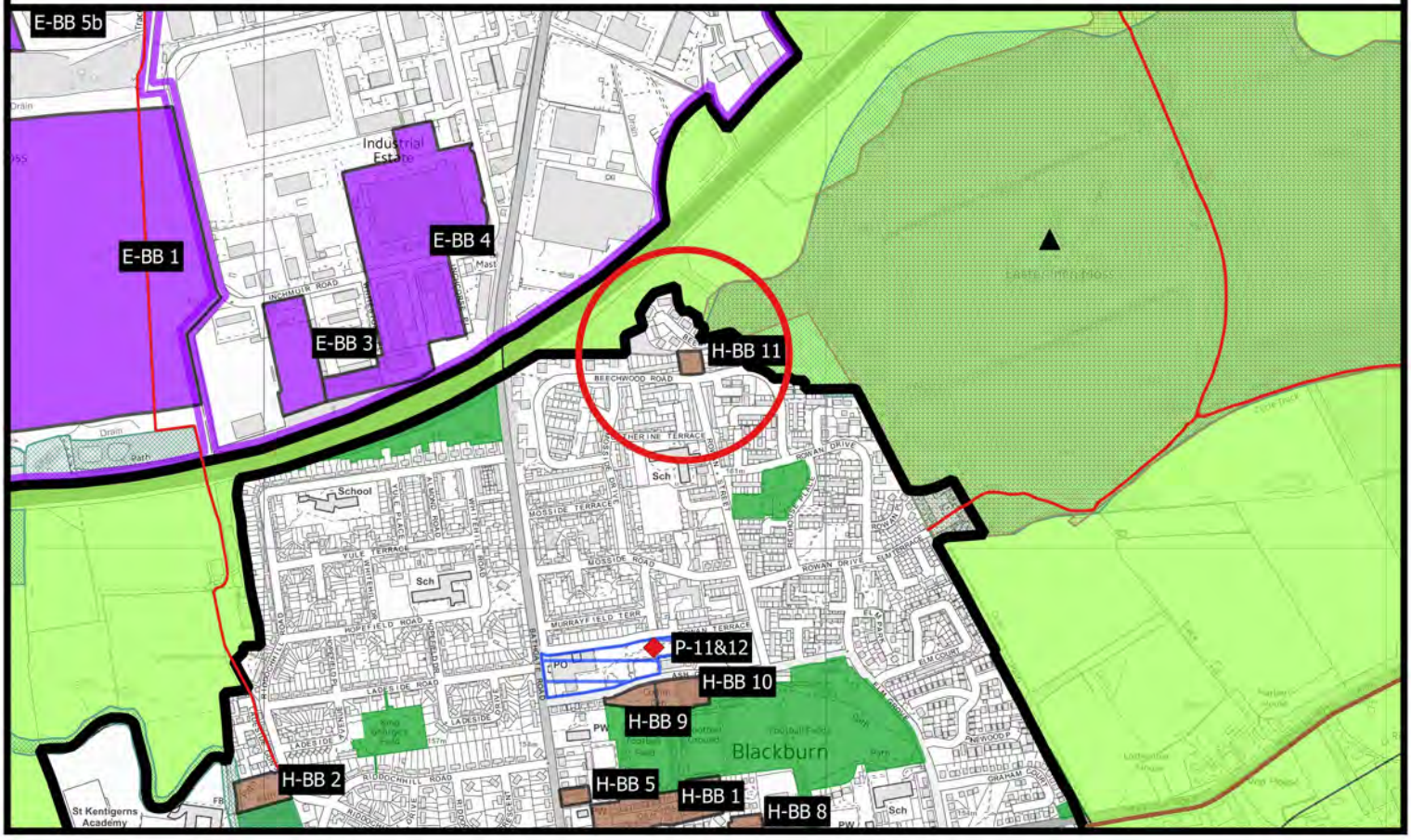

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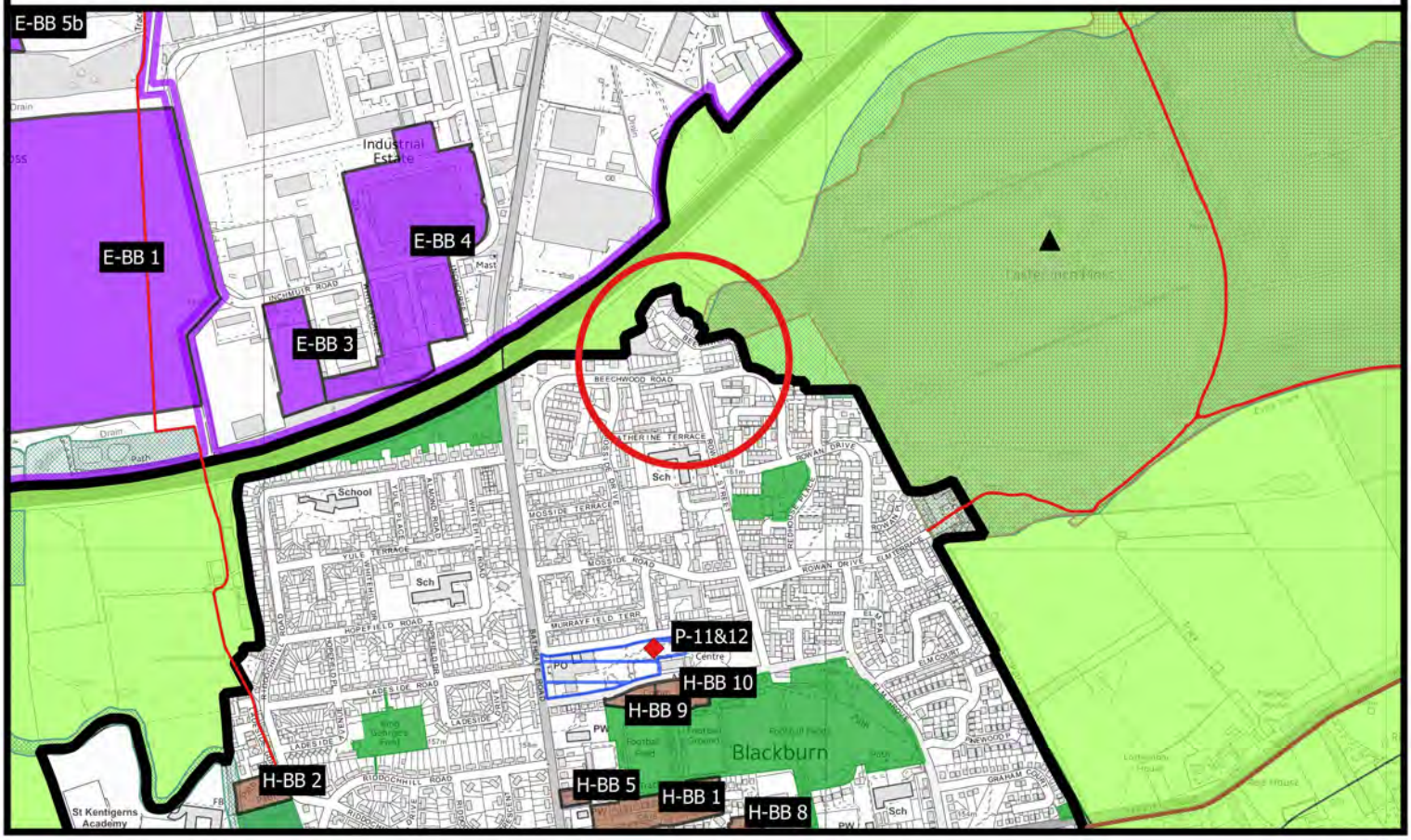

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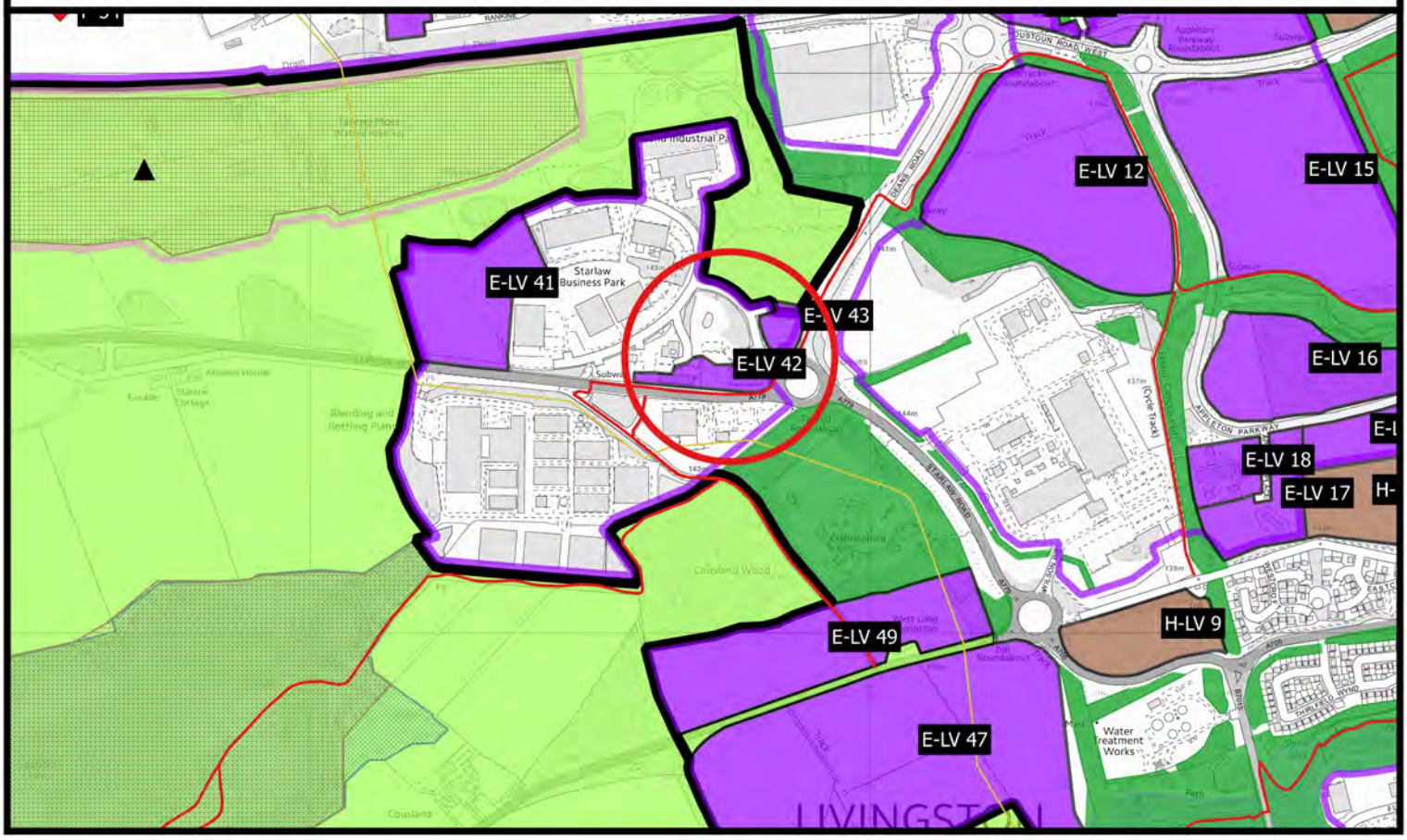

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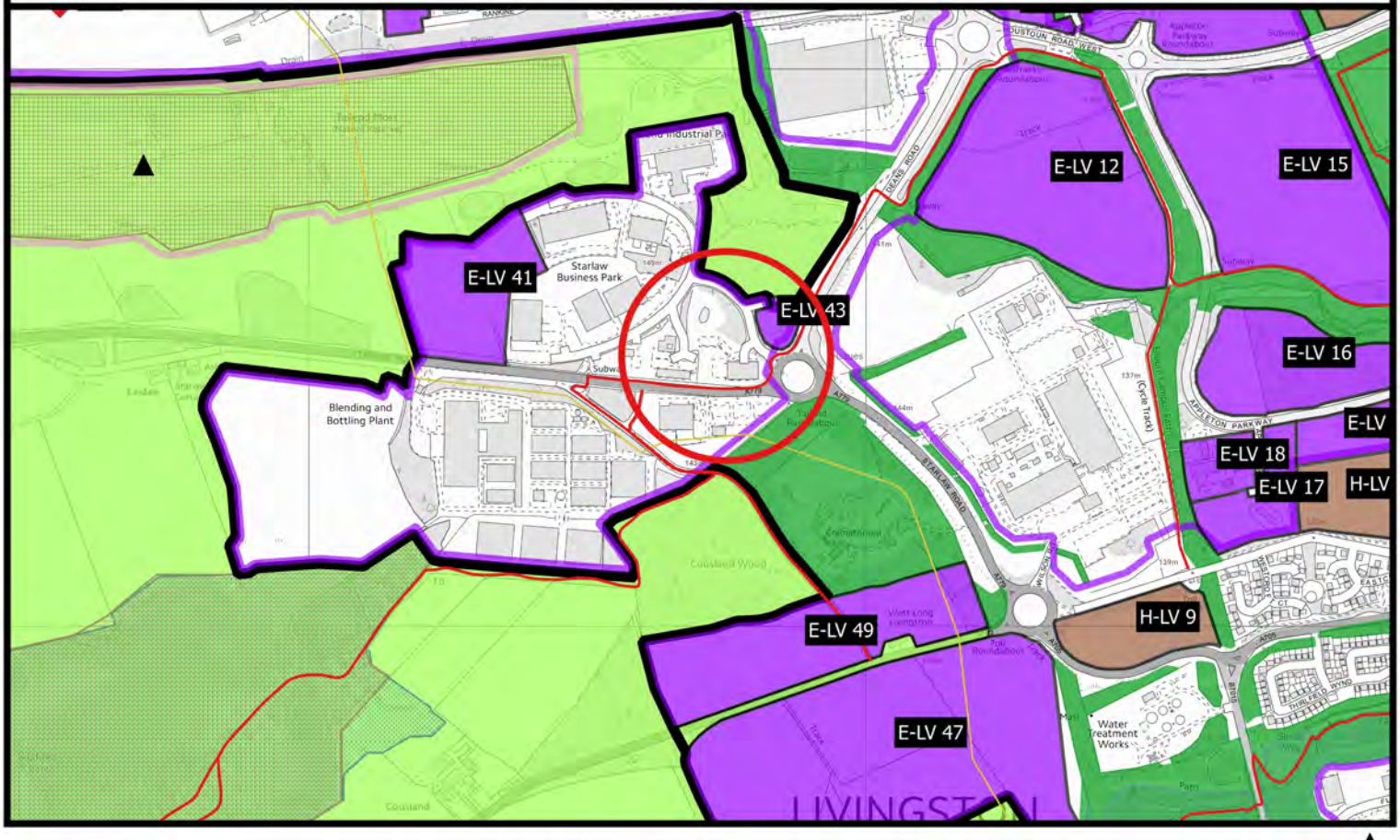

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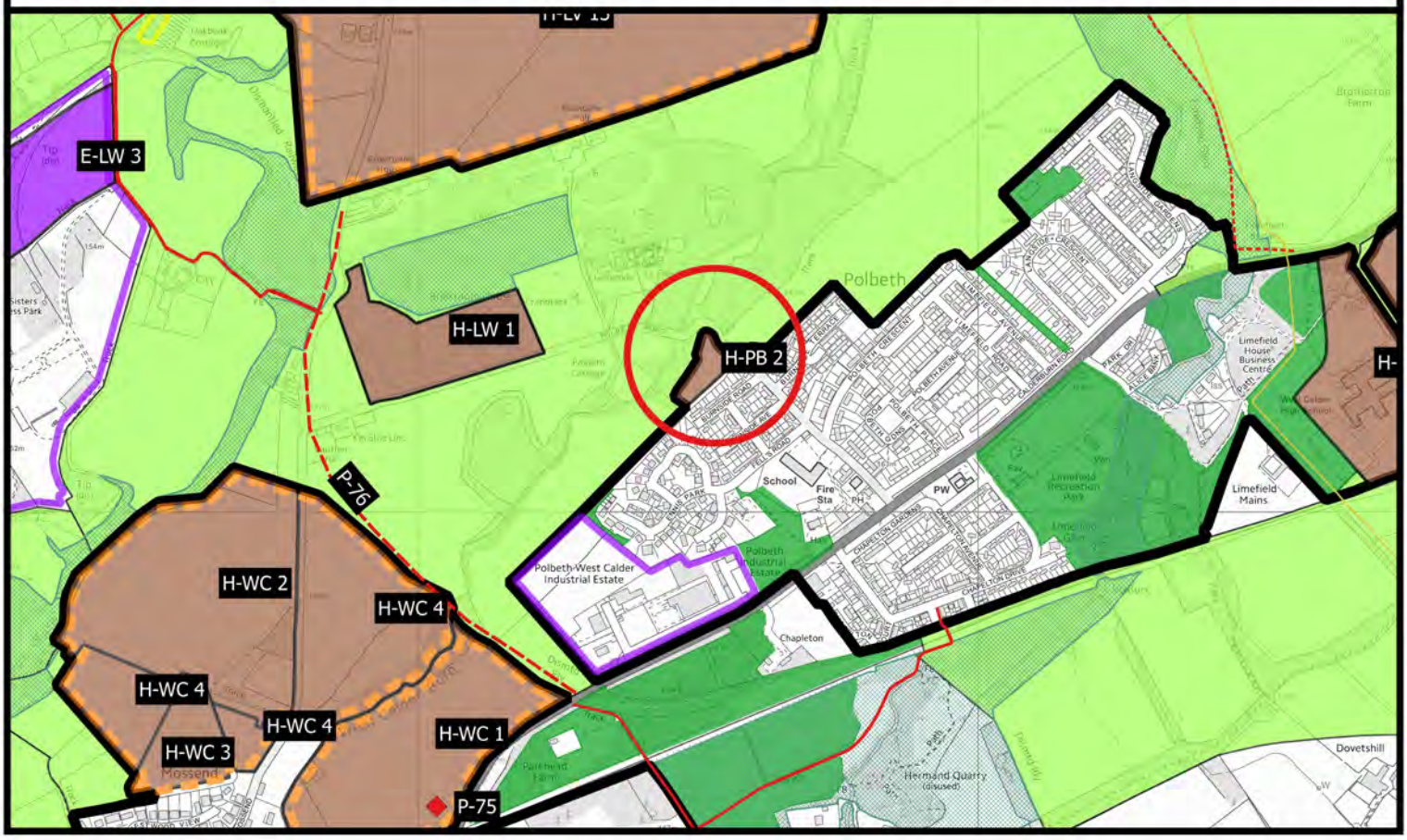

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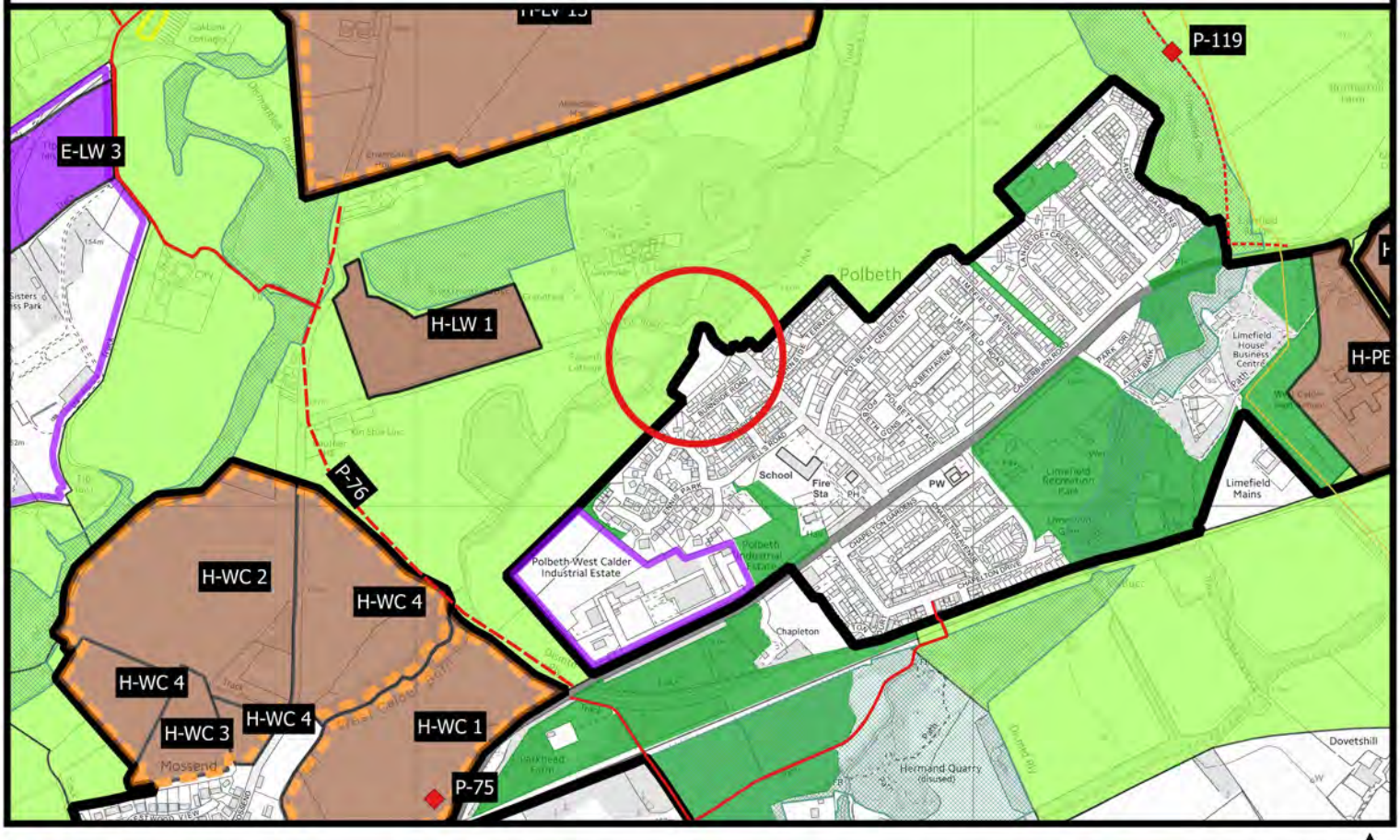

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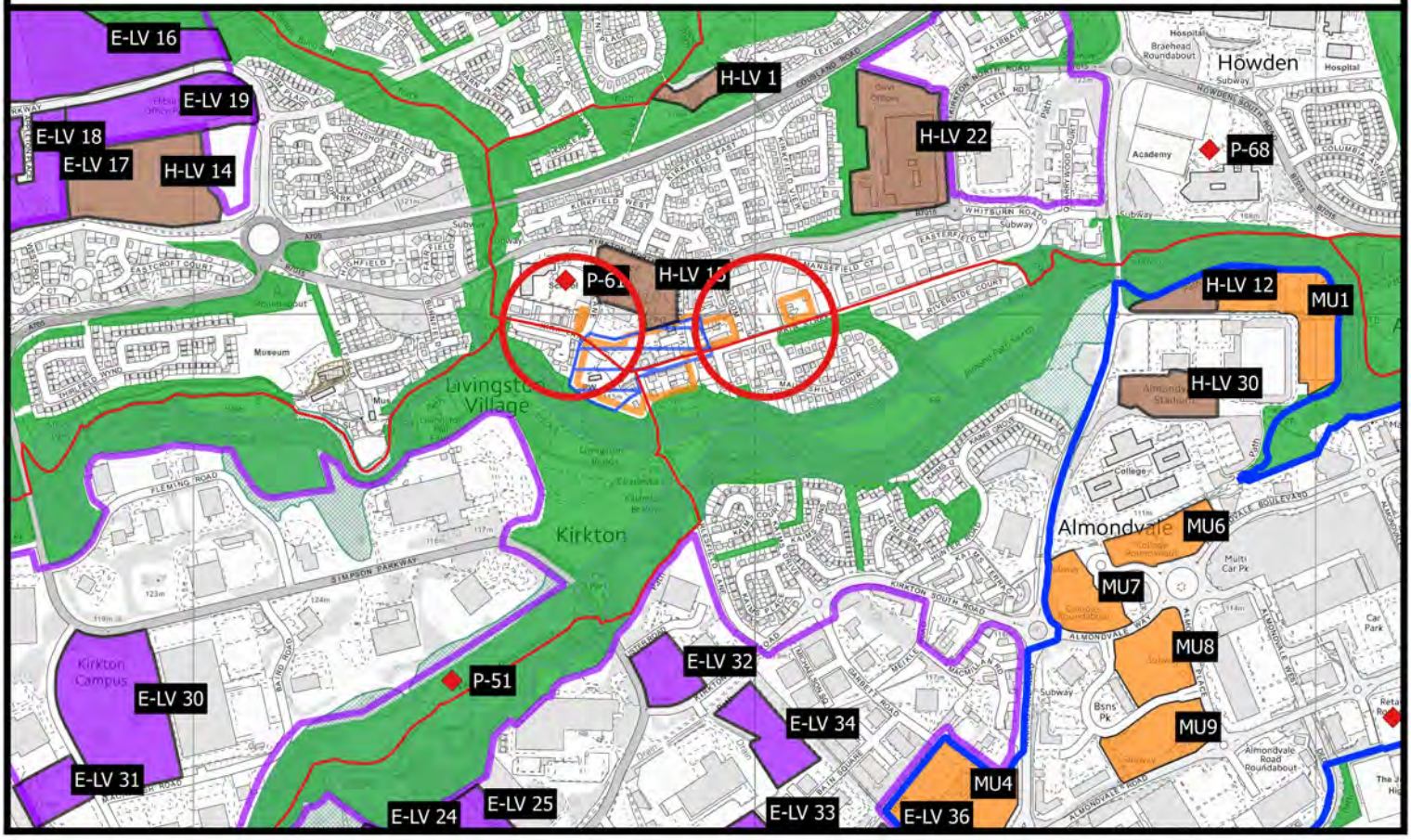

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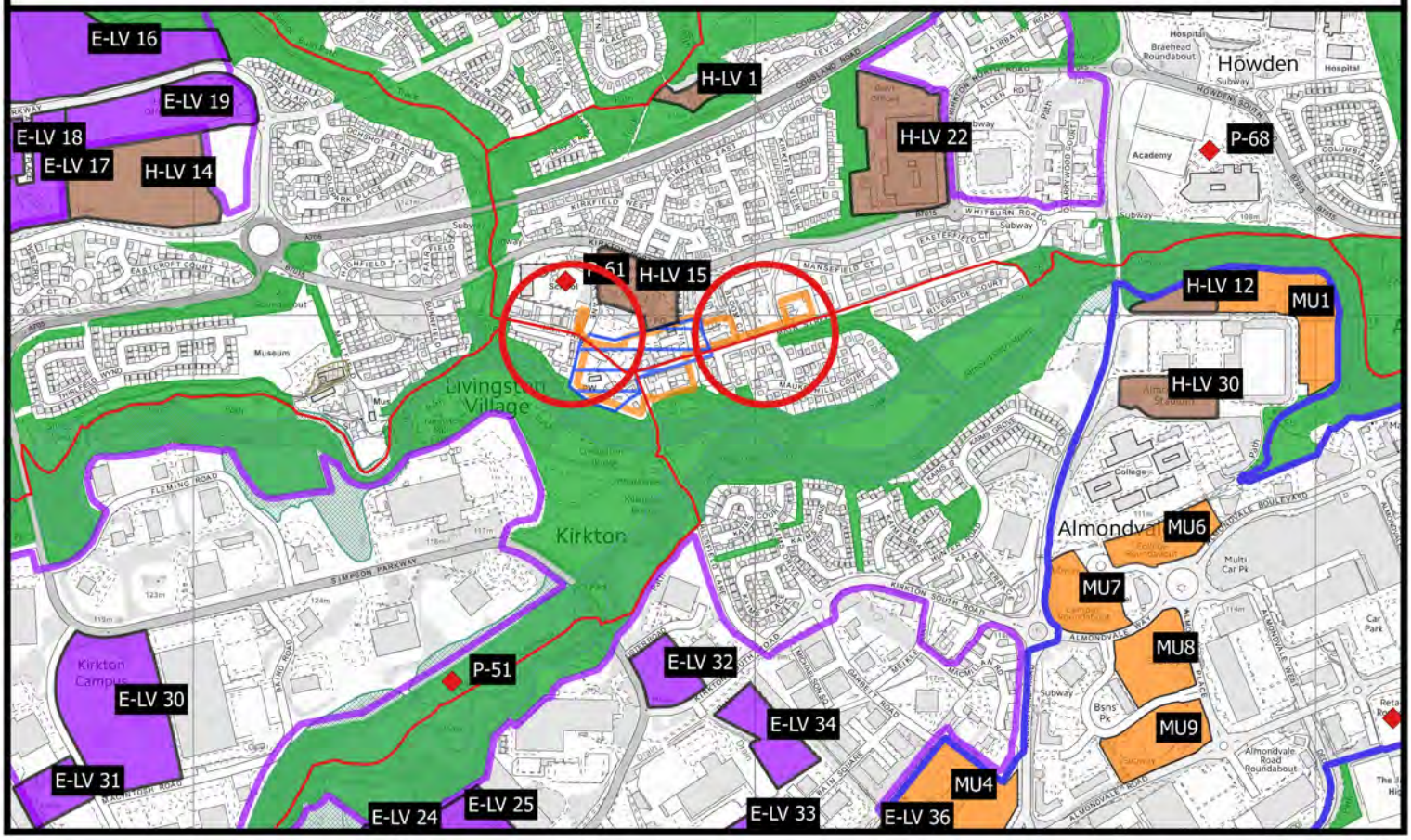

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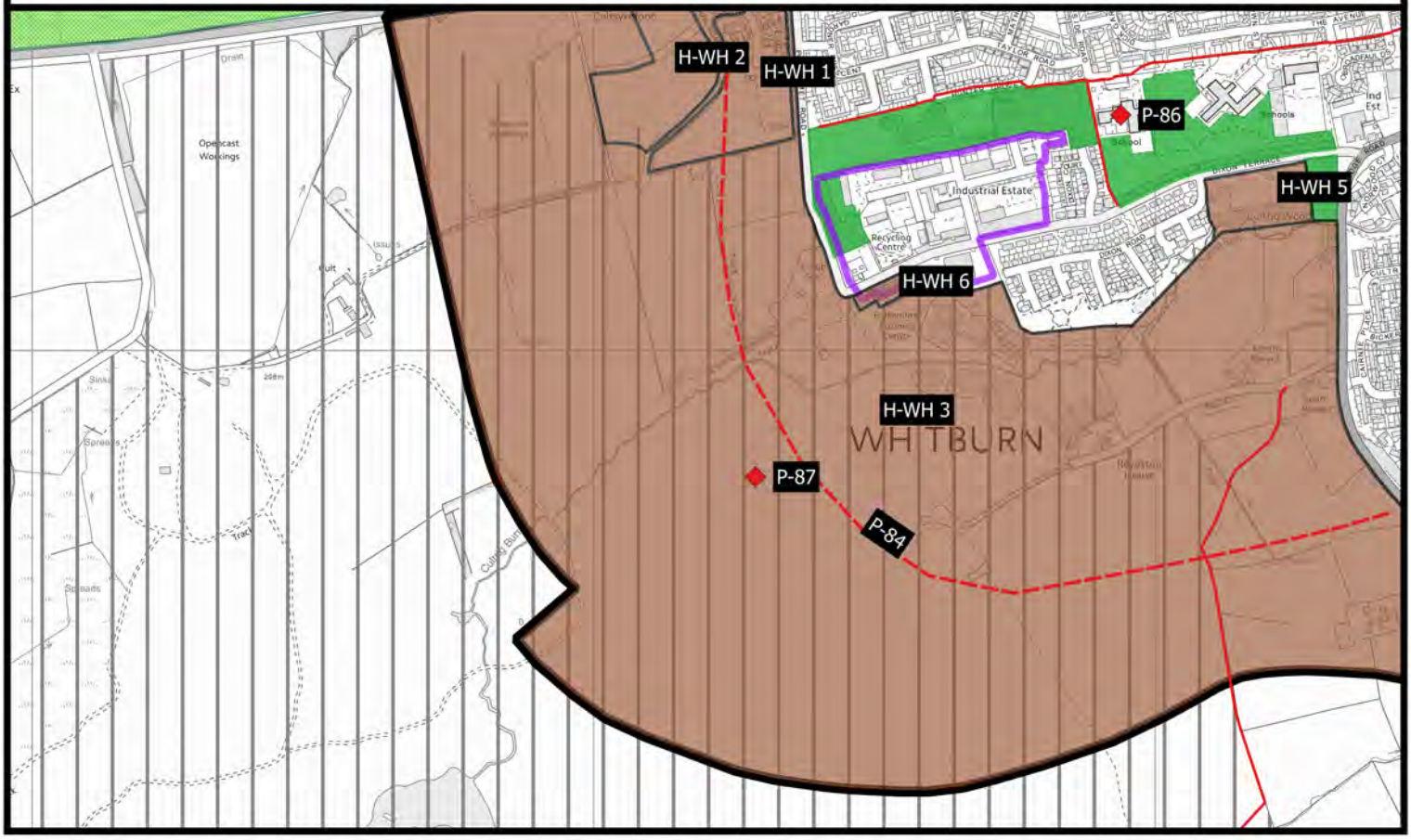

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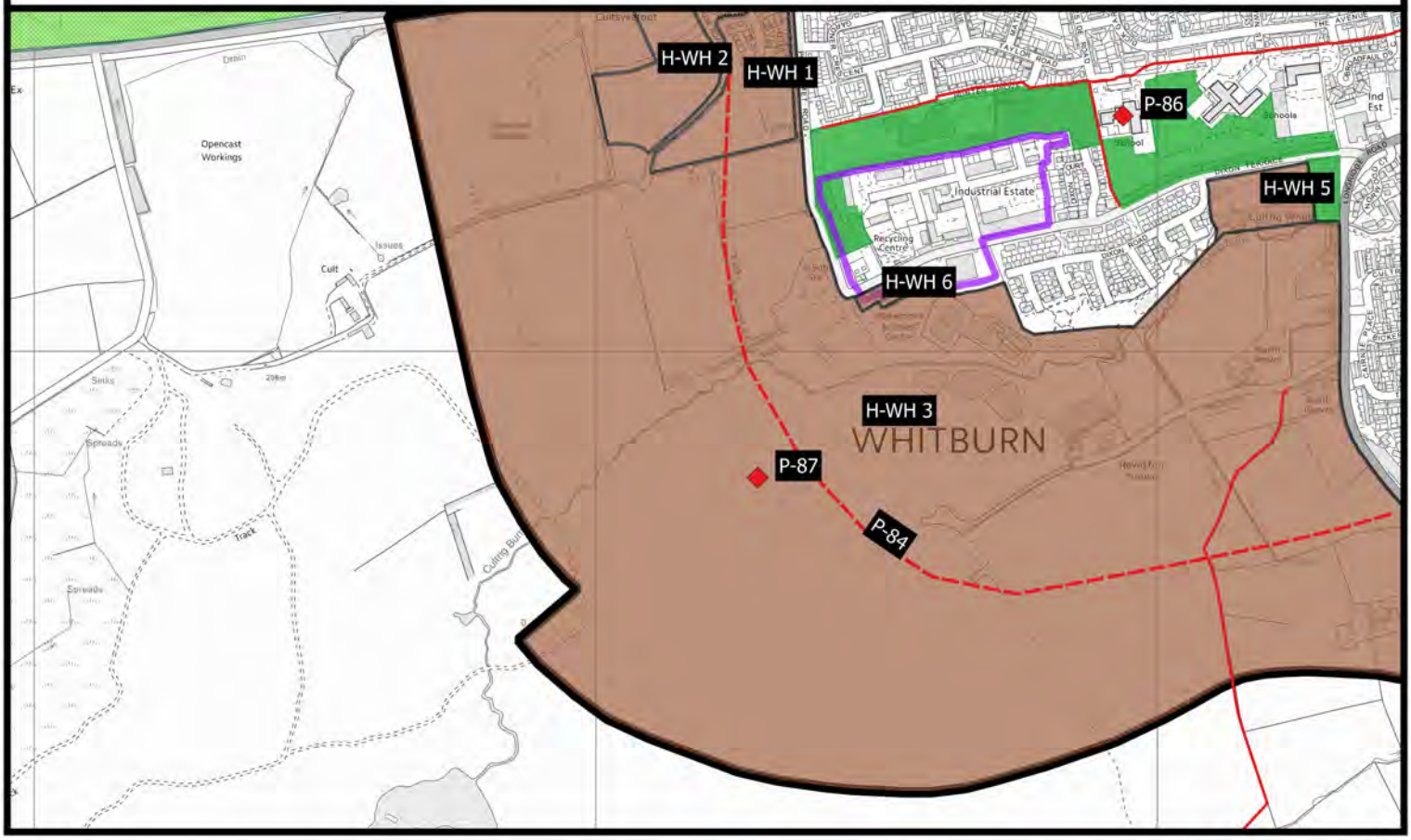

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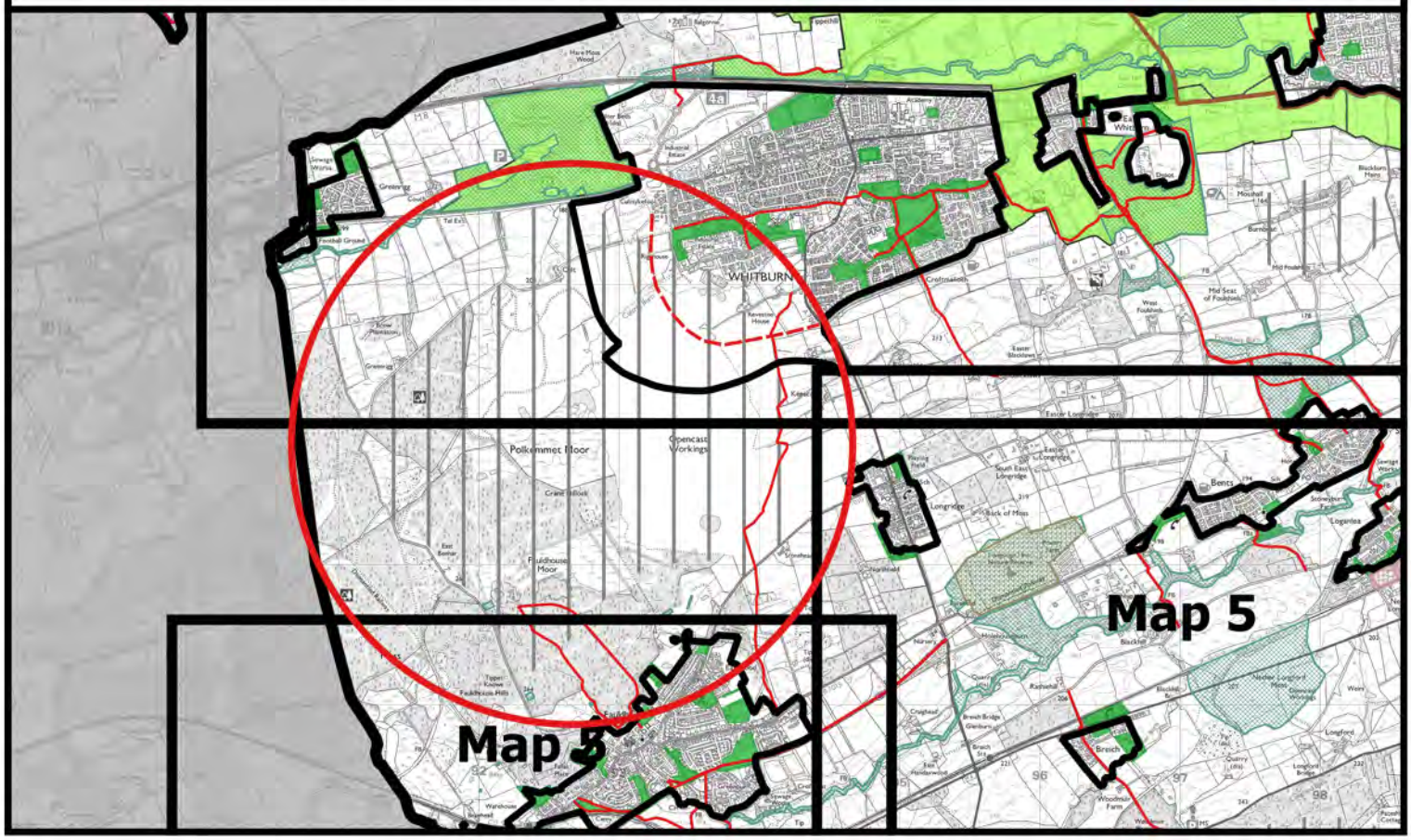

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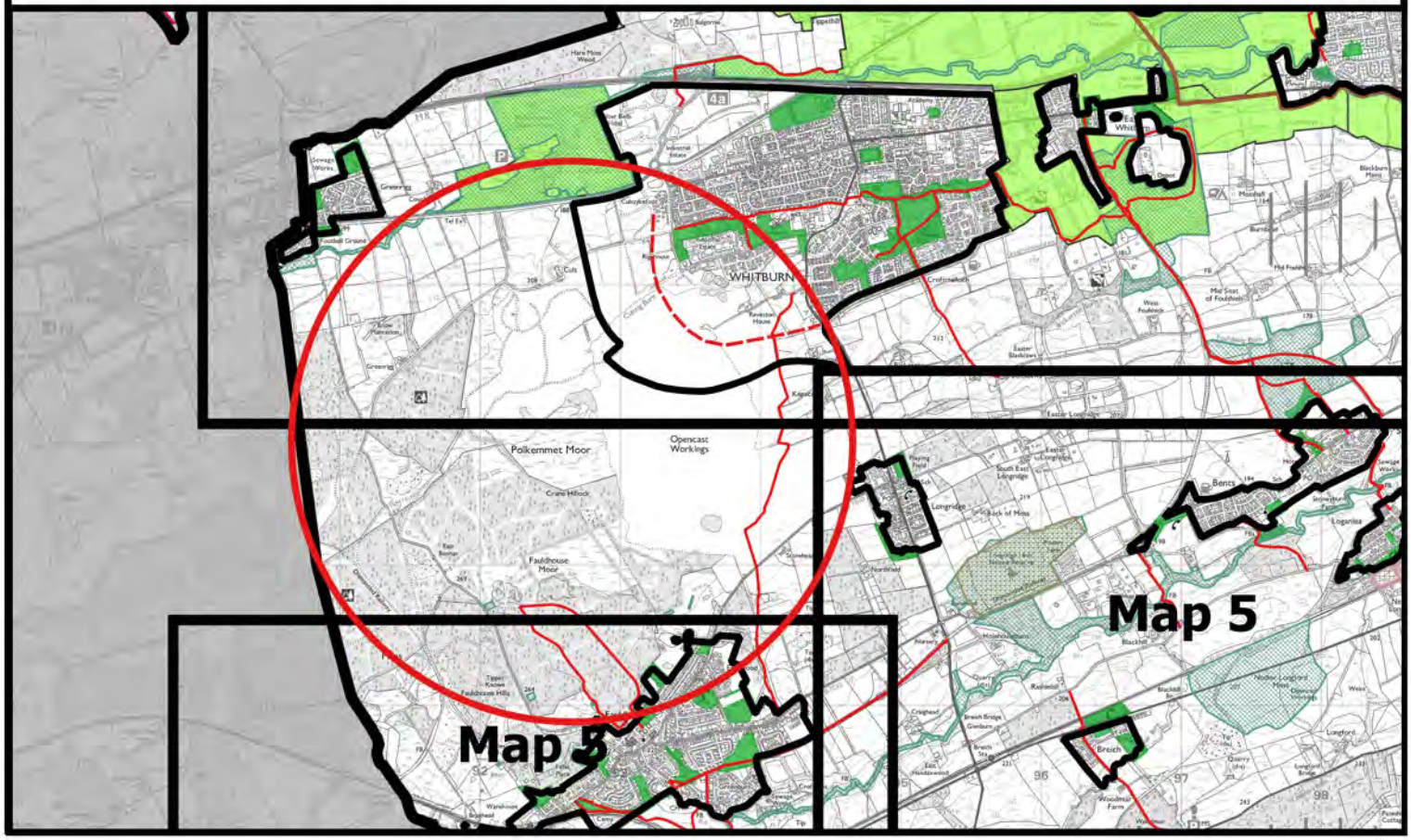

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West Lothian Council

Issue: 26A	Employment land policies	
Development plan reference:	EMP1, EMP 2, EMP5 and EMP 7	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0160 (Scottish Enterprise) **21862570-67b827a** (Robin Matthew on behalf of Winchburgh Developments Ltd)		
Provision of the development Plan to which the issue relates:	Employment land policies	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0160 (Scottish Enterprise)

EMP1 - Safeguarding and Developing Existing Employment Land

SE supports the principles of this policy to protect and safeguard existing employment land. However, due to the extent of land available, advise that there should be greater flexibility within the policy to allow for other 'employment-generating use' besides class 4, 5, 6 and / or to move between uses as appropriate to the site characteristics. Advise that other uses can generate employment numbers equal to or greater than class 4, 5, 6 and of varying employment types and if a site's characteristics are suitable to an alternative use, policy should not presume against such changes. SE acknowledges that retail use, beyond that which is to serve that particular local employment area, should not as a matter of course fall within this flexible approach in principle, due to other good planning reasons.

Support in principle point (f) of EMP 1, relating to the requirement that applicants demonstrate their attempts to secure employment development /use. Recommends, however, that Supplementary Guidance (SG) could usefully be prepared, to provide guidance on the matters which applicants will be expected to consider, action and assess to demonstrate that there is no alternative user and/or the employment benefits of different use - for example, length and type of marketing process, the support (or otherwise) of economic agencies for example, the Economic Development Unit of WLC and SE. SE would be happy to contribute to the preparation of the SG, which it considers should be carried out as soon as possible.

SE has seen considerable benefit to employment areas when a mix of ancillary uses are developed, which support the main employment use of the area, for example banks (Use Class 2), crèche facilities (Use Class 10) and fitness centres (Use Class 11) all of which provide additional services and facilities to meet the needs of employees. In this respect, whilst SE agrees that larger scale retail development should not be introduced to employment sites, where this conflicts with other policies, it is felt that some employment areas may benefit from small scale retail-type development particularly those uses which can cater for the 'lunch-time trade' of the local businesses within that area. In SE's experience, investors are more likely to be attracted to areas which provide a full range of facilities for employees, as opposed to those areas from which employees will have to travel, most often by car, during the lunch period. An example of the successful development of ancillary retail facilities which has contributed to the successful development of an employment area is Ashtenne in East Kilbride. Seeks amendment to the policy in this regard.

SE also considers that sub-section j of policy EMP 1 introduces a requirement that may potentially prevent any non-business use from complying with the policy and may be better to be deleted and included with the SG suggested by SE.

Policy EMP 2 and supporting text at paragraph 5.23 page 14
SE supports this policy and, as with EMP1 above, considers that the preparation of SG to support and provide additional guidance to the implementation of the policy would be beneficial. Also considers that residential /mixed use development may be appropriate within /at the edges of these traditional industrial estates, if those estates become surplus to employment land requirements. Policy EMP2 could be amended to include for appropriate non-employment uses, including housing. Amended text suggested to reflect this.

Policy EMP 7 and supporting text paragraphs 5.24 - 5.25, page 17
SE supports the status and emphasis given to Enterprise Areas in the proposed plan but requests that the policy be modified to allow for other potential employment generating uses to be developed on the site by slightly changing the emphasis relating to the food and drink sector and re addressing the balance of material considerations. Amended text suggested to reflect comments.

HOU1 Allocated Housing Sites, page 23, paragraph 5.49
SE supports in principle policy HOU1 in that it supports the delivery of much needed homes. It has some concern, however, that as worded the policy could allow for employment-generating development at the allocated housing sites, which may impinge upon the delivery of other employment land and suggests alternative wording.

Policy TCR 2 Location of New Retail and Commercial Leisure Developments, page 40
SE fully supports this policy which meets the requirements of SPP relating to the town centres first approach, without conflicting with the requirements of other employment policies (particularly regarding Class 4 development). For this reason, SE would not support any future amendment to this policy which may introduce the requirement for sequential testing for office development.

Appendix One: Employment Land Allocations, Core Category D, page 101
Whilst SE supports the intentions of the PP to seek to provide a range of sites for different employment uses, it questions the potential to control offices compared to R&D and some light industrial uses. Advises that the council may wish to give consideration to amending the wording of this category to ensure that it can properly manage development during the duration of the LDP.

Employment Land Allocations (page 101 onwards)
SE supports the proposed plan's identification of employment land, subject to the minor changes to the policies EMP1, EMP 2, EMP5 and EMP 7 detailed above.

H-LV-14 Livingston housing allocation, page 209
SE supports the reallocation of this site to housing to reflect the current 'minded to grant permission' status of this site, as detailed in a separate site specific representation. SE suggests, however, that mechanisms are brought forward in the PP to ensure delivery of housing sites on the ground, rather than just the delivery of housing allocations and permissions. In particular, details of development contributions for infrastructure and schools must be clarified and must relate to that necessary to development proposed.

Appendix 4, page 265 Supplementary Guidance (SG)
SE notes that no SG is suggested for Economic Development. SE refers to its responses to EMP1, 2 and HOU 1 above and suggests that consideration be given to the preparation of SG on releasing sites from employment (and housing) designations where sufficient marketing demonstrates no

demand exists for the allocated use and the SG should include guidance on the necessary processes and timescale to justify the case and which Key Agencies support should be obtained to also justify the proposal.

SE supports the preparation of Residential Development SG, Transportation PG and Education Strategy PG and recommends that the guidance be prepared for consultation as soon as possible particularly relating to the amount and mechanisms for developer contribution, to avoid any delay to delivery of development sites.

Modifications sought by those submitting representations:

WL/LDP/PP/0160 (Scottish Enterprise)

Policy EMP 1
SE requests that the council gives consideration to the following changes (shown in bold) to EMP 1, extract:

The expansion, conversion or re-development of land and premises within these areas will be supported, as will proposals for new development embracing the same use classes, i.e. 4, 5 and 6 **and other land uses which are demonstrated to generate employment opportunities equal to or greater than Class 4,5,6,** subject to the following criteria being satisfied:
……
e. the proposed land use does not conflict with other policies in this development plan, most notably those relating to retail development.

Advise that Supplementary Guidance (SG) could usefully be prepared, to provide guidance in relation to policy EMP 1 on the matters which applicants will be expected to consider, action and assess to demonstrate that there is no alternative user and / or the employment benefits of different use - for example, length and type of marketing process, the support (or otherwise) of economic agencies for example, the Economic Development Unit of the council and SE.

SE requests that the council gives consideration to amending that part of EMP1 to read "Proposals to introduce retail uses **which are not ancillary to or which will serve a catchment area wider than the immediate employment area** will not be supported'.

SE also considers that sub-section j of policy EMP 1 introduces a requirement that may potentially prevent any non-business use from complying with the policy and may be better to be deleted and included with the SG suggested by SE.

Policy EMP 2
In paragraph 5.23 page 14 EMP2 Flexibility of uses within traditional industrial estates -
Amend policy EMP 2 to include for appropriate non-employment uses, including housing as follows:

Proposals to introduce retail uses into these areas will not be supported, **unless ancillary to the employment use of the site.**

Policy EMP 7
At policy EMP 7, request that consideration be given to the following (new text in bold):

Developments which contribute towards **employment generation and particularly those which enhancing** the food and drink sectors will be supported in principle, subject to the following criteria being satisfied;

a. the scale, layout and design of the proposal shall be appropriate to the character of the site and the surrounding area;
b. the proposal shall have no unacceptable traffic, amenity or environmental impact **any impact on traffic, amenity or the environment is mitigated to acceptable levels or is justified on grounds of overriding economic benefit** and
c. the necessary local and strategic infrastructure requirements (as set out in Appendix 1) are capable of being satisfactorily addressed

Policy HOU 1
At policy HOU 1 request that consideration be given to the following amendment:

b. the alternative use facilitates regeneration or offers significant environmental, economic or community benefits that are considered to outweigh the need to maintain the intended housing use **and any development for employment purposes will not affect adversely the potential for the release of land allocated for or safeguarded as employment land which is the subject of other policies within this Plan**; and

Appendix 1
At page 101, Appendix One: Employment Land Allocations, Core Category D the council may wish to give consideration to amending the wording of this category to ensure that it can properly manage development during the duration of the LDP.

H-LV-14 Livingston housing allocation, page 209
Mechanisms are brought forward in the proposed plan to ensure delivery of housing sites on the ground, rather than just the delivery of housing allocations and permissions. In particular, details of development contributions for infrastructure and schools must be clarified and must relate to that necessary to development proposed.

Appendix 4, page 265 Supplementary Guidance (SG)
SE notes that no SG is suggested for Economic Development. SE refers to its responses to EMP1, 2 and HOU 1 above and suggests that consideration be given to the preparation of SG on releasing sites from employment (and housing) designations where sufficient marketing demonstrates no demand exists for the allocated use. The SG should include guidance on the necessary processes and timescale to justify the case and which Key Agencies support should be obtained to also justify the proposal.

21862570-67b827a (Mr Robin Matthew on behalf of Winchburgh Developments Ltd)

A more flexible approach to delivering employment uses must be adopted through Local Development Plan Proposed Plan Policy EMP1.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0160 (Scottish Enterprise)

EMP1 - Safeguarding and Developing Existing Employment Land
If the council accepts these changes to policy, there will be consequential change to the criterion listed in this policy. With regard to proposed changes at sub-section j of policy EMP 1 the council is content with the wording of the policy as set out in the LDP proposed plan and does not support the suggested amendment.

Supplementary Guidance (SG) – the council already has an SPG from December 2011 (CDX) that relates to alternative uses within industrial estates which will be reviewed and updated. However, it is proposed that supplementary guidance/planning guidance is refreshed and updated in support of the LDP. The requirements for this are set out in Appendix 4 of the LDP proposed plan.

Policy EMP 2 and supporting text

The policy approach set out in the LDP proposed plan is to encourage economic growth by providing a range of employment land allocations and a flexible policy approach within which development proposals can be assessed. Whilst retail proposals should follow the sequential approach the council recognises that there may be circumstances where this approach cannot be followed. However, to promote the sequential approach as required by SPP2014, the council does not support amendment to policy EMP 2 to allow for ancillary retail use.

The council already has an SPG from December 2011 (CDX) that relates to alternative uses within industrial estates which will be reviewed and updated. However, it is proposed that supplementary guidance/planning guidance is refreshed and updated in support of the LDP. The requirements for this are set out in Appendix 4 of the LDP proposed plan. The council does not propose to amend policy EMP 2 as a result.

Policy EMP 7 and supporting text paragraphs 5.24 - 5.25, page 17

The wording to policy EMP 7 reflects that the Enterprise Area is specifically designated to support the food and drink industry. The amendment proposed by Scottish Enterprise to include the text **"employment generation and particularly those which enhancing "**adds no value to the policy as currently drafted in the LDP proposed plan. As such the council does not propose to amend the policy in this regard. The council does, however, see merit in the amendment to clause of the policy and would support the Reporter should they be minded to amend the policy as a result.

Policy HOU 1 SE requests that consideration be given to the following amendment

See Schedule 4 number 1A

Page 40, Policy TCR 2 Location of New Retail and Commercial Leisure Developments

See Schedule 4 number 16Q

Page 101, Appendix One: Employment Land Allocations, Core Category D

The council still considers it necessary to retain this category as an option and does not intend to amend the wording.

Employment Land Allocations (page 101 onwards) - support noted.

H-LV-14 Livingston housing allocation page 209

The council's approach to developer contributions is set out in Schedule 4 number 1F. It is proposed that supplementary guidance/planning guidance is prepared to set out the levels of developer contributions required to support delivery of development. The requirements for this are set out in Appendix 4 of the LDP proposed plan. The council does not propose to amend the LDP in relation to this submission.

Appendix 4, page 265 Supplementary Guidance (SG)

Supplementary Guidance (SG) – the council already has an SPG from December 2011 (CDX) that relates to alternative uses within industrial estates which will be reviewed and updated. However, it is proposed that supplementary guidance/planning guidance is refreshed and updated in support of the LDP. The requirements for this are set out in Appendix 4 of the LDP proposed plan.

21862570-67b827a (Mr Robin Matthew on behalf of Winchburgh Developments Ltd)
The council considers that it has struck the correct balance between mainstream employment uses and other uses, in order that the West Lothian employment land supply is adequately protected. The approach is considered flexible enough. No change is proposed to the terms of EMP 1 as a result of this submission.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26C	Telecommunications	
Development plan reference:	Policy INF 2	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0200 (Mobile Operators Association)		
Provision of the development plan to which the issue relates:	Proposed LDP - page 31	

Planning authority's summary of the representation(s):

Policy support - general

WL/LDP/PP/0200 (Mobile Operators Association) - Consider it important that there is a telecommunications policy within the plan.

Policy revision – locational need

WL/LDP/PP/0200 (Mobile Operators Association) - The reference to specific locational need in the policy is inconsistent with the terms of Scottish Planning Policy (SPP) (CDX – para. 300)

Policy revision – visual impact of sharing facilities

WL/LDP/PP/0200 (Mobile Operators Association) - The second criterion of the policy requiring that the sharing of facilities should have no increased visual impact is unduly restrictive and inconsistent with the terms of Scottish Planning Policy (SPP) (CDX) and Planning Advice Note 62: *Radio Telecommunications* (PAN 62) (CDX).

Modifications sought by those submitting representations:

Policy support - general

WL/LDP/PP/0200 (Mobile Operators Association) - No modification required.

Policy revision – locational need

WL/LDP/PP/0200 (Mobile Operators Association) - Suggests that the reference to specific locational need is removed from the policy.

Policy revision – visual impact of sharing facilities

WL/LDP/PP/0200 (Mobile Operators Association) - Suggests that the wording of the second criterion is amended to 'promote site sharing but ensure that visual impact is minimised'.

Summary of responses (including reasons) by planning authority:

LDP policy background

The policy for telecommunications was brought forward from the adopted West Lothian Local Plan (CDX, pages 220 – 221, para. 12.61, Policy IMP 13). Policy IMP 13 provides for a general presumption in favour of radio telecommunications where a specific locational need can be demonstrated and this approach is updated and carried forward into the LDP and policy INF2.

Assessment criterion b) of policy INF 2 requires the taking into account of 'the possibility of sharing

existing telecommunications facilities, subject to there being no increase in adverse visual impact' and is caveated by criterion k) which allows for assessment against 'any other relevant policies in the LDP'.

The LDP (CDX, page 30, para 5.81) makes reference to critical infrastructure requirements for the plan area including Information Communication Technology (ICT).

Policy support - general

WL/LDP/PP/0200 (Mobile Operators Association) – General support for the policy is welcomed.

Policy revision – locational need

WL/LDP/PP/0200 (Mobile Operators Association) – SPP (CDX, para 300) relates to Development Management requirements rather than those for Development Planning and appears to be about planning overstepping its jurisdiction and applying legislation beyond its powers. The policy in the LDP continues the principle set out in the adopted local plan (CDX, page 221, policy IMP13) and is not onerous.

Policy revision – visual impact of sharing facilities

WL/LDP/PP/0200 (Mobile Operators Association) – It is agreed that the phrasing of the local plan policy IMP 13 has been slightly amended to read better for the condensed and rationalised approach to the LDP policy framework. Assessment using criterion b) is as a 'consideration to be taken into account' and is considered to provide for a proportionate approach in keeping with contemporary planning in Scotland. Further guidance on assessment of design and siting of proposals is given in LDP Policy DES 1 *Design Principles* (page 11).

Any further plan changes recommended by the planning authority

No changes to the LDP are recommended, however there is a graphics error on page 31 and it is requested that the Reporter permits the revision to the policy title chevron to add the words 'POLICY INF 2'.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26F	Protection of Formal & Informal Open Space.	
Development plan reference:	Policy ENV 21.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0045 (Clare and Ian MacGregor)
WL/LDP/PP/0046 (Robert Miles)
WL/LDP/PP/0047 and 21306483-747f0ba (Paul Houghtoun, Houghton Planning)
WL/LDP/PP/0050 (Nigel and Francine Orr)
WL/LDP/PP/0053 (Brenda Bateman)
WL/LDP/PP/0054 (Dr Karen Tait)
WL/LDP/PP/0055 (Craig and Norma Cameron)
WL/LDP/PP/0057 (Nancy and Mark Durrant)
WL/LDP/PP/0058 (Laurie and Sandra Boles)
WL/LDP/PP/0214 (Colliers International for British Solar Renewables)
WL/LDP/PP/0346 (Murieston Community Council c/o Ian Brown)
WL/LDP/PP/0361 (Michelle Heron, East Calder Community Council)
21685080-8d9b679 (William Cochrane)

Provision of the development Plan to which the issue relates:	Policy ENV21 (page 54) relating to the protection of formal and informal open space. Proposals Map 2: Linlithgow Area. Proposals Map 3: Livingston Area. Proposals Map 4: Bathgate Area.

Planning authority's summary of the representation(s):

Over a dozen representations made reference to Policy ENV 21. However, 8 related to an open space site at Colt Hill, Linlithgow, while 2 related to an open space site in Murieston Valley and the consultant also raised another similar Livingston site (Hunter Gardens). The other reps related to open space sites at Polkemmet, Whitburn and East Calder and Armadale.

Open space at Colt Hill, Linlithgow – issues related to auction of land

The MacGregors' (**WL/LDP/PP/0045)** are concerned about the purchase of land in the Clark Avenue / Colt Hill area by Pumpkin Properties. The area in question comprises some 6 acres purchased at auction from The Greenbelt Company, without the residents of neighbouring properties being notified of the sale or given any opportunity to purchase it all/or in part. The land is designated as amenity space and they estimate 80-90% of it as being completely unsuitable for any sort of house and road building. However, the Pumpkin property's website, www.pumpkinproperties.co.uk; presents the land as a development opportunity and sets out a plan for a substantial development of houses and connecting roads.

The amenity land is covered in trees, most but no means all of which were planted at the time of the houses in Clark Avenue being built (i.e. 17 years ago). There was a responsibility on The Greenbelt Company to maintain this area which has not been respected properly since the site changed hands.

In addition, the trees play an important role in absorbing water and holding the hill together that many of them stand on. 17 years ago when the development was built there were issues with mud sliding down the hill and run off flooding properties at its foot. Part of the land also borders a burn running around the edge of Clark Avenue estate and is extremely boggy.

The MacGregors' contend, any construction on the scale proposed by Pumpkin Properties would be highly detrimental environmentally and to neighbouring properties. It would also remove verdant amenity land which plays an unsung but important part in maintaining the pleasant aspect of the immediate area and of Linlithgow as a whole.

Mr Miles (**WL/LDP/PP/0046)** comments that amenity land around Clark Avenue is marked on Proposed Plan Map 2 and noted on the land deeds to his property, and is mainly planted to trees. Recently however the land has been sold by Greenbelt Ltd with no consultation with residents, resulting in a developer advertising building plots.

In Policy DES 1 section a, the council require developers to ensure there is no significant adverse impact on amenity. Also from an environment and visual impact perspective, Policy ENV 21 will not approve developments that impact on open spaces or loss of trees, particularly as elsewhere in the document the council are concerned about air quality and trees are known to improve air quality.

He notes that the provision of secondary education in Linlithgow continues to restrict housing development in the town and this should add weight to continuing to avoid allowing building outside of the approved local development plan.

Development of site H-LL6 at Mill Road provides additional housing in the area, and with this in mind there should be no need to supplement the development plan with further housing near Clark Avenue on designated amenity land.

The council should consider the impact of development H-LL6 on Clark Avenue and possibly Avalon Gardens during design and construction, particularly with regard to potential back flooding due to restricting flows of the Linlithgow loch runoff via the Mill Burn and impact on drainage, water supplies and sewerage.

Traffic management at the staggered junction of the A706 and the High Street is poor, made worse by the siting of bus stops directly opposite the junction. The junction would benefit from a series of mini roundabouts or traffic lights, and relocation of the bus stops.

The traffic from the Mill Road area in Linlithgow Bridge to the A706 to Bo'ness has a difficult junction and traffic travelling from Bo'ness to Linlithgow have to negotiate a blind bend just before the junction, traffic travelling from Mill Road cannot see traffic from either direction unless creeping out into the A706 road, and speed of traffic along the A706 is excessive with risk of collision.

Traffic lights at Linlithgow Bridge are often misunderstood. At peak periods, traffic does not flow well with tailbacks from the lights well past the Bridge Inn and traffic from Polmont, turning in the direction of the leisure centre, blocking traffic travelling toward the high street. The lights and traffic lanes should be redesigned.

Lights and turning lanes at the Stockbridge retail park, and at the Aldi supermarket and Linlithgow Bridge Primary School in conjunction with the nearby bus stop creates traffic delays and gridlock at busy times.

Parking in the town centre has been improved with remodelled parking near the health centre and

Linlithgow Loch, but additional off street parking near the Linlithgow Cross coupled with enforcement of parking restrictions on the High street would reduce traffic delays through the town.

The Orr's (**WL/LDP/PP/0050)** in general, in support of the plan for Linlithgow, but we would like to object in principle to any development of the amenity land surrounding Clark Avenue/Colt Hill in Linlithgow for the same reasons as listed above by the McGregor's (**WL/LDP/PP/0045**) and Mr Miles (**WL/LDP/PP/0046)**.

This amenity land was planted and developed as woodland as a planning consent condition when Persimmon Homes built the properties. The land, which is steep and hilly, contains a mix of existing mature woodland and newer existing trees and shrubs, and a pedestrian right of way via a rustic path leading from Clark Avenue to St Ninian's Road.

The houses in Clark Avenue benefit from the maturing trees as drainage of rainfall run off has dramatically improved on the hillside. Special drainage techniques, such as those selected for motorway embankments, were used on the steepest parts of the hillside to protect the properties below, hence our concerns.

Ms Bateman (**WL/LDP/PP/0053)** would not wish to see any development on the open lot within the Clark Ave Estate. Her understanding was that the area was fully developed and no further development would be allowed within the space.

Dr Tait (**WL/LDP/PP/0054)** objects to potential development on the Colt Hill site adjacent to St Ninian's Avenue/Clark Avenue in Linlithgow as this is not a site currently earmarked for development in the plan. She believes that there is sufficient land available for development in the locality under the terms of the proposed development plan and that further building on this land would be detrimental to the area.

Furthermore, development of this land would remove the majority of the trees planted to improve drainage for all the properties located at the bottom of the hill in Clark Avenue and would result in a significant loss of privacy as the land is currently amenity woodland. The land provides an important site to enhance biodiversity and would increase local traffic.

The Cameron's (**WL/LDP/PP/0055)** also objection to the principle of any development of the land purchased as shown on the Pumpkin Properties website or elsewhere in the amenity land in Clark Avenue/Colt Hill area. Last year they were approached by one of the current owners, to ask if we were interested in purchasing the land directly behind our house.

They are concerned about the maintenance and preservation of the old trees that surround Clark Avenue/Colt Hill. When our estate was built, it was sold to the then buyers as a prestigious small development which included substantial high quality amenity land.

They would also like to voice concern about the lack of attention to the green areas around Clark Avenue. According to the paperwork we have, these should be tended to every two weeks during the growing season and as far as we are aware they have been cut once this year by The Greenbelt Company and once by the new owner

The Durrant's (**WL/LDP/PP/0057)** similarly in general support of the plan for Linlithgow, but wish to object in principle to any development of the amenity land surrounding Clark Avenue/Colt Hill in Linlithgow for many of the reasons as already noted above.

The Bole's (**WL/LDP/PP/0058)** note the area surrounding Colt Hill and Clark Avenue is marked as

amenity land. They are concerned the new owners are advertising Colt Hill to housing developers that shows an artist impression on how the housing development would appear for 16 to 20 homes. They object due to:

1. The impact it would have on education within Linlithgow. Both Linlithgow Bridge Primary School and Linlithgow Academy are under continued pressure for capacity levels. Currently, both schools have high class numbers;
2. The impact to the amenity space; and
3. The woodland area is important as it acts in absorbing water from the marshy ground. If the number or coverage of trees was reduced it may adversely affect the drainage on the surrounding properties.

Open space at Murieston Valley and Hunter Road, Livingston – issues related to auction of land (continued)

WL/LDP/PP/0047; Houghton Planning consultants represent RK Property Ltd and wish to object to the designation as open space of all land not shown as currently developed, or allocated, in Livingston. In particular, they object to the designation of land they own at Murieston Valley and Hunter Road, Livingston.

The adopted West Lothian Local Plan designates a number of areas within Livingston as 'Land Safeguarded as Open Space', a number of which have also been defined as an 'Areas of Special Landscape Control'. A further map annotation identifies areas that are subject to Tree Preservation Orders (TPOs). Other areas within the town are left as 'white land'; albeit that they may have been planted as landscaped buffer areas as the new town expanded.

The Local Plan was adopted after the West Lothian Council (WLC) had originally prepared its Open Space Strategy in 2004/5, although just before this was reviewed in 2010; The Open Space Strategy implements the requirement in Scottish Planning Policy (SPP) for local authorities to undertake an audit of their own open space and to produce an open space strategy.

This approach to open space, which has served WLC well to date and which selects open spaces to safeguard based upon their value, now seems to have been revised in the Proposed Local Development Plan to safeguard all open space in Livingston irrespective of its quality, or importance to the implementation of the Open Space Strategy. The Proposed Plan then seeks to protect those areas through Policy ENV 21 'Protection of Formal and Informal Open Space' from inappropriate development.

The starting point for the examination of this issue is Scottish Planning Policy (SPP). This sets out a requirement at para 222 for local authorities to have *"up-to-date audits, strategies and action plans covering green infrastructure's multiple functions".* WLC last did this in 2010, which is not that up-to-date, but is probably fit for purpose. Para. 224 then requires local development plans to *"identify and protect open space identified in the open space audit and strategy as valued and functional or capable of being brought into use to meet local needs".*

Finally, para. 229 states that *"local development plans should encourage the temporary use of unused or underused land as green infrastructure while making clear that this will not prevent any future development potential which has been identified from being realised".*

RK Property own land at Murieston Valley, which extends north east and north west of Moriston Drive, Livingston. At present, about half of this land is 'white land' in terms of the West Lothian Local Plan and the remainder is 'Land Safeguarded as Open Space'. All of the land is also covered by a

blanket TPO that was recently approved by WLC, one of series that the Council has passed in relation to landscaping areas planted with trees as the new town has developed.

RK Property bought the land knowing this Local Plan zoning, and accepting that it was only the 'white land' that had development potential. They have since tried to find a management solution, including the local community, to the existing defined open space area, but without success.

The Proposed Plan now defines all of this land as 'Protection of Formal and Informal Open Space', which means that its ability to be developed is now severely curtailed, if not prevented entirety. This is despite the fact that part of RK Property's land has recently secured support on appeal for a new dwelling (see appeal ref: PPA-400-2053) whilst WLC has separately granted planning permission on the adjoining site, similarly now defined as open space, for a further single dwelling (ref:0264/FUL/14).

WLC have not justified that change. There is no real explanation for this shift in policy in the Proposed Plan, and no supporting document that updates or changes the Open Space Strategy, which should have happened, we suggest, to have justified such a significant policy shift. The consultants suggest that this change is a knee-jerk reaction to applications such as those submitted by RK Property, and the adjoining owner, rather than a considered response, but they await WLC's response to this representation to better understand the basis for it.

The consultants contend, the zoning of land at Murieston Valley should not have changed from that shown in the Local Plan. In fact, there is an argument that even the area defined at Murieston Valley as 'Land Safeguarded as Open Space' should not be shown as such because it is questionable if it is 'valued', 'functional' or 'capable of being brought into use to meet local needs'. It is simply an area of landscape buffer planting, which fills a gap between the existing development at Moriston Drive and the railway line to the north. Indeed, it is interesting to note that the Greenspace Scotland mapping service, which WLC direct you to, defines all of this land with a 'Primary Classification' of 'Open semi-natural' and 'Secondary Classification' of 'Woodland'. It is questionable that such a classification justifies such a high level of protection as open space.

An alternative approach, which would find support in SPP, is that such areas should be seen as the type of area where WLC should "encourage the temporary use of unused or underused land as green infrastructure", which could be included as an aspiration in the Proposed Plan whilst leaving all such areas as 'white land', which is how such areas are, in the main, currently defined and still seems fit for purpose.

Open space at Heartlands and Polkemmet Park, Whitburn – issues

British Solar Renewables (**WL/LDP/PP/0214)** state that the aims of Policy ENV21: Protection of Formal and Informal Open Space and ENV22: Protection of Playing Fields and Outdoor Sports Facilities are to give protection to a wide range of defined types of open space within settlements and to prevent their piecemeal loss to development. However, both policies acknowledge that there may be instances where development of such sites can and should be permitted. This is supported by BSR.

It is the case at "Heartlands", Whitburn that land to the south of defined settlement boundary has planning consent for a golf course/amenity open space, and is included in the proposed LDP as such under proposal P-82. It is no longer considered appropriate to continue with this proposed use at this location.

Polkemmet Park lies to the immediate north/north-west of the site and remains safeguarded for

open space in the proposed Local Development Plan. Swathes of land north of the settlement of Whitburn and to the east are designated in the proposed LDP as countryside belt and open space.

The site is considered to be of value for the new community at Heartlands, in helping to create a sustainable development location via the installation solar energy schemes in this location. The land is considered capable of being dual-use; generating energy for the "Heartlands" development, but also acting as open space for the area. It is not considered that the introduction of a renewable energy development on site will in any way adversely affect the aims of national, strategic or proposed local planning policy.

Open Space at land to east of Robin's Lane, Murieston Valley, Livingston – support

WL/LDP/PP/0346; Murieston Community Council, among several issues, raised one relating to open space in Murieston Valley to east of Robin's Lane (i.e.; Policy ENV 10 Protection of Urban Woodland, Page 47, para 269, Map3 - Livingston Area). The Community Council agree with the Local Plan to designate land parallel to the Edinburgh- Glasgow railway line and Murieston Valley limited to the west by Murieston Road and to the east by Robin's Lane as "Land Safeguarded for Open Space".

Open space at The Muddies and Raw Holdings West, East Calder – protection clarification

While, **WL/LDP/PP/0361;** East Calder Community Council stress, in the absence of a masterplan for the Raw Holdings area of East Calder, it is very difficult to respond specifically to potential changes to East Calder Park and the immediate surrounding area with related improvements. However, they believe that the area known locally as 'The Muddies' and the areas within Raw Holdings West which are used recreationally, should be covered by the policy 'ENV 21'.

21685080-8d9b679 (William Cochrane) - objects to the proposed re-designation of the Armadale Stadium site as protected open space; policy HOU2 in the adopted West Lothian local plan should remain in relation to the site; objects to safeguarded open space policy ENV21 in the LDP as it relates to the stadium site.

Modifications sought by those submitting representations:

Open space at Colt Hill, Linlithgow – issues related to auction of land
Eight Residents of Clark Avenue, Linlithgow (**WL/LDP/PP/0045; WL/LDP/PP/0046; WL/LDP/PP/0050**; **WL/LDP/PP/0053; WL/LDP/PP/0054; WL/LDP/PP/0055; WL/LDP/PP/0057; & WL/LDP/PP/0058**) wish the Proposed Plan to retain the open space protection for the existing amenity space in this area.

Designation of Formal and Informal Open Space, Livingston – issues regarding process
Houghton Planning for RK Property **(WL/LDP/PP/0047)** seek the removal of the blanket designation of 'Protection of Formal and Informal Open Space' in relation to Livingston, and a return to the more structured approach favoured in the Local Plan whereby only open space that can be justified as valued and functional is so defined.

In addition, they seek the removal of the 'Protection of Formal and Informal Open Space' designation in as much as it relates to land owned by RK Property at Murieston Valley and Hunter Road, Livingston.

Open space at Heartlands and Polkemmet Park, Whitburn - issues
The new owners of the "Heartlands" site at Whitburn, British Solar Renewables (**WL/LDP/PP/0214)**

indicate they will no longer pursue the approved golf course on the south part of the site and proposal P-82 should be removed.

Open space at The Muddies and Raw Holdings West, East Calder – protection clarification
WL/LDP/PP/0361; East Calder Community Council indicate the area known locally as 'The Muddies' and the areas within Raw Holdings West which are used recreationally, should be covered by Policy ENV 21.

21685080-8d9b679 (William Cochrane) – seeks removal of site from area of open space and for the site to be restored back to White space within settlement boundary.

Summary of responses (including reasons) by planning authority:

Open space at Colt Hill, Linlithgow – issues related to auction of land
This former vacant area on the edge of Linlithgow was developed in the late 1990's for a residential home at the top of the hill and an adjacent residential estate that became Clark Avenue.

In the Linlithgow Area Local Plan (CDX) adopted in 1994 the wider Colt Hill area is identified under Section 3.3.5 (page 18) as a Possible New Housing Site. It states

"Colt Hill – this area covers 6,3ha of undulating ground to the northwest of the town between Listloaning , Jock's Hill and Lochmill in the south , and the M9 in the north. Two neighbouring areas at Lochmill and Mill Road area allocated for housing In order to protect and enhance the green wedge on land between the town and the motorway , it has been agreed that a limited development will be acceptable at Colt Hill. This will comprise no more that 30 houses ***with associated landscape improvements*** *and a 1 ha site for a nursing home on the hilltop in the south eastern part of the site.*

A Brief has been prepared with ***the objective of minimising the impact any development may have on the landscape and securing the dedication of the bulk of the site as a green buffer between the town and the motorway.*** *This is consistent with the protection on the landscape setting of Linlithgow provided by Policy R1 Development in the Countryside.*

Policy H11 At Colt Hill, two small areas totalling 3.0ha are allocated for housing on condition that the development is limited to 30 houses ***and the remaining area (apart from the nursing home site) is dedicated as a green buffer between the town and the motorway****."*

The site abuts the north west edge of the Linlithgow Conservation Area.

The West Lothian Local Plan, adopted in 2009, shows the central area between the nursing home and Clark Avenue as Land Safeguarded for Open Space by Policy COM2 (CDX).

The issue raised by Mr Miles (**WL/LDP/PP/0046)** in connection with flooding of Clark Avenue and nearby Avalon Gardens in relation to flooding on the Mill Burn is not a major issue for SEPA, nor the Council's Flood Risk Officer.

Mr Miles raises various point related to traffic issues in Linlithgow Bridge. The Transportation Services views are that traffic levels through the town are high and as part of the LDP process looking at development impacts in Linlithgow micro-simulation modelling work was specifically carried out for the town. One of the conclusions was that improvements to the signals through Linlithgow Bridge would improve the through movement of traffic (CDX).

Improvements at the staggered junction of High Street with St Ninian's Road and Preston Road were

considered during the modelling process. However, it was identified that improving signals would increase delay for all vehicles through the junction and therefore would be detrimental compared to the existing layout. The side road junctions are too far apart for a single roundabout and there is restricted road space for 2 small roundabouts.

The council will be investigating possible solutions to traffic management in Linlithgow High Street as part of the air quality assessment procedure.

The new owner of the land at Colt Hill has not made any representations to the Proposed Plan.

Designation of Formal and Informal Open Space, Livingston
With regard to the objection relating to two open spaces at Murieston Valley and Hunter Road in Livingston **(WL/LDP/PP/0047 - 21306483-747f0ba)**

The original West Lothian Space strategy was produced in 2005 for a 10 year period to 2015. It was reviewed in 2010 given the multi-million pound investment the council had made in numerous open spaces over the first 5 years. This is in the context of auditing over 2,200 open spaces.

The consultant's claim that the 2010 review is not up to date, but are obviously unaware of the resources and timescale required to undertake such an exercise over the whole authority area and the council consider it more than adequate for continued protection and investment in improving open spaces across West Lothian. Indeed, the consultants later acknowledge the open space strategy is "fit for purpose".

As the new town has developed and the landscape framework matured, there are numerous small, former "white land" areas across the town where development would now not be appropriate. In these areas the council has advanced TPO's to offer some degree of planning protection, often in response to issues and requests raised by local residents and communities who consider these areas have "value" and are "functional" as claimed by the consultant when referring to SPP.

Indeed Murieston Community Council **(WL/LDP/PP/0346)** agree with the Local Plan to designate land parallel to the Edinburgh - Glasgow railway line and Murieston Valley limited to the west by Murieston Road and to the east by Robin's Lane as "Land Safeguarded for Open Space".

Murieston Valley open space site
With regard to the background to the open space in Murieston Valley, the long linear strip of undeveloped land, between the rail line and the rear of development along the north side of Murieston Valley Road, westwards from Murieston Road to what is now the east side of Moriston Road, was identified in the Livingston Local Plan as "Areas of amenity open space / greenways" and protected by Policy R13. This land included the recreational walkway and bridleway; known as the Murieston Trail that was a long standing proposal from the former Development Corporation that set out through various Stage A plans on how Murieston was to develop.

The narrow strip of land east from what became Moriston Road was not designated as the east end of Murieston Valley Road had not been constructed yet and its exact alignment had not been fixed. When LDC wound up in 1996, the majority of the narrow strip was transferred to the Woodland Trust Scotland and the east end, slightly larger triangular shaped site by the turning circle transferred to the council. A review of its development potential of this very narrow strip of land at the east end of the Valley and also next to the turning circle, in view of its proximity to the raised rail line, concluded that it should remain as open space.

A general review of Livingston "white land" after the 2009 West Lothian Local Plan adoption and as

the 2005 Open Space Strategy was updated in 2010, together with issues of inappropriate uses being promoted on green space areas coming to the fore, ensured that the Proposed Plan sought to extend the general "Land safeguarded as open space" protection policy to areas such as Murieston Valley and Hunter Road.

However, there is a Development Management background to this Murieston Valley area. A planning application submitted in January 2013 (Ref: 0020/P/13) (CDX) sought approval in principle for a housing development on land immediately to the east of and extending, north, behind Moriston Drive.

The planning application was refused on the grounds that the development of this site would result in the loss of a substantial number of trees to the detriment of the environmental quality and visual amenity of the area and that it would have a detrimental impact on the spatial character of the area.

The applicant sought a review of this decision at the council's Local Review Body (LRB) in August 2013. The review was dismissed in November 2013 and the LRB refused planning permission (CDX).

The land to the east of Moriston Drive towards the turning circle at the end of Murieston Valley Road and westwards, to the north of Moriston Drive up Ossian Drive was TPO'd be the council in early 2014 (CDX).

A planning application (Ref 0264/FUL/14) for the construction of a detached house with associated parking and access at Murieston Valley Livingston; i.e. to the east of Moriston Drive was recommended for refusal, but granted approval by the Development Management Committee in November 2014 (CDX).

Another application (Ref 0064/P/15) was submitted for the single house on the south part of the site (0020/P/13) refused permission in 2013. Again, this application was refused in April 2015 for similar reasons (CDX).

However, the application was subsequently granted on Appeal (appeal ref: PPA-400-2053) in January 2016 as the reporter considered it as an infill development with the earlier single plot application that had been granted contrary to recommendation to the east (CDX).

While the Local Plan focuses on residential sites with 4 or more units to tie up with the Housing Land Audit, when the Proposed Plan "Proposals Map 3: Livingston Area" comes to be published, it will exclude these 2 recently granted plots east of Moriston Drive from the open space designation.

Hunter Road Kirkton South

With regard to the similar site at Hunter Road, Kirkton South promoted by the consultant. The Livingston Local Plan allocated 2 housing sites at Kirkton South (KS 1B and KS 1C) that became Kaims Brae/ Walk (site 1B) & Kaims Grove (site 1C). Both were separated by a proposed north / south "woodland planting" strip i.e. Policies EN 11 & EN 12 as this had been identified in the earlier Stage A Plan's assessment of the development potential of the area to separate out the 2 phases of development. The mature woodland copse, on what became the bend of Hunter Road, was left out of the two housing allocations as a mature feature that was to be protected rather than included within the "Sites for Housing use" allocation.

The Livingston Local Plan Policy EN 11 stated; *"Existing and new woodlands will be protected from development and their proper management encourage. Where loss of tress can be justified it should be minimised and trees removed should be replaced in alternative locations but preferably in the vicinity of the original trees".*

This was (Section 8.5.9; page 61) *"in order to retain and improve the quality of the environment and landscape in Livingston, it is essential that the extensive existing woodland areas throughout the town should be protected and enhanced through effective maintenance and management and that new areas of woodland should be planted, using native species where possible to reflect the traditional landscape character of the area".*

This site was in the care of the former Livingston Development Corporation before being passed to the Scottish Greenbelt Company at reorganisation and then sold on at auction to the present owner.

Again, in relation to the West Lothian Open Space Strategy 2005 - 15, the initial focus was on parks and open space rather than other types of open space such as amenity woodland that were not a priority for survey and were numerous such sites in Livingston, let alone across West Lothian. By the time of the 2009 West Lothian Local Plan, both housing sites had been developed out, as well as the employment site at the north end of Hunter Road and the flats to the south at Kaims Terrace (originally LVLP site KS2B). The mature copse of woodland on the corner of Hunter Road became part of the urban fabric of Livingston.

The council undertook to designate the area with a Tree Preservation Order in 2011.

The LDP Proposed Plan, picking up on the green network linkages with the greenway along the south side of the River Almond to the north of the Kaims housing estate and Livingston Village neighbourhood park across the river, identified mature woodland on the corner of Hunter Road along with the woodland strips between the various phases of residential development in the Kaims area that had been identified on the earlier Livingston Local Plan Proposals Map.

A small part of the frontage area now has a major electrical substation adjacent to the kerbside. It is clearly not a suitable site for infill residential development.

In relation to the final point raised by the consultant about Greenspace Scotland classification of the area, the consultant misunderstands that open space can be "open and semi- natural" and also contain "woodland" as defined in PAN 63: Open Space, and that open space does not need to be formal, highly maintained cut grass to achieve its intended purpose.

Open space at Heartlands and Polkemmet Park, Whitburn - issues
For Whitburn, (**WL/LDP/PP/0214),** it is acknowledged that the new owners of "Heartlands" support Policy ENV 21 and the nearby Polkemmet Country Park, although they now indicated they no longer considered it appropriate to continue with the approved golf course use to the south of Whitburn.

Open space at The Muddies and Raw Holdings West, East Calder – protection clarification
In relation to (**WL/LDP/PP/0361)** East Calder Community Council's concerns about East Calder Park / "The Muddies", the adopted West Lothian Local Plan (2009) allocated the area as part of the wider Calderwood CDA. Para 7.96 states *"Additional requirements at Calderwood are: land for an extension to Mansefield Park.....* " (i.e.; East Calder Park).

The Proposed Plan clearly allocates East Calder Park / "The Muddies" at Raw Holdings West as covered by Policy ENV 21 that relates to "Protection of Formal and Informal Open Space". The proposal "P26" (page 86) indicates for *"Mansefield Park – Park improvements at 'The Muddies' in association with Calderwood CDA*".

To conclude, no modification to the LDP is proposed by the council, other than to correct that the proposal referenced as "P-82", relating to the golf course to the south of Heartlands, Whitburn; that

was inadvertently missed off Map 5 Bathgate Area, should now not be reinstated within the LDP as the new owner state they do not intend to pursue that use.

21685080-8d9b679 (William Cochrane) –
The stadium is shown as white land within the Armadale settlement envelope in the West Lothian Local Plan (WLLP). White land is defined in the WLLP as "A general expression used to mean land (and buildings) without any specific proposal for allocation in a development plan, where it is intended that for the most part, existing uses shall remain undisturbed and unaltered." Under the terms of the WLLP any proposals for development of the stadium would be considered under the terms of policy COM2 of the WLLP which relates to urban sports, recreational facilities, formal or informal open space. Land allocations and policies in the WLLP were reviewed for the West Lothian Local Development Plan (LDP). In the LDP the stadium is shown as being within the settlement envelope as land safeguarded for open space with policy ENV 21 applicable relating to the protection of formal and informal open space. Policy COM2 in the current West Lothian Local Plan and Policy ENV 21 in the LDP are broadly the same, the latter essentially being a refresh of the earlier policy. Policy ENV21 is the principle policy in the LDP that would be used to assess any development proposal for the site. Policy HOU2 only applies where there is not enough housing land identified in the LDP to maintain the supply. Policy COM2 and policy ENV21 are broadly the same, the latter essentially being a refresh of the earlier policy. In effect, very little has actually changed in terms of policy against which development of the Armadale Stadium site would be assessed. The application of a “green wash” to designate the site as open space is designed reflect the policy position which applies under the terms of the WLLP and reflected in the emerging development plan. Should alternative uses be sought for the stadium site, residential use may be considered appropriate given that residential use abuts the site on three sides. However, such a proposal would require to be assessed under a policy approach relating to open space/recreational use as per proposed policy ENV 21 of the LDP proposed plan as the council would seek a justification to support the loss of the facility. No proposals have been lodged with the council for alternative use and the stadium remains open for recreational use. The policy approach in the LDP proposed plan reflects this. The council does not propose to modify the plan to reflect the terms of this submission, however, should the Reporter see merit in the submission it would seek to remove the open space zoning and revert to white land within the settlement envelope.

Reporter’s conclusions:

Reporter’s recommendations:

West Lothian Council

Issue: 26G	Policy HOU 3 – Infill/Windfall Housing Development with Settlements	
Development plan reference:	Chapter 5 – The Spatial Strategy and Policy HOU 3	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0214 (British Solar Renewables c/o Colliers International) **WL/LDP/PP/0446** (Wallace Land Investment & Management c/o Geddes Consulting) **21504629-f325bbb** (Stirling Developments)		
Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy Housing Growth, Delivery and Sustainable Housing Locations Policy HOU 3 (page 24)	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0214 (British Solar Renewables c/o Colliers International)
Supports the policy and is particularly welcoming of the flexibility provided by criterion (c) which addresses the development of amenity or open space.

WL/LDP/PP/0446 (Wallace Land Investment & Management c/o Geddes Consulting)
Starts from the premise that the Proposed Plan does not identify sufficient housing land to meet SESplan requirements and ensure an effective 5-year housing land supply will be maintained, and therefore anticipates that additional sites being required in the short term to 2019.

Observes that the LDP as drafted makes reference to the potential for windfall sites to assist in maintaining an effective supply of housing land (paragraph 5.56) in the context of sites within settlements and proposes that the scope of policy HOU 3 should be expanded to provide a policy context for the assessment of proposals outwith settlements where there is a need for additional land consistent with Policy HOU2, the Strategic Development Plan (SDP) and SPP para 29.

Notes that in the event of a failure in the 5-year effective housing land supply a presumption in favour of development that contributes to sustainable development will apply through the development management process as set out in SPP paragraphs 29 and 32 to 35 and that this should be reflected in the Plan.

21504629-f325bbb (Stirling Developments)
Supports the LDP and in particular the continued encouragement given to CDAs. Suggests that an amendment to the text of HOU 3 could further assist deliver much needed housing by making a minor amendment to the windfall site criteria. Proposes that the requirement for windfall sites to lie within the settlement boundary is revised to also include areas within approved CDA boundaries. Argues that this will ensure that the most effective use is made of existing land allocations and will also assist in funding the infrastructure costs associated with CDAs.

Modifications sought by those submitting representations:

WL/LDP/PP/0446 (Wallace Land Investment & Management c/o Geddes Consulting)
The following amendments to the policy text as set out in the LDP are requested; highlighted text reflects additions to the policy.

POLICY HOU 3 Infill/Windfall Housing Development within* or adjacent to *Settlements

In addition to sites already identified in Policy HOU 1 of the LDP, new housing development will also be supported on sites within settlement boundaries or, in the event of a failure in the housing land supply, on sites on the edge of settlements where the sustainability of the proposal accords with the guiding principles of sustainable development set out in SPP paragraph 29, and with SESplan, *provided:*

a. the development will be in keeping with the character of the settlement and local area;
b. the site is not identified for an alternative use in the LDP;
c. the site does not form an area of maintained amenity or open space unless the proposal conforms with the terms of policy ENV 21 – Protection of formal and informal Open Space and is acceptable in landscape and townscape terms;
d. the proposed housing use is compatible with nearby uses, there is no adverse effect on the character of the local area and a satisfactory residential environment can be achieved;
e. the site benefits from good accessibility by public transport and active travel to shopping, education, recreational and other community facilities;
f. *existing physical infrastructure, including roads, drainage, sewage capacity, and education have the capacity to accommodate the proposed development,* or capacity can be made available;
g. any additional infrastructure required as a result of the development is either committed or to be funded by the developer as required by policies INF 1 – Infrastructure Provision and Developer Obligations and TRAN 2 - Transportation contributions and associated works;
h. the site is not at significant risk of flooding in the terms of policy EMG 2 - Flooding; and
i. the proposal complies with other LDP policies and relevant Supplementary Guidance.

Proposals for development within or adjacent to sensitive locations such as Special Landscape Areas (SLAs), Gardens and Designed Landscapes, Historic Battlefields, Conservation Areas or affecting the appearance, character and setting of Listed Buildings and Scheduled Ancient Monuments and any other historic or archaeological asset will be subject to additional scrutiny and may require to be supported by the submission of additional information. In these circumstances, there is an expectation that the standard of design will be higher than in less sensitive locations.

Proposals for the change of use, conversion and reuse of existing buildings in non-residential use to housing will also be supported within the settlement boundaries subject to the above criteria being satisfied.

21504629-f325bbb (Stirling Developments)
The following amendments to the policy text as set out in the LDP are requested; highlighted text reflects additions to the policy.

In addition to sites already identified in Policy HOU 1 of the LDP, new housing development will also be supported on sites within settlement boundaries and within approved planning boundaries *provided:*

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0214 (British Solar Renewables c/o Colliers International)
Support is noted and welcomed.

WL/LDP/PP/0446 (Wallace Land Investment & Management c/o Geddes Consulting)
Housing development to meet the SESplan strategic housing land requirement will be supported on the sites specified as housing allocations in the Settlement Statements and listed in Appendix 2. Ordinarily, development should be contained within the defined settlement boundaries and proposals for new development outwith these boundaries should be refused.

The council rejects the suggestion that the LDP should actively provide (and inadvertently be seen to encourage) new housing development outwith established settlement boundaries. In a plan led system, the LDP is tasked with ensuring that sufficient land is allocated to enable a five year effective land supply to be maintained at all times. Following adoption of the LDP, this position will be monitored through the annual housing audit process and if any shortfall begins to emerge the council will have to consider whether action is required to address the matter through a review of the LDP. Depending on circumstances, this review could occur before the end of the plan's 5 year life time. Only in this way is there a realistic prospect of ensuring that the process of identifying any additional housing sites is undertaken on a planned basis and in a way that supports and is consistent with the development strategy. Conversely, the approach suggested in the representation could give rise to an unplanned and ad hoc release of sites which may not be consistent with agreed programmes for the provision of new or improved infrastructure designed specifically to support the overall development of the area and could fundamentally undermine the Spatial Strategy which the LDP espouses.

The council is of the view that Policy 7 of the Strategic Development Plan (CD114) adequately fulfils any requirement for guidance in relation to the consideration of proposals for development outwith settlement boundaries which are pursuant to maintaining a five years' effective housing land supply.

It is also an important consideration that there is a significant amount of land already allocated for housing development in West Lothian, but should it be necessary to address a deficit in the effective housing land supply, the council would in the first instance be looking to direct new development to the Core Development Areas and other strategic allocations within settlement boundaries where there is capacity to increase the volume of housing planned for.

For these reasons, the council does not agree to modify the plan in response to the representations.

21504629-f325bbb (Stirling Developments)
The council is supportive of the existing CDAs and is favourably disposed to the principle of maximising their housing output, paragraph 5.46 of the LDP refers. The explicit addition of CDAs to the search area for appropriate windfill sites within settlement boundaries is therefore not considered an unreasonable proposition and the Council would not take issue if the Reporter was minded to amend the wording of Policy HOU 3 to reflect this. The title of the policy and the policy itself should however make specific reference to CDAs, eg:

POLICY HOU 3 Infill/Windfall Housing Development within Settlements and/or Core Development Areas

In addition to sites already identified in Policy HOU 1 of the LDP, new housing development will also be supported on sites within settlement boundaries and/or Core Development Areas identified in the LDP *provided:*

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26H	Policy HOU 4 – Windfall Housing Development in Linlithgow & Linlithgow Bridge	
Development plan reference:	Chapter 5 – The Spatial Strategy and Policy HOU 4	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21867093-c1389fa (Cala Management Ltd c/o Montagu Evans) **WL/LDP/PP/0447** (Wallace Land Investment & Management c/o Geddes Consulting) **WL/LDP/PP/0243** (SEPA) **WL/LDP/PP/0428** (Linlithgow & Linlithgow Bridge Community Councils)		
Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy Windfall Housing Development in Linlithgow & Linlithgow Bridge Policy HOU 4 (page 26 to 27, paragraphs 5.63 – 5.67)	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0447 (Wallace Land Investment & Management c/o Geddes Consulting)
Considers Policy HOU 4 to be unnecessary as the provisions it makes are adequately covered by Policy HOU 3 and others.

While recognising the legitimacy of the "sequential testing" of sites described in paragraph 5.6 for the initial selection of sites for inclusion on the LDP, it is argued that this is not appropriate in a development management context. It is stated that it would be unreasonable to apply a sequential approach that prioritised the very sites which had contributed to the failure in the land supply and it is affirmed that the only way to address the shortfall would be to release additional greenfield sites (providing they comply with the sustainability principles of SPP paragraph 29 (CDX) and accord with SESplan and LDP Policy HOU 2. (CDX)

It is suggested that the proposed sequential approach also contradicts paragraph 5.67 of the LDP which implies the potential for settlement expansion beyond current limits is justified if sites within the town are undeliverable (or if they cannot be delivered without environmental harm).

21867093-c1389fa (Cala Management Ltd c/o Montagu Evans)
Opposes the sequential approach and regards it as unnecessary as the LDP has already selected housing sites in the LDP using this methodology and has declared that greenfield land releases will be required to meet strategic requirements.

WL/LDP/PP/0243 (SEPA)
Supports the aims of the policy.

WL/LDP/PP/0428 (Linlithgow & Linlithgow Bridge Community Councils)
Proposes revisions to the text of Policy HOU 4.

Modifications sought by those submitting representations:

WL/LDP/PP/0447 (Wallace Land Investment & Management c/o Geddes Consulting)
Seeks the deletion of Policy HOU 4, or, alternatively, revisions to the supporting text to provide greater clarity and to ensure that the policy reflects the requirements of SESplan, Proposed LDP Policy HOU 2 and the principles of sustainable development set out in SPP paragraph 29.

21867093-c1389fa (Cala Management Ltd c/o Montagu Evans)
Make no specific reference to modifications but does oppose the sequential approach to site selection. Notes that if retained, this approach should not preclude or delay development from starting on effectives sites in preference to a brownfield site which may not be forthcoming.

WL/LDP/PP/0243 (SEPA)
No modifications to policy sought but intimates a willingness to be involved in drafting Supplementary Guidance in respect of Linlithgow Loch.

WL/LDP/PP/0428 (Linlithgow & Linlithgow Bridge Community Councils)
Seeks to replace the text of Policy HOU 4 as set out below.

Text in Proposed Plan

Linlithgow and Linlithgow Bridge are particularly sensitive to the impact of new infill housing development by virtue of unique historic character, environmental constraints (landscape setting, air quality and drainage), traffic congestion and the availability of education capacity.

Proposals for windfall housing development within the settlement boundary of Linlithgow/Linlithgow Bridge will therefore be subject to additional scrutiny and will only be supported where it can be demonstrated that their impact can be satisfactorily managed and would not singularly or cumulatively exacerbate these matters.

Suggested Text

Proposals for windfall housing development within the settlement boundary of Linlithgow/Linlithgow Bridge will be subject to additional scrutiny and will only be supported where it can be demonstrated that any adverse impact can be mitigated by additional investment and/or *satisfactorily managed and would not singularly or cumulatively disadvantageously affect; heritage, environment, free movement of pedestrians and cyclists, traffic flow and parking, and or education capacity.*

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0447 (Wallace Land Investment & Management c/o Geddes Consulting)
21867093-c1389fa (Cala Management Ltd c/o Montagu Evans)

The council is of the opinion that having set aside the previous 'Area of Restraint' designation a significant policy shift has taken place and the new situation in Linlithgow is therefore deserving of a bespoke policy response relative to proposals for new windfall housing development specifically in Linlithgow/Linlithgow Bridge. The number of representations received in relation to housing allocations in Linlithgow/Linlithgow Bridge post MIR serves to illustrate the considerable local interest there is in housing issues relative to Linlithgow and the action is considered justified.

The council is of the opinion that there needs to be a managed release of housing land in these

circumstances and that it is perfectly entitled to determine how it chooses to appraise windfall development proposals that may be put forward for consideration. A sequential approach is a mechanism for choosing sites for housing development which requires developers to demonstrate that there are no suitable sites within the settlement boundary, before considering out of settlement sites to ensure that urban sites are encouraged to come forward for development and the optimum/most efficient use of land/buildings is achieved. It is the council's view that it is entirely appropriate, reasonable and justifiable to have sequential testing. If there is a shortfall in the 5 year effective land supply, then development should be directed to sustainable locations consistent with generally accepted planning principles. Developers should provide evidence to justify why their site should come forward and the policy provides a framework to do this. It is not appropriate to simply remove the sequential test and direct all development to edge of centre locations.

The respondents interpretation of paragraph 5.67 is incorrect and appears to conflate two separate issues, i.e. windfall development within settlements and development outwith existing settlement boundaries. The LDP does not exclude the possibility that there may be circumstances which provide justification for allowing windfall development beyond the existing settlement boundary, but there is no inconsistency in the council adopting a sequential approach to test the appropriateness of such candidate sites. The two issues are mutually exclusive.

In conclusion, the adoption of a sequential approach to the appraisal of development proposals put forward for consideration is held to be entirely reasonable and the council declines to delete Policy HOU 4.

WL/LDP/PP/0243 (SEPA)
Noted.

WL/LDP/PP/0428 (Linlithgow & Linlithgow Bridge Community Councils)
The council is satisfied with the scope and wording of Policy HOU 4 as drafted in the LDP Proposed Plan and is therefore not minded to modify it in response to these representations. The council would however have no objection in principle to the Reporter making amendments should this be considered helpful in improving the legibility and understanding of the LDP.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26I	Healthcare and Community Facilities	
Development plan reference:	Policy HOU8 (page 30) Healthcare Provision (paragraph 5.93-5.96 page 33)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland)
WL/LDP/PP/0448 (Wallace Land c/o Geddes Consulting)
21865046-8dc0d66 (JohnMacFarlane and Colin Macfarlane c/o Clarendon Planning & Development)
21863641-89d0459 9BDW Trading Ltd and H&J Russell c/o Clarendon Planning & Development Limited)
21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
20941901-fa014dd (Amanda Denholm, Citizens Panel)

Provision of the development Plan to which the issue relates:	Policy and sections in the plan that deal with the provision of healthcare and community facilities in new housing development.

Planning authority's summary of the representation(s):

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland) Homes for Scotland does not accept the principal of requiring the providers of new homes to contribute to the expansion of healthcare facilities. No detail is provided within the LDP Proposed Plan as to why this is necessary or where this may be applicable. It appears the policy is therefore included only as a hook for the Council to be able to prepare supplementary guidance on should they see a need for it in the future. This is not acceptable and the concerns Homes for Scotland and its members have regarding this policy are:

- The policy is unreasonable and potentially beyond the powers and abilities of a planning authority to implement.
- The situation with healthcare provision is not analogous to education. There is no immediate and automatic relationship between new development and the provision of new local healthcare facilities.
- Decisions on if and where to provide new facilities are taken by the Health Boards, local bodies such as Primary Healthcare Trusts, and by the PG practices themselves – which are generally private businesses.
- Healthcare is a statutory requirement, funded through UK general taxation.

Homes for Scotland highlights the English planning appeal (Ref 2157515), in which the Inspectorate determined that, in relation to healthcare facilities, provision is a matter for the healthcare authorities, funded through general taxation, whilst the role of the planning system is simply to ensure that land is available as and when new facilities are brought forward.

WL/LDP/PP/0448 (Wallace Land c/o Geddes Consulting) Any developer contribution needs to meet the tests set out in paragraph 14 of Circular 3/2012. Funding of the NHS in Scotland is the statutory

responsibility of the Scottish Government and it would not therefore be appropriate or consistent with Circular 3/2012 to seek developer contributions for this. As noted at paragraphs 5.93 – 5.96 of the Plan. The proposed policy is at odds with the text in this paragraph. These modifications are necessary to ensure that any planning obligation is in accord with Circular 3/2012 and is not an unreasonable demand by the Council.

21865046-8dc0d66 (John MacFarlane and Colin Macfarlane c/o Clarendon Planning & Development) Policy HOU8 is not accepted as developer contributions towards healthcare is unreasonable, unquantifiable and addressed by other funding.

21863641-89d0459 (BDW Trading Ltd and H&J Russell c/o Clarendon Planning & Development Limited) Policy HOU8 is not accepted as developer contributions towards healthcare is unreasonable, unquantifiable and addressed by other funding.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance) Very pleased to see recognition of the need to consider impact of developments on needs for healthcare facilities (policy HOU8), and seek developer contributions to these where appropriate. Suggest that there should be a separate policy that requires consideration of the need for other community facilities beyond healthcare, education and sports centres – for example neighbourhood or community centres. These can provide shared spaces which are important to facilitate social interaction and integration of communities. These facilities should be in central locations in the neighbourhood with safe, attractive, walking and cycling routes.

20941901-fa014dd (Amanda Denholm, Citizens Panel) West Lothian needs more capacity at doctor's dentist's school and hospitals for the existing houses and population; developers should fulfil requirements for health and community facilities where these have been part of the grant of planning permission.

Modifications sought by those submitting representations:

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland) request this policy is removed from the LDP Proposed Plan.

WLLDP/PP/0448 (Wallace Land c/o Geddes Consulting) recommend that references to the NHS and healthcare are removed from the policy and suggest revised wording within their representation.

21865046-8dc0d66 (JohnMacFarlane and Colin Macfarlane c/o Clarendon Planning & Development) Do not accept the policy in the LDP Proposed Plan.
21863641-89d0459 (BDW Trading Ltd and H&J Russell c/o Clarendon Planning & Development Limited) Do not accept the policy in the LDP Proposed Plan.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance) Seeks a separate policy for other community facilities e.g. neighbourhood or community centres.

20941901-fa014dd (Amanda Denholm, Citizens Panel) No specific modification has been outlined.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0239 and WL/LDP/PP/0422 (Homes for Scotland), **WL/LDP/PP0448** (Wallace Land c/o Geddes Consulting), **21865046-8dc0d66** (JohnMacFarlane and Colin Macfarlane c/o Clarendon Planning & Development), **21863641-89d0459** (BDW Trading Ltd and H&J Russell c/o Clarendon Planning & Development Limited), **21798318-76d26d2** (West Lothian Health Improvement and

Health Inequalities Alliance) and **20941901-fa014dd** (Amanda Denholm, Citizens Panel)

In responding to the plan at MIR stage comments from West Lothian Health Improvement Health Inequalities Alliance (HIHIA) suggested that "Although many GP practices will continue as small businesses, the relationship between NHS and West Lothian Council services will be significantly changed due to the Public Bodies (Joint Working) (Scotland) Act 2014. This Act has established that health and social care will be delivered by integrated NHS and council partnerships from 2015; these new partnerships will have responsibility for funding and providing primary and community based care facilities and services. The Community Empowerment (Scotland) Bill 2014 also places a greater onus on community planning and responsive local services. Health and social care infrastructure should be included as a Developer Contribution because new housing and new residents create demands on health and social care infrastructure in just the same way as they create demands on schools, traffic management, transport improvements and green space" (MIRQ 0216 HIHIA CDX).

Similarly the response at MIR stage from NHS Lothian advised that "The premises issues, resulting from the LDP, are being addressed through a ten year premises strategy. However, capacity issues also create a challenge for the teams delivering services (GP Practices, District Nurses etc). The scale of housing developments presents significant challenges for growth of health care provision and will likely lead to the requirement for additional GP practices (This is already evident in Armadale CDA). Consideration needs to be given to developer contributions to assist in the required increase in services and facilities linked to the population growth. Recognising this pressure within the MIR would oblige developers to positively engage in the provision of health and social care as part of their proposals" (MIRQ 0221 NHS CDX).

Following MIR stage the council updated the LDP to reflect advice from NHS Lothian and HIHIA through Policy HOU8 (page 30 WLLDP). However, it is noted that this change is at odds with text within paragraphs 5.93-5.95 of the plan (page 33 WLLDP).

The council does not propose to change the LDP in relation to this submission, however, should the Reporter see merit in the suggested change requested by **WL/LDP/PP/0448** (Wallace Land c/o Geddes Consulting) this would be acceptable to the council. No other modifications to the LDP in relation to the submissions made are proposed.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26J	Landscape character and special landscape areas	
Development plan reference:	Policy ENV 1	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) **WL/LDP/PP/0454** (Wallace Land Investment & Management c/o Geddes Consulting) **21803202-5e7a5f5** (Peter Buck) **21903259-eae8db8** (Andrew Dodds)		
Provision of the development plan to which the issue relates:	Proposed LDP – p. 41 Proposals Maps 1 – 5 Proposed LDP supporting document: West Lothian Local Landscape Designation Review (LLDR) (CD103) Proposed LDP supporting document: West Lothian Landscape Character Classification (WLLCC) (CD102)	
Planning authority's summary of the representation(s):		

Policy ENV 1 wording – addition

WL/LDP/PP/0454 (Wallace Land Investment & Management c/o Geddes Consulting) - an additional phrase is recommended: '*and this impact cannot be appropriately mitigated*' to bring the policy in line with Policy DES1: *Design Principles* which refers to '*significant adverse unmitigated impact on landscape character*'.

Policy ENV 1 preamble wording – revision

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) – changes are requested to wording of paragraph 5.142 to reflect SNH's partnership with the council.

Status of supporting documents

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) – the status of the supporting documents [West Lothian Local Landscape Designation Review (LLDR) (CD103) & West Lothian Landscape Character Classification (WLLCC) (CD102)] arising from partnership work on landscape character work is queried.

Housing allocation conflicts with terms of Policy ENV 1

21803202-5e7a5f5 (Peter Buck) – the allocation of housing site H-LL 12 Preston Farm in Linlithgow is objected to because it conflicts with policy ENV1 which protects landscape character.

West Lothian Local Landscape Designation Review – omission of landscape protection from areas adjacent to Westfield and Bridgecastle

21903259-eae8db8 (Andrew Dodds) – areas adjacent to Westfield and Bridge Castle (or Bridgecastle) along with Barbauchlaw Glen should not be omitted from protection through the new Blackridge Heights Special Landscape Area (SLA). The peatbog to the southeast of Bridgecastle and the Area of Great Landscape Value (AGLV) which forms a dog leg to the north of the historic village of Bridgecastle should be protected from development through designation as Special Landscape Area. The results of the West Lothian Local Landscape Designation Review (LLDR) (CD103) are not agreed with on this point.

West Lothian Local Landscape Designation Review – omission of landscape protection from woodland in Barbauchlaw Glen

21903259-eae8db8 (Andrew Dodds) – the woodland area in Barbauchlaw Glen requires ongoing protection as an Area of Special Landscape Control. The results of the West Lothian Local Landscape Designation Review (LLDR) (CD103) are not agreed with on this point.

Modifications sought by those submitting representations:

Policy wording – addition

WL/LDP/PP/0454 (Wallace Land Investment & Management c/o Geddes Consulting) - an amendment is sought as highlighted below.

Policy ENV 1 Landscape character and special landscape areas

Development will not be permitted where it may significantly and adversely affect local landscape character and this impact cannot be appropriately mitigated. *Where development is acceptable it should respect this landscape character and be compatible in terms of scale, siting and design. New rural development will be required to incorporate design elements to maintain the diversity and distinctiveness of local landscapes and to enhance landscape characteristics where they have been weakened.*

Within the Special Landscape Areas (SLAs) shown on the proposals map there is a presumption against development which would undermine the landscape and visual qualities for which the areas were designated. Development proposals 'outwith' these areas which would affect its setting from strategic viewpoints will be subject to detailed visual appraisal and will not be supported if it adversely affects the designated area.

Development proposals which are likely to have a significant landscape impact must be accompanied by a landscape and visual impact assessment demonstrating that, with appropriate mitigation, a satisfactory landscape fit can be achieved.

The council will seek to protect and enhance landscape character and local landscape designations in accordance with Supplementary Guidance 'Landscape character and local landscape designations' and 'Green Networks'.

Policy ENV 1 preamble wording - addition

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) – while no specific wording is suggested it is clear and understandable that Scottish Natural Heritage (SNH) seek acknowledgement of their support both in an advisory role and as a funder.

Status of supporting documents

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) - Clarification of the status of the

Proposed LDP supporting documents is sought.

Housing allocation conflicts with terms of Policy ENV 1

21803202-5e7a5f5 (Peter Buck) – the removal of site H-LL 12 Preston Farm is sought.

West Lothian Local Landscape Designation Review (CD103) - omission of landscape protection from areas adjacent to Westfield and Bridgecastle

21903259-eae8db8 (Andrew Dodds) – while a specific modification has not been stated it is intimated that the respondent would like the areas adjacent to Westfield and Bridgecastle reinstated for landscape protection through inclusion in the Blackridge Heights Special Landscape Area (SLA). This proposed reinstatement of protection is justified through challenge to the results of the LLDR.

West Lothian Local Landscape Designation Review (CD103) – omission of landscape protection from woodland in Barbauchlaw Glen

21903259-eae8db8 (Andrew Dodds) – while a specific modification has not been stated it is intimated that the respondent would like ongoing protection through local landscape designation of the woodland area in Barbauchlaw Glen. This proposed reinstatement of protection is justified through challenge to the results of the LLDR.

Summary of responses (including reasons) by planning authority:

LDP policy background

The background to Policy ENV 1 *Landscape character and special landscape areas* is well explained in the proposed plan at paragraph 5.143:

> *The council undertook a 'Local Landscape Designation Review' (LLDR) in 2013 which identified 'Candidate' Special Landscape Character Areas (cSLA's). The review was consistent with the terms of SDP policy 13: 'Other Countryside Designations' and has informed the selection and identification of the SLAs which are shown on the proposals maps and which contribute to the development and extension of landscape components of the West Lothian green network, in accordance with SDP policy 11: 'Green Networks'.*

Policy wording – addition

WL/LDP/PP/0454 (Wallace Land Investment & Management c/o Geddes Consulting) – the council does not agree that wording within the policy should be changed as it already appropriately balances development against potential impacts. The policy reflects the requirements of SPP. The wording changes proposed are semantic and not substantive; therefore no amendment is suggested to the text of Policy ENV 1.

The council does not therefore agree to modify the Plan in response to this representation.

Policy ENV 1 preamble wording – addition

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) – while reference is made to support the active role which SNH had in preparing and updating landscape character assessment work in the West Lothian Landscape Character Classification (CDX), a more fulsome recognition will be offered in Planning Guidance *Landscape Character and Local Landscape Designations* subsequent to finalisation of the LDP.

The council does not therefore agree to modify the Plan in response to this representation.

Status of supporting documents

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) – West Lothian Local Landscape Designation Review (LLDR) (CDX) & West Lothian Landscape Character Classification (WLLCC) (CDX) are technical supporting documents which informed the Proposed LDP and will in due course inform Planning Guidance *Landscape Character and Local Landscape Designations* to be produced subsequent to finalisation of the LDP.

Council Executive at its meeting of 15 September 2015 considered Item 17 West Lothian Local Development Plan and approved recommendation 9: Approve the proposed amendments to the West Lothian Local Landscape Designation Review. From thence onward the LDP Proposed Plan has been a material consideration in the determination of any planning applications for development in West Lothian.

The council does not therefore agree to modify the Plan in response to this representation.

Housing allocation conflicts with terms of Policy ENV 1

21803202-5e7a5f5 (Peter Buck) – it is true that the land surrounding the Linlithgow area scored very highly in terms of the landscape character as evidenced by Table 4.2 (CDX, p. 43). Underlying landscape character is one of a range of factors which is used in scoring potential sites for allocation as housing. For a town like Linlithgow which is encircled by high quality landscape it is inevitable that any expansion however restrained will extend into such areas thus other factors such as proximity to infrastructure, utilities and site access become more important factors to be balanced when weighing up site selection.

Further, much of the expansion of demand for Linlithgow has been shifted to Winchburgh where landscape character is more conducive to supporting the spatial strategy for West Lothian and greater land take and considerably larger housing numbers are allocated in the Proposed LDP. Incidentally, it is likely that much of the landscape around the historic town of Linlithgow before the modern commuter housing estates were built was likely to be situated on areas of highly valued landscape character.

At planning application stage, a high quality of landscape design will be requested and reviewed as part of the assessment of an application for site H-LL 12 Preston Farm.

The allocation of housing site H-LL 12 Preston Farm in Linlithgow does not conflict with Policy ENV 1 due to the reasons given above. Further information can be found in the Position Statement on "*Local Landscape Designation".*

The council does not therefore agree to modify the Plan in response to this representation.

West Lothian Local Landscape Designation Review (CD103) – omission of landscape protection from areas adjacent to Westfield and Bridgecastle

21903259-eae8db8 (Andrew Dodds) - Scottish Planning Policy (SPP, 2014) (CDX) requires that the 'landscape character' approach as defined by the European Landscape Convention (2000) and set out in SNH guidance is followed when reviewing local landscape designations. Landscape character assessment is a process which classifies, evaluates and analyses landscape as a basis for decision

making. The aim of SPP2014 is for a consistent, methodical and robust approach yielding a single-tier of local landscape designation across Scotland i.e. Special Landscape Areas (SLA).

The current set of local landscape designations in West Lothian evolved over many decades. They lack clearly defined boundaries and justification for selection of areas, nor do they provide clarity for the landscape qualities and values which they protect. These weaknesses leave potential for challenges to the integrity of the landscape designations in the adopted West Lothian Local Plan (CDX): Areas of Great Landscape Value (AGLV) and Areas of Special Landscape Control (ASLC).

The West Lothian Local Landscape Designation Review (CDX, LLDR) was undertaken in 2014 by Land Use Consultants to address these issues and produce viable landscape protection designations going forward. It is considered that the methodology for the selection of SLAs is robust and defensible

The findings of the West Lothian Local Landscape Designation Review (CDX, LLDR) are largely taken forward in the West Lothian LDP. Some adjustments to the Blackridge Heights AGLV boundaries have been required due to the underlying landscape character areas ranked only in the middle third against LLDR criteria – below the cut-off line for designation - thus a reduction in the size of the area for landscape protection was seen as acceptable. Blackridge Heights is the weakest of the SLA in scoring terms. Hence the Blackridge Heights SLA focuses on the highest scoring areas within it in landscape character terms being the core Heights area and Blawhorn Moss National Nature Reserve and Special Area of Conservation.

The loss of landscape protection at and near Gowanbank / Muckraw and west of Bridgehouse / Bridgecastle while regretted is considered acceptable as there is little development pressure in this area as evidenced at the Expression Of Interest and Main Issues Report (MIR, CD094) stage in the LDP's preparation.

The council does not therefore agree to modify the Plan in response to this representation.

<u>West Lothian Local Landscape Designation Review (CD103) – omission of landscape protection from woodland in Barbauchlaw Glen</u>

21903259-eae8db8 (Andrew Dodds) – Why the Blackridge Heights SLA does not extend further east into Barbauchlaw Glen is explained by the need to focus the designation (explained immediately above), and define a firm boundary along the disused railway line.

None of the ASLCs including the one for Barbauchlaw Glen survived the Local Landscape Designation Review and this is largely because they were designed as vehicles to prevent intrusive development, principally along riparian corridors and encourage environmental improvement i.e. tree planting and access works along these relatively narrow linear landscape features that had largely not been affected by development. Landscape quality was not an important feature in these designations and therefore they do not merit the protection of a local landscape designation, however many of the ASLC's are protected through overlapping designations and policy constraints such as the general restraint on development in the countryside: Proposed LDP policies ENV 1 and 2.

In the case of loss of landscape protection for the Barbauchlaw Glen ASLC it was thought that policy framework in the Proposed LDP would offer a more appropriate mechanism for support through such policies as:

Policy ENV 9 *Woodlands, forestry, trees and hedgerows*
Policy ENV 11 *Protection of Water Environment/ Coastline and Riparian Corridors*

The Barbauchlaw Glen and the woodland along it sit within such a riparian corridor. Further, the sides of the Barbauchlaw Burn to the west of Armadale are steep and thus topography is a significant constraint on development.

The council does not therefore agree to modify the Plan in response to this representation.

Summary

The council does not agree to any modifications of Policy ENV 1 in response to the above representations.

The Landscape Position Statement (CDX) sets out the council's approach to local landscape designation, including policy provision and identification of Special Landscape Areas, as set out the in the West Lothian Local Development Plan – *Proposed Plan* (CDX: Pages 41, 42, 268 and Maps 1 - 5).

Any further plan changes recommended by the planning authority

No further plan changes are proposed to Policy ENV 1 *Landscape character and special landscape areas.*

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26K	Loss of prime agricultural land	
Development plan reference:	Policy ENV 4	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

21910234-bbc3f45 (Fraser McCluskey)
21909794-H-LL4 (Matt Wallace)
21908747-H-LL4 (James Boyd)
21906511-H-LL4 (James Jamieson)
21906311-e06a2ce (Moira Tweedie)
21905608-81f701a (Andrew McIntosh)
21903174-43ae9a7 (Ian Brownell)
21899011-3dc08d4 (Gordon Cameron)
21898420-19ee71a (John Watson)
21890779-ab465d4 (Iain Macleod)
21890279-41a02dc (Allan Melling)
21886028-21516a8 (Louise Clements)
21872575-b7677f8 (Elizabeth Halliday)
21870675-da390eb (Jim Hannan)
21832880-cf92730 (Douglas Hanley)
21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
21772368-19ac58a (Heather Adam)
21770063-66ceb8b (Irene Fortune)
21755712-ac97478 (Paul Buchanan-Smith)
21749350-78d18dc (Robert McMillan)
21495743-09927al (Emma Gordon)
20972986-ed82b5b (Iain Mclean)
WL/LDP/PP/0363 (Transition Linlithgow)
WL/LDP/PP/0437 (Wallace Land Investment & Management)

Provision of the development Plan to which the issue relates:	Chapter 5 – Vision Statement & Aims (page 43) Policy ENV 4 that deals with the loss of prime agricultural land.

Planning authority's summary of the representation(s):

21910234-bbc3f45 (Fraser McCluskey)
21909794-H-LL4 (Matt Wallace)
21908747-H-LL4 (James Boyd)
21906511-H-LL4 (James Jamieson)
21906311-e06a2ce (Moira Tweedie)
21905608-81f701a (Andrew McIntosh)
21899011-3dc08d4 (Gordon Cameron)
21890279-41a02dc (Allan Melling)
21872575-b7677f8 (Elizabeth Halliday)
21870675-da390eb (Jim Hannan)
21832880-cf92730 (Douglas Hanley)

21770063-66ceb8b (Irene Fortune)
21755712-ac97478 (Paul Buchanan-Smith)
Objects to housing allocation site H-LL4 (Land east of Manse Road) in Linlithgow on the grounds that development of the site is contrary to the terms of policy ENV 4.

21903174-43ae9a7 (Ian Brownell)
Objects to the continual urbanisation of Linlithgow on the grounds that development of these sites are contrary to the terms of policy ENV 4.

21898420-19ee71a (John Watson)
Objects to housing allocation site H-LL 10 (Clarendon Farm) in Linlithgow on the grounds that development of the site is contrary to the terms of policy ENV 4.

21749350-78d18dc (Robert McMillan)
20972986-ed82b5b (Iain Mclean)
Objects to housing allocation site H-LL 11 (Wilcoxholm Farm / Pilgrims Hill) in Linlithgow on the grounds that development of the site is contrary to the terms of policy ENV 4.

21890779-ab465d4 (Iain Macleod)
21495743-09927al (Emma Gordon)
Objects to housing allocation site H-LL 12 (Preston Farm) in Linlithgow on the grounds that development of the site is contrary to the terms of policy ENV 4.

21772368-19ac58a (Heather Adam)
Objects to housing allocation sites H-LL 4 (Land east of Manse Road), H-LL 7 (Clarendon House, 30 Manse Road) and H-LL 10 (Clarendon Farm) in Linlithgow on the grounds that development of these sites is contrary to the terms of policy ENV 4.

21886028-21516a8 (Louise Clements)
Objects to the housing allocation site H-WI 2 (East Coxydene Farm) in Wilkieston on the grounds that this land is of significant agricultural importance and would therefore is contrary to the terms of policy ENV 4.

The council's response to the housing allocations in Wilkieston is set out in a separate Schedule 4 number (23 A)

WL/LDP/PP/0363 (Transition Linlithgow)
Transition Linlithgow is deeply concerned about the sustainability and security of future food supplies across Scotland, and the need to protect Prime Agricultural Soils in West Lothian and around Linlithgow. Transition Linlithgow state that policy ENV 4 only addresses this concern in-part, however. Where agricultural land is not formally identified as 'prime', all efforts should be made to avoid using arable land for housing or employment sites. This better ensures the food security, resilience and sustainability of West Lothian and Scotland.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
Support this policy that seeks to protect prime agricultural land.

WL/LDP/PP/0437 (Wallace Land Investment & Management)
Proposes modification of Policy ENV 4.

Assumes the *'and's* in the policy are included in error and the majority should read *'or'*, otherwise the effect of the policy would be to allow almost no development as all of the policy criteria would

have to be satisfied simultaneously.

There is a requirement from SPP and SESplan to ensure that the policy framework in a Local Development Plan will continue to maintain a 5 year effective housing land supply over the LDP period.

In the event of a failing housing land supply, there are unlikely to be enough suitable brownfield sites available that could be used to address the shortfall. Therefore, the development of greenfield sites is acceptable in principle. It is a fact that most of the land adjacent to West Lothian's settlements is of prime agricultural quality.

Therefore it is inevitable that some prime quality land will be required to address any shortfall in the effective housing land supply.

The Plan's SEA Environmental Report (August 2014) notes the lack of brownfield/non-prime sites available in the West Lothian area (para 4.4.7). Indeed, many of the proposed allocations in the LDP are also prime agricultural land, reflecting the lack of available alternatives in meeting housing requirements.

SPP (para 80) notes that where it is necessary to use good quality land for development, the layout and design should minimise the amount of land that is required. This could be included within the policy.

This approach and modification is in accord with the policy requirements of SESplan and SPP.

Modifications sought by those submitting representations:

21910234-bbc3f45 (Fraser McCluskey)
21909794-H-LL4 (Matt Wallace)
21908747-H-LL4 (James Boyd)
21906511-H-LL4 (James Jamieson)
21906311-e06a2ce (Moira Tweedie)
21905608-81f701a (Andrew McIntosh)
21899011-3dc08d4 (Gordon Cameron)
21890279-41a02dc (Allan Melling)
21872575-b7677f8 (Elizabeth Halliday)
21870675-da390eb (Jim Hannan)
21832880-cf92730 (Douglas Hanley)
21770063-66ceb8b (Irene Fortune)
21755712-ac97478 (Paul Buchanan-Smith)
No specific modification of policy ENV 4 has been sought.

The council's response to the housing allocation H-LL4 (Land east of Manse Road) is set out in a separate Schedule 4 number (15 A).

21903174-43ae9a7 (Ian Brownell)
No specific modification of policy ENV 4 has been sought.

The council's response to the housing allocations in Linlithgow are set out in a separate Schedule 4 number (15 A).

21898420-19ee71a (John Watson)
No specific modification of policy ENV 4 has been sought.

The council's response to the housing allocation site H-LL 10 (Clarendon Farm) is set out in a separate Schedule 4 number (15 A).

21749350-78d18dc (Robert McMillan)
20972986-ed82b5b (Iain Mclean)
No specific modification of policy ENV 4 has been sought.

The council's response to the housing allocation site H-LL 11 (Wilcoxholm Farm/ Pilgrims Hill) is set out in a separate Schedule 4 number (15 A).

21890779-ab465d4 (Iain Macleod)
21495743-09927al (Emma Gordon)
No specific modification of policy ENV 4 has been sought.

The council's response to the housing allocation site H-LL 12 (Preston Farm) is set out in a separate Schedule 4 number (15 A).

21772368-19ac58a (Heather Adam)
No specific modification of policy ENV 4 has been sought.

The council's response to the housing allocation sites H-LL 4 (Land east of Manse Road), H-LL 7 (Clarendon House, 30 Manse Road) and H-LL 10 (Clarendon Farm) H-LL 12 (Preston Farm) are set out in a separate Schedule 4 number (15 A).

21886028-21516a8 (Louise Clements)
No specific modification of policy ENV 4 has been sought.

The council's response to the housing allocation site H-WI 2 (East Coxydene Farm) in Wilkieston is set out in a separate Schedule 4 number (23 A).

WL/LDP/PP/0363 (Transition Linlithgow)
No specific modification of policy ENV 4 has been sought.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
No specific modification of policy ENV 4 has been sought.

WL/LDP/PP/0437 (Wallace Land Investment & Management)
Proposes modification of Policy ENV 4.

Recommend the policy reads as set out below (changes in ***bold italic***).

POLICY ENV 4 Loss of prime agricultural land

Development will not be permitted where it results in the permanent loss of prime agricultural land as defined by the James Hutton Institute Land Capability Classes 1, 2, and 3.1 unless it can be demonstrated that:

a. the development forms a key component of the spatial strategy set out in the LDP, or the site benefits from planning permission***, or the site's development is justified on the basis of a shortfall in the 5-year effective housing land supply and accords with the guiding principles of sustainable development set out in SPP paragraph 29, and with Policy HOU3***; ~~and~~ ***or***

b. the proposal is necessary to meet locational need, for example for essential infrastructure; and
c. there are no other suitable sites available; ~~and~~ ***or***
d. the proposal is for small-scale development directly linked to a rural business; ~~and~~ ***or***
e. the proposal provides for the generation of electricity from a renewable source or the extraction of minerals where this accords with other LDP policies.

The layout and design of proposals should minimise the amount of prime agricultural land required.

Summary of responses (including reasons) by planning authority:

21910234-bbc3f45 (Fraser McCluskey)
21909794-H-LL4 (Matt Wallace)
21908747-H-LL4 (James Boyd)
21906511-H-LL4 (James Jamieson)
21906311-e06a2ce (Moira Tweedie)
21905608-81f701a (Andrew McIntosh)
21899011-3dc08d4 (Gordon Cameron)
21890279-41a02dc (Allan Melling)
21872575-b7677f8 (Elizabeth Halliday)
21870675-da390eb (Jim Hannan)
21832880-cf92730 (Douglas Hanley)
21770063-66ceb8b (Irene Fortune)
21755712-ac97478 (Paul Buchanan-Smith)
No modification proposed.

The council's response to the housing allocation H-LL4 (Land east of Manse Road) is set out in a separate Schedule 4 number (15 A).

21903174-43ae9a7 (Ian Brownell)
No modification proposed.

The council's response to the housing allocations in Linlithgow are set out in a separate Schedule 4 number (15 A).

21898420-19ee71a (John Watson)
No modification proposed.

The council's response to the housing allocation site H-LL 10 (Clarendon Farm) is set out in a separate Schedule 4 number (15 A).

21749350-78d18dc (Robert McMillan)
20972986-ed82b5b (Iain Mclean)
No modification proposed.

The council's response to the housing allocation site H-LL 11 (Wilcoxholm Farm/ Pilgrims Hill) is set out in a separate Schedule 4 number (15 A).

21890779-ab465d4 (Iain Macleod)
21495743-09927al (Emma Gordon)
No modification proposed.

The council's response to the housing allocation site H-LL 12 (Preston Farm) is set out in a separate Schedule 4 number (15 A).

21772368-19ac58a (Heather Adam)
No modification proposed.

The council's response to the housing allocation sites H-LL 4 (Land east of Manse Road), H-LL 7 (Clarendon House, 30 Manse Road) and H-LL 10 (Clarendon Farm) H-LL 12 (Preston Farm) are set out in a separate Schedule 4 number (15 A).

21886028-21516a8 (Louise Clements)
No modification proposed.

The council's response to the housing allocation site H-WI 2 (East Coxydene Farm) in Wilkieston is set out in a separate Schedule 4 number (23 A).

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
No modification proposed.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
Support of this policy is noted.

WL/LDP/PP/0437 (Wallace Land Investment & Management)
The Council has carefully considered the arguments put forward in support of modifying the wording of Policy ENV 4.

The council does not agree with the modifying this policy with respect to effective housing land supply as this is dealt with through policies HOU 1 and HOU 2 in the proposed plan.

The council's response to the housing land supply is set out in a separate Schedule 4 number (1 A).

With respect to the addition of wording in relation to design, this is covered by policy DES 1, however the council does see merit in a cross reference within policy ENV 4 to policy DES 1 and should the reporter find favour in this change, the council would not be opposed.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26L	Countryside Belts and settlement setting.	
Development plan reference:	Policy ENV 7	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0438; Wallace Land Investment and Management c/o Geddes Planning. **21863641-89d0459;** BDW Trading Limited and H & J Russell c/o David Howell.		
Provision of the development plan to which the issue relates:	Proposed LDP - pages 42, 44. Proposals Maps: 1-5.	
Planning authority's summary of the representation(s):		

Policy wording – additional justification for designations and provision of supplementary guidance

WL/LDP/PP/0438 (Wallace Land Investment and Management c/o Geddes Planning) – additional text is requested to be added as paragraph 3 to Policy ENV 7 requiring justification of supplementary guidance for Countryside Belts because:

- there is no justification provided for Countryside Belts, although they are partly included on landscape grounds;
- the purpose of each designated Countryside Belt is not clarified hence the exceptions criteria at a specific location are not made apparent ;
- supplementary guidance should be provided and consulted upon to justify and explain designated Countryside Belts;
- not compliant with SESplan Policy 13 requirement to 'justify additions or deletions' to countryside designations though it is noted that some designated previously; and
- proposed *Linlithgow / Philpstoun & Bridgend Countryside Belt* is entirely new. It does not feature in the previous Local Plan and has been introduced without any justification, contrary to SESplan policy 13.

Policy wording – additional wording for exceptions criteria to facilitate greenfield residential development

WL/LDP/PP/0438 (Wallace Land Investment and Management c/o Geddes Planning) - additional wording to exception criteria (d) would allow for greenfield residential development where a shortfall in the 5- year effective housing land supply can be proven and is consistent with the guiding principles of sustainable development based on the following rationale:

- requirement from SPP and SESplan to ensure that the policy framework in a Local Development

Plan will continue to maintain a 5 year effective housing land supply over the LDP period;

- not consistent with SPP para. 29 (presumption in favour of sustainable development), nor Proposed LDP Policy HOU 3: *Infill / Windfall Housing Development within settlements*;

- Countryside Belts should not be drawn too tightly to avoid constraining the ability to take action to address any shortfall in the supply by releasing additional housing sites particularly when considered alongside other designations including proposed Special Landscape Areas;

- conflicts with the aims of Proposed LDP Policy HOU 2: *Maintaining an Effective Housing Land Supply* by constraining the potential to address any housing land supply shortfall through the release of additional greenfield sites on the edge of settlements; and

- not consistent with SPP para 50 (spatial strategy) which expects green belts, or Countryside Belts in this instance, to have regard to sustainable locations for development in the longer-term, in other words not to be drawn too tightly so that they are of only short-term relevance.

Livingston Countryside Belt at Murieston – not consistent with 'green belt' criteria for SESplan Policy 7: *Maintaining a Five Year Housing Supply*

21863641-89d0459 (BDW Trading Limited and H & J Russell c/o David Howell) - object to the non-inclusion of land west of Murieston Road as a housing allocation because it is not consistent with the Strategic Development Plan's (SDP 2013) (CDX) Policy 7: *Maintaining a Five Year Housing Land Supply* criteria (b) which requires that development will not undermine green belt objectives, and therefore those of the Livingston Countryside Belt.

Policy ENV 7 is not robust due to inclusion of key infrastructure sites within designated area - Linlithgow / Philpstoun & Bridgend Countryside Belt -

WL/LDP/PP/0363 (Transition Linlithgow) – Countryside Belts have been a key planning policy mechanism for decades. The policy is no longer robust due to inclusion of proposals P-43 (Burghmuir high amenity employment site) and P-45 (Coach park and ride facility) within Linlithgow's defined Countryside Belt.

Modifications sought by those submitting representations:

Policy wording – additional justification for designations and provision of supplementary guidance

WL/LDP/PP/0438 (Wallace Land Investment and Management c/o Geddes Planning) **–** the following additional text is requested to be added as paragraph 3 to Policy ENV 7:

> Justification for designation of each area, including the strategic purposes of each, is set out in detailed Supplementary Guidance.

It is intimated in the suggested additional policy text that further 'Supplementary Guidance' should be tabled in LDP Appendix Five – *Supplementary Guidance (SG) and Planning Guidance (PG).*

Policy wording – additional wording for exceptions criteria to facilitate greenfield residential development

WL/LDP/PP/0438 (Wallace Land Investment and Management c/o Geddes Planning) – additional wording to exception criteria (d) is requested as highlighted below:

(d) there is a specific locational need which cannot be met elsewhere and need for incursion into Countryside Belt can be demonstrated. This may include a site that is justified on the basis of a shortfall in the 5-year effective housing land supply and which accords with the guiding principles of sustainable development set out in SPP paragraph 29, and with Policy HOU3.

Livingston Countryside Belt at Murieston – not consistent with 'green belt' criteria for SESplan Policy 7: *Maintaining a Five Year Housing Supply*

21863641-89d0459 (BDW Trading Limited and H & J Russell c/o David Howell) - the objector seeks the inclusion of land west of Murieston Rd as a housing allocation (linked to EOI-0110, MIRQ-0126 Murieston Castle Farm) (CDX, pp. 153 – 157, Map 6) on the basis that it is consistent with policy in SDP13 (CDX) and would not undermine the objectives of the Countryside Belt.

Policy ENV 7 not robust due to inclusion of key infrastructure sites within designated area - Linlithgow / Philpstoun & Bridgend Countryside Belt -

WL/LDP/PP/0363 (Transition Linlithgow) – no specific amendment to the policy is intimated.

Summary of responses (including reasons) by planning authority:

LDP policy background

Green belts come under the 'Placemaking' section of Scottish Planning Policy 2014 (CDX, paras. 49 - 52).

The Strategic Development Plan (SDP 2013, CDX, p. 54) for the SESplan area includes policy which expands the green belt definition as below.

Policy 13: OTHER COUNTRYSIDE DESIGNATIONS
Local Development Plans should review and justify additions or deletions to other countryside designations fulfilling a similar function to those of the Green Belt as appropriate. Opportunities for contributing to the Green Network proposals should also be identified in these areas.

As has been established, the principles for development planning approach to green belts applies to Countryside Belts in West Lothian.

There are no green belts in West Lothian and the council is not involved in the multi-authority green belt for Edinburgh. Instead, West Lothian has promoted Countryside Belts (CBs) in relation to its smaller communities.

Policy ENV7 *Countryside Belts and settlement setting* has three elements – declaration of designations, strategic purposes and exceptions criteria – as reproduced below.

Policy ENV 7 *Countryside Belts and settlement setting*

"The following areas, as indicated generally on the Proposals Map are designated as Countryside Belt:

- *Livingston;*
- *Bathgate/Whitburn;*
- *Winchburgh/Broxburn;*
- *East Calder/Kirknewton; and*

- *Linlithgow/ Philpstoun & Bridgend*

The strategic purposes of Countryside Belts are to:

- *maintain the separate identity and visual separation of settlements;*
- *protect the landscape setting of settlements;*
- *promote public access to green space for informal recreation; and*
- *enhance landscape and wildlife habitat.*

Protection and enhancement of the landscape of these Countryside Belts will be sought and encouraged as part of the Central Scotland Green Network and other opportunities, through woodland planting and managed access.

Within designated Countryside Belts, development will not be permitted unless it can be demonstrated that the proposal satisfies following criteria:
a. a proposal is environmentally acceptable and the criteria set out in the policies ENV 1 – ENV 6 of the LDP can be met;
b. the proposal will not undermine any of the strategic purposes as set out above;
c. the proposal will not give rise to visual or physical coalescence between settlements, sporadic development, or the expansion of existing clusters of houses (existing groups of houses in the countryside but not within a town or a village) by more than 20% of the number of houses within that group; and
d. there is a specific locational need which cannot be met elsewhere and need for incursion into Countryside Belt can be demonstrated."

The policy combines the two pronged policy approach and the principles from the adopted local plan thereby conforming to the slimmer and rationalised policy approach in SPP. No supplementary guidance is proposed in Appendix Five of the Proposed LDP for Countryside Belts.

Policy wording – additional justification for designations and provision of supplementary guidance

WL/LDP/PP/0438 (Wallace Land Investment and Management c/o Geddes Planning) **–** a consistent policy to apply across all Countryside Belts in West Lothian is set out in Policy ENV 7 rather than setting out specifics for each individual Countryside Belt. They are not justified on an individual basis which could lead to inconsistencies. Countryside Belts support the Spatial Strategy as part of the strategic, forward plan for West Lothian in that they act as a mechanism to promote containment and protection of settlements and foster place-making through resisting urban sprawl.

With the exception of the proposed Linlithgow/ Philpstoun & Bridgend Countryside Belt, all those countryside belts in the LDP are brought forward from the adopted local plan.

Scottish Government Circular 6/2013 *Development Planning* (CDX, Figure 2, p. 42) sets out the parameters for LDP preparation which requires the publishing of two documents leading up to the adoption of a Local Development Plan: Main Issues Report (MIR, CD094) and Proposed Plan. It does not include a draft plan stage, which would require greater clarification of an LDP's Spatial Strategy approach and the green belt or similar designations which indicate the limits of proposed growth. Therefore council resources were put into preparing an MIR and the technical work for the review of Countryside Belts, whilst undertaken, was undertaken later as part of the preparation for the Proposed Plan in compliance with SDP2013 Policy 13.

Due to resource constraints this information has not been published until now, though a comprehensive background to and review of Countryside Belts in West Lothian is set out and published as a Position Statement: *Countryside Belts* which is submitted as part of the LDP

examination.

To overcome this shortcoming of the Proposed Plan in terms of background information to make transparent where and why changes have been made to the Countryside Belts in West Lothian, the council is keen to publish its Position Statement *Countryside Belts* as Planning Guidance. Such a move would not require a change to the wording of Policy ENV 7 as the council is at liberty to publish Non-Statutory Planning Guidance without going through the more rigorous requirements for Supplementary Guidance as indicated on page 36 of Circular 6/2013 (CDX).

Policy wording – additional wording for exceptions criteria to facilitate greenfield residential development

WL/LDP/PP/0438 (Wallace Land Investment and Management c/o Geddes Planning) – the exceptions approach suggested for allowing incursions into Countryside Belts based on 'maintaining a 5 year effective housing land supply' and 'accordance with the guiding principles of sustainable development' would appear to be an approach to promoting the development of greenfield land over more challenging brownfield sites and those within settlement boundaries. Such an approach would undermine the spatial basis for the designation of Countryside Belts. Greenfield sites in general tend to score more poorly than proximate site to urban areas and require greater investment in completely new physical infrastructure – roads, water, gas, electricity etc. – and are therefore expensive to resource for infrastructure delivery particularly where such residential development is low density.

In summary, Countryside Belts support higher density development within settlement boundaries thus meeting the aims of 'Sustainable Housing Locations' and 'Infrastructure Requirements and Delivery' as set out on pages 8-9 in the Vision Statement and Aims of the proposed plan.

It is the council's view that no change is required to Policy ENV 7.

Livingston Countryside Belt at Murieston – not consistent with 'green belt' criteria for SESplan Policy 7: *Maintaining a Five Year Housing Supply*

21863641-89d0459 (BDW Trading Limited and H & J Russell c/o David Howell) – this site has been assessed at EOI and MIR stages and was not taken forward as a credible development site.

The argument that inclusion of the site would be consistent with SDP2013 (CDX, p. 44) Policy 7 *Maintaining a Five Year Housing Land Supply* and the policies exception criteria (b) which requires that development will not undermine green belt objectives is incorrect.

One windfall site does not satisfy the Five-year Housing Land Supply This site is not included in the LDP Spatial Strategy. The proposed greenfield site would make a significant incursion into the Livingston Countryside Belt. The council stands by its Spatial Strategy and its approach to the retention of the Livingston Countryside Belt at this point that is a long standing planning policy from earlier local plans e.g. Calders Area Local plan (1995).

It is the council's view that no change is required to Policy ENV 7.

Policy ENV 7 is not robust due to inclusion of key infrastructure sites within designated area - Linlithgow / Philpstoun & Bridgend Countryside Belt -

WL/LDP/PP/0363 (Transition Linlithgow) – no change to the plan is required. See Schedule 4: 1B on spatial designations for landscape and countryside for further information.

Any further plan changes recommended by the planning

No further plan changes are proposed to Policy ENV 7: *Countryside Belts and settlement setting.*

Notwithstanding the above, it would be desirable to publish the Position Statement: *Countryside Belts* as non-statutory planning guidance to elucidate the process behind the review and establishment of Countryside Belts for the LDP. The council invites the reporter to make an appropriate recommendation on this issue.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26M	Green Network Policy	
Development plan reference:	Policy ENV 8	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0209 (Mike Fraser Royal Society for Protection of Birds (RSPB)) **WL/LDP/PP/0236** (Scottish Government (Development Plan Team)) **WL/LDP/PP/0238** (Viv Gray on behalf of Scottish Natural Heritage (SNH)) **WL/LDP/PP/0243** (SEPA) **WL/LDP/PP/0439** (Geddes Consulting on behalf of Wallace Land Investment & Management)		
Provision of the development Plan to which the issue relates:	Green Network Policy ENV 8 (page 46) and alterations to enhance the policy.	
Planning authority's summary of the representation(s):		

Policy Support

WL/LDP/PP/0209 (RSPB) commend the council's aim to deliver a green network in accordance with the Green Network Plan; at para 5.157, RSPB commend the aim to retain and conserve existing natural and semi-natural woodland. Management of such should include the removal of non-native (and especially invasive non-native) species. This will enhance the biodiversity value of woodlands. Similarly, new woodlands planted for non-commercial use should be exclusively native species.

WL/LDP/PP/0243 (SEPA) In respect of SEPA's interests, the associated multiple benefits that the Green Network can deliver is fundamental to the successful implementation of the river basin management plan and sustainable flood risk management. The promotion of multi-functional green networks will therefore ensure that complimentary environmental benefits will be considered and delivered as part of the network. This accords with SPP paragraph 220 which states that planning should 'protect, enhance and promote green infrastructure, including open space and green networks as an integral component of successful placemaking'. SEPA also support the supporting text at section 5.156 which highlights that the council will encourage the inclusion of SUDS, swales, wetlands, rivers and canals and their banks as part of the green network.

Policy Change

WL/LDP/PP/0236 (Scottish Government) - suggests a change to policy ENV 8 and paragraph 5.103 to reflect fully the requirements of NPF3. i.e. insert additional text to the second paragraph of policy ENV 8, to reflect additional priorities as set out in National Planning Framework 3 (NPF3) for the Central Scotland Green Network in relation to active travel; addressing vacant and derelict land; and focusing action in disadvantaged areas.

WL/LDP/PP/0238 (SNH) - welcome and support the work carried out to develop West Lothian's green network through the Proposed Plan. However, recommend that to align with the emerging direction of SESplan 2, Policy ENV8 is amended to include 'areas of significant change' as priority areas for the green network.

WL/LDP/PP/0439 (Geddes Consulting on behalf of Wallace Land Investment and Management) - seek an amendment to policy ENV8 to reflect requirements of paragraph 2 of Circular 4/1998 and paragraph 14 of Circular 3/2012; advise that paragraph 3.4 of the LDP states that a Green Network Plan is published alongside the Proposed Plan but this does not appear to be the case and the Supplementary Guidance is not yet available; advise that there is a need for development requirements to be justified and detailed in this SG, which should be the subject to consultation with landowners and other stakeholders to ensure requirements are reasonable and justified in terms of the Circulars, and are deliverable.

Modifications sought by those submitting representations:

WL/LDP/PP/0236 (Scottish Government) seek additional text to Policy ENV 8, second paragraph, line 1 (page 46) as follows with proposed new text highlighted in grey:

POLICY ENV 8 Green Network
The council will support proposals which help to deliver the green network as set out in the Green Network Plan and Supplementary Guidance. Where green network opportunities are relevant to a proposed development (as determined by the council), the development will be expected to contribute wholly, or in part, to their delivery.

The priority areas will be active travel, addressing vacant and derelict land, and focusing action in disadvantaged areas *along strategic road corridors and in areas of development restraint and landscape protection including Special Landscape Areas and Countryside Belts. New woodland planting should be planned and designed to meet the criteria set out in the Edinburgh and Lothians Forestry and Woodland Strategy (2012).*

New woodlands for community use and planting for bio fuels will be supported where there is landscape and design integration, biodiversity enhancement and multi-use benefits including, where appropriate, public recreational access particularly near to communities."

WL/LDP/PP/0238 (SNH) – seek additional text to Policy ENV 8 as follows with proposed new text highlighted in grey:

POLICY ENV 8 Green Network
The council will support proposals which help to deliver the green network as set out in the Green Network Plan and Supplementary Guidance. Where green network opportunities are relevant to a proposed development (as determined by the council), the development will be expected to contribute wholly, or in part, to their delivery.

The priority areas will be along strategic road corridors and in areas of development restraint and landscape protection including Special Landscape Areas and Countryside Belts and areas of significant change. New woodland planting should be planned and designed to meet the criteria set out in the Edinburgh and Lothians Forestry and Woodland Strategy (2012).

New woodlands for community use and planting for bio fuels will be supported where there is landscape and design integration, biodiversity enhancement and multi-use benefits including, where appropriate, public recreational access particularly near to communities."

WL/LDP/PP/0439 Wallace Land Investment & Management seek additions to Policy ENV 8 ,first para, line 2 with proposed new text highlighted in grey:

POLICY ENV 8 Green Network

The council will support proposals which help to deliver the green network as set out in the Green Network Plan and Supplementary Guidance. Where green network opportunities are relevant to a proposed development (as determined by the council in consultation with landowners and other stakeholders, and detailed in adopted Supplementary Guidance), the development will be expected to contribute wholly, or in part, to their delivery, while meeting the tests of Circular 4/1998 and 3/2012, as appropriate.

The priority areas will be along strategic road corridors and in areas of development restraint and landscape protection including Special Landscape Areas and Countryside Belts. New woodland planting should be planned and designed to meet the criteria set out in the Edinburgh and Lothians Forestry and Woodland Strategy (2012).

New woodlands for community use and planting for bio fuels will be supported where there is landscape and design integration, biodiversity enhancement and multi-use benefits including, where appropriate, public recreational access particularly near to communities."

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0209 (Mike Fraser Royal Society for Protection of Birds (RSPB))
Support for the Green Network policy (ENV 8) from RSPB is welcomed. Much of the tree management work the council has undertaken on its own land, via the West Lothian Open Space Strategy and delivered through the Central Scotland Green Network Trust, has seen the replacement of non-native tree species with native woodland.

WL/LDP/PP/0236 (Scottish Government (Development Plan Team))
With the Scottish Government response, the minor clarification to Policy ENV 8 to highlight the priorities of NPF3, in relation to the CSGN, is considered acceptable. The change sought by Scottish Government is considered to be acceptable and the council would support the Reporter should they be minded to amend policy ENV 8 to reflect the changes sought.

WL/LDP/PP/0238 (Viv Gray on behalf of Scottish Natural Heritage (SNH))
The change sought by SNH is considered to be acceptable and the council would support the Reporter should he be minded to amend policy ENV 8 to reflect the changes sought.

WL/LDP/PP/0439 (Geddes Consulting on behalf of Wallace Land Investment & Management)In regard to the comments by consultants for Wallace Land Investment & Management, the reference to consultation with landowners and stakeholders is acceptable as this is the council's intention through the publication of the Green Network Supplementary Guidance mentioned at paragraph 3.4 of the LDP. The insertion of reference to the green networks as detailed in the supplementary guidance is also acceptable.

The council's Green Network Plan was presented to the council's Policy Development& Scrutiny Panel in October 2015 as proposed Supplementary Guidance (CDX). It will be consulted upon, along with a number of other SG, in Summer 2016. Appendix 4 on "Supplementary Guidance & Planning Guidance" clearly notes (page 268) that the timeframe for preparation and delivery of the Green Network Supplementary Guidance is "subsequent" to the Proposed Plan i.e. after preparation of the LDP.

Finally reference to the both circulars 4/1998 and 3/2012 is acceptable to the council and the council would support the Reporter should he be minded to amend policy ENV 8 to reflect the changes sought.

Summary - while no major change is proposed to policy ENV 8 as a result of the submissions made, the council does see merit in the minor clarifications cited above should the Reporter be minded to amend the LDP in relation to this matter.

The proposed amended policy would read as follows:

POLICY ENV 8 Green Network
The council will support proposals which help to deliver the green network as set out in the Green Network Plan and Supplementary Guidance. Where green network opportunities are relevant to a proposed development (as determined by the council in consultation with landowners and other stakeholders, and detailed in adopted Supplementary Guidance), the development will be expected to contribute wholly, or in part, to their delivery, while meeting the tests of Circular 4/1998 and 3/2012, as appropriate.

The priority areas will be active travel, addressing vacant and derelict land, and focusing action in disadvantaged areas *along strategic road corridors and in areas of development restraint and landscape protection including Special Landscape Areas and Countryside Belts and areas of significant change. New woodland planting should be planned and designed to meet the criteria set out in the Edinburgh and Lothians Forestry and Woodland Strategy (2012).*

New woodlands for community use and planting for bio fuels will be supported where there is landscape and design integration, biodiversity enhancement and multi-use benefits including, where appropriate, public recreational access particularly near to communities."

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26N	Policy on Protection of the water environment / coastline and riparian corridors	
Development plan reference:	ENV 11: Protection of the water environment / coastline and riparian corridors.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0209 (Mike Fraser for RSPB) **WL/LDP/PP/0236** (Scottish Government (Development Plan Team)) **WL/LDP/PP/0243** (SEPA) **WL/LDP/PP/0440** (Geddes Consulting for Wallace Land Investment & Management)		
Provision of the development Plan to which the issue relates:	Policy ENV 11 "Protection of the water environment / coastline and riparian corridors" (page 48)	
Planning authority's summary of the representation(s):		

Policy Support

WL/LDP/PP/0209 (Mike Fraser for RSPB) - commend the proposals in Policy ENV 11. The value of the aquatic environment from many perspectives is clearly appreciated and understood; note the intention (d), to restore natural watercourses wherever possible and commend this aim.

WL/LDP/PP/0243 (SEPA) - SEPA support the intention of this policy and in particular the clear policy position that development proposals which would lead to deterioration of the ecological status of any element of the water environment will not be supported. SEPA also support the inclusion of the specific policy requirements in terms of: protection of Groundwater Dependent Terrestrial Ecosystems (GWDTE); a presumption against unnecessary engineering works in the water environment; improvements to the water environment where possible and the development of measures identified within the Forth Area River Basin Management Plan. The application of this policy will ensure that all development proposals must minimise and mitigate impacts on the water environment. This is supportive of the Water Framework Directive (WFD) "protect" objective, reflected in your Authority's duties under the Water and Environment and Water Services (Scotland) Act 2003. (paras 2(1) and 2(2) refer).

Change to policy sought

WL/LDP/PP/0236 (Scottish Government (Development Plan Team)) - suggest four changes in section h) of the policy:
the term '*coastal zone*' should be replaced with the term "*marine area from mean high water springs (MHWS)*", or alternatively define the coastal zone and clarify the jurisdiction of the National Marine Plan (NMP).

This is to reflect that the NMP applies from MHWS out to 200 nautical miles. The use of the phrase 'coastal zone' does not provide the clarity relating to the jurisdiction of the NMP, especially as

'coastal zone' is not defined. It may be that the Local Authority is promoting alignment between marine and terrestrial planning by referring to coastal zone – if so this would be most welcomed, however final wording should be used which reflects the importance of alignment but which does not confuse responsibilities or jurisdictions.

Seek change to section h) of the policy , should be amended to read:
'… proposals can satisfactorily demonstrate that they are compliant with the objectives and policies of the National Marine Plan (2015) and forthcoming regional marine plans.

It is pointed out that the policies of the NMP are considered necessary to achieve sustainable development and use in the marine environment and to achieve its objectives, therefore use of policies should be reflected in wording. While recognising a Regional Marine Plan for this area will not be in place in the immediate future, reference to forthcoming Plans would be useful in the event that one is adopted within the lifespan of the LDP.

The section h) policy text goes on to state:
'*This principle is applicable to all marine activities, but is especially relevant to aquaculture, oil and gas, renewable energy activities and tourism*.' A change is sought to this section of the policy to read:
'*This principle is applicable to all marine activity'* as the National Marine Plan is applicable to all marine activity and use, current and emerging and it is not useful to suggest its application is more relevant to some activity over others, although a development plan may wish to bring attention to activity which is relevant to a particular Development Plan area such as offshore renewable energy which may have onshore infrastructure associated or anticipated in an area.

Finally in section h); parts i. to iv. should be removed or amended to accurately convey the content of NMP policy as the bullet points (i) to (iv) of section h) do not correctly reflect the policies of the national marine plan. Suggest that the council may be wishing to paraphrase policies, but the wording chosen misrepresents the policies.

WL/LDP/PP/0440 (Geddes Consulting for Wallace Land Investment & Management) - make several representations about Policy ENV 11 and recommend that the policy reads as set out below.

POLICY ENV 11 Protection of the water environment / coastline and riparian corridors
The council recognises the importance of the water environment in terms of its landscape, ecological, recreational and land drainage functions. Accordingly:

a. there will be a general presumption against development which would have a detrimental effect on the integrity and water quality of aquatic and riparian ecosystems, or the recreational amenity of the water environment, or which would lead to deterioration of the ecological status of any element of the water environment. Where appropriate, development proposals adjacent to a waterbody should comply with SEPA's Guidance on buffer strips adjacent to water bodies, provide for a substantial undeveloped and suitably landscaped corridor to avoid such impacts;

b. there will be a general presumption against development which would have a detrimental effect significant adverse impact on Groundwater Dependent Terrestrial Ecosystems (GWDTE);

c. there will be a general presumption against any unnecessary engineering works in the water environment including new culverts, bridges, watercourses diversions, bank modifications or dams;

d. opportunities to improve the water environment by opening out previously culverted water course, removing redundant water engineering installations, and restoring the natural course of

watercourses should be (exploited) considered where these are within the site boundary (possible);

e. there is a presumption against proposals which would undermine, through intrusive development, the landscape character and amenity of river valleys and other significant water courses. Development within riparian corridors which impacts on the ecological and landscape integrity will not be permitted unless a specific need for the development can be demonstrated;

f. the council will support the development of measures identified within the Forth Area River Basin Management Plan designed to improve the ecological status of the water environment and coastal areas;

g. the water environment will be promoted as a recreational resource (subject to the requirements of Natura 2000 sites) with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives.

h. there is a general presumption in favour of sustainable development and use of the marine environment in the coastal zone where the proposals can satisfactorily demonstrate that they are compliant with the objectives of the National Marine Plan (2015). This principle is applicable to all marine activities, but is especially relevant to aquaculture, oil and gas, renewable energy activities and tourism. Generally:
i. proposals must not have a significant impact, either individually or cumulatively, on the natural, built environment and cultural heritage resources either in the sea or on land;
ii. the location, scale and design are such that proposals will not have a significant adverse impact;
iii. proposals must not result in any deterioration in ecological status or potential for any water body or prevent it from achieving good ecological status in the future;
iv. there will be no significant adverse impact on other users of marine resources and/or neighbouring land.

These changes are justified as any planning condition needs to meet the tests set out in paragraph 2 of Circular 4/1998 and paragraph 14 of Circular 3/2012.

The proposed wording regarding ... substantial undeveloped and suitably landscaped corridor ... is not precise and reasonable and does not meet the tests of the above Circulars. Including reference to SEPA's guidance on this matter in the policy would ensure that requirements for buffer strips are proportionate and justified. The presumption against works such as bridges conflicts with place-making and design principles in terms of delivering ... connected places (SPP para 38).

Improvements to the water environment should only be sought where feasible and appropriate, including that the relevant opportunity is within the site boundary.

Landscape character is covered by policy ENV1 and its inclusion in this policy represents unnecessary duplication.

Modifications sought by those submitting representations:

WL/LDP/PP/0236 (Scottish Government (Development Plan Team)) - suggest 4 changes within Policy ENV 11 that relate to sub-section h) covering the marine environment. Sub-section h) would read:

h) there is a general presumption in favour of sustainable development and use of the marine

*environment in the **marine area from mean high water springs** where the proposals can satisfactorily demonstrate that they are compliant with the objectives **and policies** of the National Marine Plan 2015 **and forthcoming regional marine plans**. This principle is applicable to **all marine activity**.*

While with **WL/LDP/PP/0440** - Wallace Land suggested alterations; the first relating to criteria:

*a. there will be a general presumption against development which would have a detrimental effect on the integrity and water quality of aquatic and riparian ecosystems, or the recreational amenity of the water environment, or which would lead to deterioration of the ecological status of any element of the water environment. Where appropriate, development proposals adjacent to a waterbody should **comply with SEPA's Guidance on buffer strips adjacent to water bodies**, provide for a substantial undeveloped and suitably landscaped corridor to avoid such impacts;*

is acceptable as it clarifies the policy in relation to accepted national guidance. Other proposed changes are not acceptable. See section below.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0209 (Mike Fraser for RSPB)
RSPB support *"to restore natural watercourses wherever possible*", highlighted in Policy ENV 11 criteria d), is acknowledged.

WL/LDP/PP/0236 (Scottish Government (Development Plan Team)) - suggest 4 changes within Policy ENV 11 that relate to sub-section h covering the marine environment. The proposed changes are all acceptable to the council as they add clarification to the policy.

WL/LDP/PP/0440 (Geddes Consulting for Wallace Land Investment & Management) - while it is accepted that reference to SEPA Guidelines is helpful, it is not accepted that all improvements to the water environment can always be carried out "*within the site boundary"* as the nature of water bodies may mean that the issue to be addressed is upstream or downstream and while outwith the (red line) application boundary, may be within the (blue line) ownership boundary of the applicant or, if not, then require a Section 75 agreement to mitigate impact on the wider water environment from the proposed development.

In addition, it is not accepted that the reference to "*bridges*" within the list of engineering works is contradictory. The list of items expands upon and clarifies what may be deemed as potentially unnecessary engineering works in a water environment context, but does not specifically rule them out.

Similarly, it is not accepted that the reference to landscape character is duplication after being covered in Policy ENV1 that looks after wider landscape character of extensive special landscape areas. The riparian corridors in West Lothian are among the most undamaged environments and require protection as is highlighted in policy ENV 11 particularly focusing on the water environment associated with riparian corridors. The council does not propose to amend the policy in relation to this submission other than to change section a) to refer to SEPA guidance.

For clarity the amended policy would read as follows:

POLICY ENV 11 Protection of the water environment / coastline and riparian corridors

The council recognises the importance of the water environment in terms of its landscape, ecological, recreational and land drainage functions. Accordingly:

a. there will be a general presumption against development which would have a detrimental effect on the integrity and water quality of aquatic and riparian ecosystems, or the recreational amenity of the water environment, or which would lead to deterioration of the ecological status of any element of the water environment. Where appropriate, development proposals adjacent to a waterbody should **comply with SEPA's Guidance on buffer strips adjacent to water bodies**, provide for a substantial undeveloped and suitably landscaped corridor to avoid such impacts;

b. there will be a general presumption against development which would have a detrimental effect on Groundwater Dependent Terrestrial Ecosystems (GWDTE);

c. there will be a general presumption against any unnecessary engineering works in the water environment including new culverts, bridges, watercourses diversions, bank modifications or dams;

d. opportunities to improve the water environment by opening out previously culverted water course, removing redundant water engineering installations, and restoring the natural course of watercourses should be exploited where possible;

e. there is a presumption against proposals which would undermine, through intrusive development, the landscape character and amenity of river valleys and other significant water courses. Development within riparian corridors which impacts on the ecological and landscape integrity will not be permitted unless a specific need for the development can be demonstrated;

f. the council will support the development of measures identified within the Forth Area River Basin Management Plan designed to improve the ecological status of the water environment and coastal areas;

g. the water environment will be promoted as a recreational resource (subject to the requirements of Natura 2000 sites) with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives.

h. there is a general presumption in favour of sustainable development and use of the marine environment in the ~~coastal zone~~ *marine area from mean high water springs(MHWS)* where the proposals can satisfactorily demonstrate that they are compliant with the objectives *and policies* of the National Marine Plan (2015) *and forthcoming regional marine plans*. This principle is applicable to all marine ~~activities~~ ***activity***~~, but is especially relevant to aquaculture, oil and gas, renewable energy activities and tourism. Generally:~~

~~i. proposals must not have a significant impact, either individually or cumulatively, on the natural, built environment and cultural heritage resources either in the sea or on land;~~

~~ii. the location, scale and design are such that proposals will not have a significant adverse impact;~~

~~iii. proposals must not result in any deterioration in ecological status or potential for any water body or prevent it from achieving good ecological status in the future;~~

~~iv. there will be no significant adverse impact on other users of marine resources and/or neighbouring land.~~

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26O	Community Growing and Allotments.	
Development plan reference:	Policy ENV 15 (page 51).	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21140481-d0dd0ef (Linlithgow and District Allotment Society). **21798318-76d26d2** (West Lothian Health Improvement and Health Inequalities Alliance). **WL/LDP/PP/0236** (Scottish Government). **WL/LDP/PP/0240** (Livingston Village Community Council c/o Brian Johnstone).		
Provision of the development Plan to which the issue relates:	Chapter 4 – Vision Statement & Aims. Chapter 5 The Spatial Strategy (page 51). Policy ENV 15 that deals with Community Growing and Allotments.	
Planning authority's summary of the representation(s):		
21140481-d0dd0ef (Linlithgow and District Allotment Society) Supports the statement in paragraph 5.171 (page 51) where private allotment sites across West Lothian are safeguarded for allotment / private growing use. This should be a legitimate reason in determining planning applications. **21798318-76d26d2** (West Lothian Health Improvement and Health Inequalities Alliance) Supports the policy with amendments. **WL/LDP/PP/0236** (Scottish Government) As currently worded Policy ENV15 is more negatively framed, the second line leads with "Community Growing spaces will only be supported where….". The removal or the word 'only' would make the policy read more positively, and be more in line with the spirit of SPP. SPP (2014) states at paragraph 227 that "Plans should also encourage opportunities for a range of community growing spaces." SPP is looking for positive support for community growing. Community growing can offer multiple benefits including access to fresh healthy food, community spirit and connections and health and well-being. **WL/LDP/PP/0240** (Livingston Village Community Council c/o Brian Johnstone) Following the resounding success of the Killandean Allotment site, this sort of development should find space in the forward plan. This is a growing interest activity in West Lothian and should be encouraged either as Killandean a private enterprise leasing council land, or by West Lothian Council running similar sites.		
Modifications sought by those submitting representations:		
21140481-d0dd0ef (Linlithgow and District Allotment Society) No specific modification of policy ENV 15 has been sought. **21798318-76d26d2** (West Lothian Health Improvement and Health Inequalities Alliance) This policy states that community growing will only be supported with specific conditions. Given the		

West Lothian Council

Issue: 26T	Policy ENV 2: Housing Development in the Countryside.	
Development plan reference:	Chapter 5 – The Spatial Strategy and Policy ENV 2.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0209 (RSPB)
WL/LDP/PP/0359 (Wallace Land Investment & Management c/o Geddes Consulting)

Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy. Development in the Countryside. Policy ENV 2 (page 42) sets out the circumstances where housing development in the countryside may be permitted.

Planning authority's summary of the representation(s):

WL/LDP/PP/0209 (RSPB)
Notes that the policy includes provision for the redevelopment of brownfield sites and cautions that brownfield sites often support a greater range of biodiversity, especially invertebrates and plants, than undeveloped agricultural land. In this knowledge, it is suggested that any development proposed for brownfield should be required to take into account existing biodiversity features and mitigate against their potential loss.

WL/LDP/PP/0359 (Wallace Land Investment & Management c/o Geddes Consulting)
Suggests that the policy conflicts with proposed LDP Policy HOU 2, Policy 7 of the approved SDP (CDX), and with SPP (paragraph 29) (CDX), which recognise that greenfield sites outwith existing defined settlement boundaries (i.e. in the countryside) may need to be released in the event of a shortfall in the 5-year effective housing land supply. Proposes that the list of circumstances which identify when new housing in the countryside would be permitted is augmented to allow for housing development on unallocated sites in order to avoid creating a barrier to maintaining an effective 5 year housing land supply.

Modifications sought by those submitting representations:

WL/LDP/PP/0209 (RSPB)
It is suggested that the policy is worded to include a requirement for developers of brownfield sites to take account existing biodiversity features and mitigate their loss.

WL/LDP/PP/0359 (Wallace Land Investment & Management c/o Geddes Consulting)
The following amendments to the policy text as set out in the LDP are requested; highlighted text reflects additions to the policy.

g. *the proposal is supported by the council's lowland crofting policy*. or
h. it is a suitable site on the edge of a settlement and the development will contribute to the maintenance of a 5 year effective housing land supply, consistent with Policy HOU 2.

Where a proposal by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside an exception to policy may be justified.
Proposals should make the best use of resources, integrate with services and facilities and demonstrate the highest standards in design and environmental quality to protect and enhance the established landscape character. The detailed of Supplementary Guidance on "Development in the Countryside" and "Lowland Crofting" will apply where relevant.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0209 (RSPB)
RSPBs comments are essentially a minor refinement of the policy and the council would not take issue if the Reporter was minded to amend it with the addition of text at (c) that introduced a requirement for developers of brownfield sites to take account existing biodiversity features and mitigate their loss.

WL/LDP/PP/0359 (Wallace Land Investment & Management c/o Geddes Consulting)
In the event of a shortfall in the 5 year effective housing land supply the council recognises that it may be necessary to give planning permission to proposals for housing development on sites outwith the defined settlement boundaries and it does not therefore object to the principle of amending Policy ENV 2 to reflect this. The Council would however, suggest an alternative form of wording to that proposed by the respondent if the Reporter is minded to make a modification:

h. a shortfall has been identified by the Council through the housing land audit with regard to the provision of an effective 5 year housing land supply and it has been satisfactorily demonstrated that there are no alternative allocated or unallocated sites within the settlement boundary. Any additional infrastructure required as a result of the development must either be committed or will be funded by the developer.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26U	The Water Environment – improvement, flooding, drainage	
Development plan reference:	Policy EMG 1 - Water Environment Improvement Policy EMG 2 - Flooding Policy EMG 3 - Sustainable Drainage	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0236 (Scottish Government – Development Planning Team) **WL/LDP/PP/0243** (SEPA) **WL/LDP/PP/0360** (Geddes Consulting on behalf of Wallace Land Investment & Management) **21716490-c057327** (John Orr) **21660154-0fee94e** (Helen MacKenzie) **21648848-8eaccff** (Jonathan Moss)		
Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy (Including Policy Framework) The Water Environment and Flood Risk and Management (pages 67-70)	
Planning authority's summary of the representation(s):		

EMG 1 *Water Environment Improvement* - support and requirement for modification

WL/LDP/PP/0243 (SEPA)
SEPA supports the inclusion of this policy which will help the council meet its legal obligations under the Water Framework Directive and will ensure that the LDP helps to protect, improve and promote the sustainable use of our water environment. However it is suggested that paragraph three should include a caveat to require a Flood Risk Assessment (FRA)

EMG 2 *Flooding* (para. 5) - policy wording regarding potential flood risk / resilient design

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Proposes text changes to the fifth paragraph on potential flood risk/resilient design to indicate limits regarding 'flood storage capacity', as well as, indicating that 'land raising should only be considered in exceptional circumstances' to accord with paragraph 265 of Scottish Planning Policy 2014 (SPP 2014) (CD078).

EMG 2 *Flooding* (para. 6) – policy wording regarding flood protection schemes / regulation of development in flood protection scheme areas

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Suggests that the provisions on the types of appropriate development for the location should be applied and clarified in accordance with the flood risk framework as set out SPP 2014, paragraph 263, pages 58-59 (CD078).Furthermore, the requirement that construction of protected developments cannot be initiated until SEPA has confirmed that flood protection defences are operational should be removed, again to be in accordance with SPP 2014 paragraph 263.

EMG 2 *Flooding* – additional provision regarding new development requiring defences against coastal erosion or flooding

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Additional provision should be provided in policy EMG 2 for the policy position: 'that new development requiring new defences against coastal erosion or coastal flooding will not be supported except where there is a clear justification for a departure from the general policy to avoid development in areas at risk' to be consistent with SPP 2014, paragraph 88 (CD078).

EMG 2 *Flooding* – inclusion of a map on flood risk areas

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Suggests that the Plan should include a map indicating areas of medium to high flood risk to provide more clarity to developers.

EMG 2 *Flooding* - support and requirement for modifications

WL/LDP/PP/0243 (SEPA)
Supports inclusion of this policy and while welcoming changes that have already been incorporated following consultation in 2015, seeks some further minor amendments, namely;-
:

- Para. 5 –'and not increase flood risk elsewhere' added at the end.
- Para. 6 – amend wording after formal flood protection scheme to 'that is designed to an appropriate standard and is an acceptable land use for the location'
- Para. 8 – 'and not increase the number of persons at risk' at end add.

EMG 3 *Sustainable Drainage* – Additional text on for flood risk framework / text amendments

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
The policy should include provision for that section of the flood risk framework applicable to surface water flooding and for the standard set out to be used as a basis for decision making, to accord with paragraph 263, pages 58-59 of SPP 2014 (CD078).

WL/LDP/PP/0360 (Geddes Consulting on behalf of Wallace Land Investment & Management)
It is recommended that the wording of the policy regarding the requirement for Water Impact Assessments (WIA) and Drainage Impact Assessments (DIA) should be amended to indicate that WIA and DIA should not be a council requirement for planning stages because it is only requested by Scottish Water when necessary to ensure development will not cause detriment to its assets.

EMG 3 *Sustainable Drainage* – support for policy

WL/LDP/PP/0243 (SEPA)
Supports the policy and in particular the comprehensive approach to SUDS and cross-references to other policies in the Proposed Plan.

Objections to allocation of sites on the basis of flooding, flood risk

21648848-8eaccff (Jonathan Moss)
Objects to the allocation of housing at Preston Farm, Linlithgow (H-LL 12) on the grounds that there are flooding issues (amongst other points and which are addressed in a separate Schedule 4 (**15A**).

21660154-0fee94e (Helen MacKenzie)
Objects to the allocation of housing at Wilcoxholm, Linlithgow (H-LL 11) on the grounds that there are flooding issues (amongst other points and which are addressed in a separate Schedule 4 (**15A**).
21716490-c057327 (John Orr)

Objects to the allocation of housing at Balmuir Road, Bathgate (H-BA 1) on the grounds that there are flooding issues (amongst other points and which are addressed in a separate Schedule 4 (**1A**).

Modifications sought by those submitting representations:

EMG 1 *Water Environment Improvement* - support and requirement for modification

WL/LDP/PP/0243 (SEPA)
Seeks the addition of a caveat at end of the last sentence of Policy EMG 1 which reads;- '*provided these activities are informed by a Flood Risk Assessment'*

EMG 2 *Flooding* (para. 5) - policy wording regarding potential flood risk / resilient design

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Seeks – the following changes to the wording of policy EMG 2 are requested to the paragraph on 'resilient design to limit the impact of flood risk' and that the policy should state that:

- *where built development is permitted in medium to high risk areas any loss of flood storage capacity should be mitigated to achieve a neutral or better outcome;*
- *land raising should only be considered in exceptional circumstances in accordance with paragraph 265 of the SPP.*

EMG 2 *Flooding* (para. 6) – policy wording regarding flood protection schemes / regulation of development in flood protection scheme areas

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Requests that the relevant terms of the flood risk framework set out in paragraph 263, pages 58 – 59 of SPP should be included in the policy. (CD078)

In addition, the policy requirement that '*development…..must not be constructed until confirmed operational by SEPA'* should be amended to state that '*development may be suitable provided flood protection measures already exist are under construction or are a planned measure in a current flood risk management plan'.*

EMG 2 *Flooding* – additional provision regarding new development requiring defences against coastal erosion or flooding

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Seeks the addition of text to state that: '*new development requiring new defences against coastal erosion or coastal flooding will not be supported except where there is a clear justification for a departure from the general policy to avoid development in areas at risk'.*

EMG 2 *Flooding* – inclusion of a map on flood risk areas

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Proposes that the SEPA map for medium to high flood risk areas is appended to the policy.

EMG 2 *Flooding* - support and requirement for modifications

WL/LDP/PP/0243 (SEPA)
Seeks three further amendments to the wording of Policy EMG 2 as detailed below. Additional text is highlighted.

Policy EMG 2 - Flooding

Flooding can seriously impact on people, businesses and the environment and the council will, as a first principle, seek to prevent development which would have a significant probability of being affected by flooding or would increase the probability of giving rise to flooding.

When considering proposals for development, the council will adopt a precautionary approach to the flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted impacts of climate change.

Development will specifically not be supported in:
(a) locations identified as being at medium to high flood risk, unless it accords with the flood risk framework set out in SPP 2014; or
(b) where it would lead to an increase in the probability of flooding elsewhere.

Developers will be required to submit a full Flood Risk Assessment (FRA) for all developments deemed to be at risk of flooding from any source in medium to high risk areas and developments in low to medium risk areas identified in the risk framework (i.e. developments located in an area at the upper end of the probability scale, essential infrastructure and the most vulnerable land uses). The Flood Risk Assessment should be undertaken in accordance with the relevant and prevailing SEPA technical guidance.

To limit the impact of potential flood risk any development that is subsequently permitted in medium to high risk areas (that accords with the exceptions in the risk framework) or is located in adjacent low to medium risk areas must be built to a water resilient design and not increase flood risk elsewhere.

Development that is proposed in an area that is or will be behind a formal flood protection scheme, that is designed to an appropriate standard and is an acceptable land use for the location, *must be an appropriate and acceptable land use for the location, designed to be resilient and must not be constructed until the flood protection scheme is confirmed operational by SEPA.*

Appendices 1 & 2 (which respectively list employment and housing land allocations in the plan) identify those sites where there is a known requirement for a FRA, watercourse buffer strips and best practice SuDS treatment. The council nevertheless reserves the right to require the preparation and submission of FRAs for other development sites which present over the plan period where deemed necessary. Guidance will be sought from SEPA and other agencies as appropriate.

Alterations and small-scale extensions to existing buildings are outwith the scope of this policy, provided that they would not have a significant effect on the storage capacity of the functional floodplain or local flooding problems. All proposals must comply with the terms of Supplementary Guidance on Flooding and Drainage and not increase the number of persons at risk.

All proposals must comply with the terms of Supplementary Guidance on Flooding and Drainage.

EMG 3 *Sustainable Drainage* – additional text on flood risk framework / text amendments

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Requests that the relevant terms of the flood risk framework set out in paragraph 263, pages 58 – 59

of SPP 2014 should be included in the policy (CDX).

WL/LDP/PP/0360 (Geddes Consulting on behalf of Wallace Land Investment & Management)
Seeks amendments to the wording of Policy EMG 3 as detailed below. Highlighted text reflects additions to the policy whereas strike-through text reflects deletions requested.

Policy - EMG 3 Sustainable Drainage
Developers ~~may be~~ are *required to submit ~~a Drainage Impact Assessment (DIA)~~* proposals *to ensure that surface water flows are properly taken into account in the design of a development. With the exception of single houses, SuDS will be a required part of all proposed development as a means of treating/attenuating surface water and managing flow rates* on site.

Developers will be required to ensure that adequate land to accommodate SuDS is incorporated within development proposals and that housing densities take into account the physical space for effective SuDS. The design of the system should meet best current practice. It is expected that surface water drainage systems, including sustainable drainage systems, for most will be vested in Scottish Water as drainage authority and will, as a consequence, be designed and constructed in accord with the most up to date edition of Scottish Water's Construction Standards and Vesting Conditions 'Sewers for Scotland' (3rd Edition) and at the same time comply with SEPA's Policy and Supporting Guidance on the provision of Waste Water Drainage in Settlements in promoting connection to the public sewerage system where possible.

~~Where new development (or the change of use of land or buildings) impacts on existing drainage arrangements, the council may require these arrangements to be upgraded and SuDS retrofitted as a condition of planning approval in order to avoid detriment to the water environment.~~

~~Where there are existing issues of capacity or flooding associated with combined drainage systems, developers may be required to invest in off site works to provide additional capacity or reduce loadings on such drainage systems.~~

Private drainage systems for sewered areas will only be considered as a temporary measure where there is no capacity in the existing sewer system;

Development relying on private sewage systems will only be permitted where there is no public system in the locality and where the council is satisfied that the proposal is acceptable in terms of the impacts on the water environment and on public health.

Developments involving private water supplies will only be permitted where there is no public supply in the locality and where the council is satisfied that there is sufficient water and that the proposal is acceptable in terms of the environment and public health.

The council will support in principle the incorporation of water conservation measures in new developments, including rainwater harvesting and systems for the recycling of "greywater".

Regard should also be had to other LDP policies in relation to drainage in new developments, SuDS, flood risk and the treatment of watercourses and proposals will require to contribute to the delivery of green infrastructure and the green network where this is considered appropriate.

EMG 3 *Sustainable Drainage* – support for policy

WL/LDP/PP/0243 (SEPA)
No policy modifications requested.

Objections to allocation of sites on the basis of flooding, flood risk

21648848-8eaccff (Jonathan Moss)
Seeks the removal of site H-LL 12 Preston Farm, Linlithgow on the basis of flooding issues.

21660154-0fee94e (Helen MacKenzie)
Seeks the removal of site H-LL 11 Wilcoxholm, Linlithgow, on the basis of flooding issues.

21716490-c057327 (John Orr)
Seeks the removal of site H-BA 1 Balmuir Road, Bathgate, on the basis of flooding issues.

Summary of responses (including reasons) by planning authority:

LDP policy background

The Proposed Plan includes three policies to cover a wide range of instances essentially to do with water being in the wrong place – flooding and drainage – and reversing the reversal of the trend to culvert watercourses and other approaches which fight against sustainable management of the water environment in its widest sense largely believed to be best achieved through restoration to and co-opting natural flood and drainage ecosystems. The Proposed Plan policies to address these issues are:

Policy EMG 1 Water Environment Improvement
Policy EMG 2 Flooding
Policy EMG 3 Sustainable Drainage

SPP 2014 (CD078) offers guidance relevant to policies EMG 1-3 under Coastal Planning (paragraphs 87 - 91) where paragraph 91 is most relevant due to the largely unspoiled nature of the short coastline in West Lothian, all of which is under multiple designations including Forth Coast Special Landscape Area, Firth of Forth Special Protection Area, Hopetoun House Gardens and Designed Landscape, biodiversity and geodiversity sites.

The Managing Flood Risk and Drainage section of SPP 2014 (CD078) (paragraphs 254-268) offers extensive guidance for the council's policies EMG 1-3 which have been drawn upon in their formation. Further guidance has received through consultation and dialogue with key agencies and a range of specialist national level regulations and guidance.

The Strategic Development Plan (CD114) (pages 56-57) provides a bridging policy between SPP 2014 and local planning policy.

Proposed plan policies EMG 1-3 also draw upon a number of policies in the adopted West Lothian Local Plan 2009 (CD093), principally ENV 15, ENV 15a, ENV 16 – as well as professional advice from the council's flood risk officer and examples of best practice.

For the sake of completeness, Policy EMG 1 is reproduced below and policies EMG 2 and 3 are set out in the modifications section above.

Policy EMG 1 - Water Environment Improvement

Proposals for the culverting of a watercourse will be considered with reference to SEPA's position statement on culverting.

Opportunities to improve the water environment and promote natural flood management are supported where it can be demonstrated that these will help to reduce overall flood risk. This could include wetland restoration, riparian planting, flood plain creation, daylighting of culverted watercourses and restoration of heavily modified watercourse.

Proposals that are aligned with measures identified in the River Basin Management Plan will be supported in principle, including the retrofitting of SuDS features to the existing surface drainage system, the restoration of watercourses and the removal of redundant structures.

Policy EMG 2 - Flooding

[See above in modifications section.]

Policy EMG 3 - Sustainable Drainage

[See above in modifications section.]

Appendix Five – Supplementary Guidance (SG) and Planning Guidance (PG) of the Proposed Plan includes Planning Guidance with a working title of *Flooding and Water Environment* which will cover planning issues, policy approaches, various specific topics, regulatory regime requirements including SEPA and Scottish Water requirements as well as best practice.

EMG 1 *Water Environment Improvement* - support and requirement for modification

WL/LDP/PP/0243 (SEPA)
Further detailed fine tuning of the policy is sought above and beyond previous consultations with this key agency. The council will produce planning guidance on Flooding and Water and it will be possible to include a reference to the need for Flood Risk Assessment (FRA) which can also provide a fuller context for the situations where FRA would apply.

The Council does not therefore agree to modify the Plan in response to this representation.

EMG 2 *Flooding* (para. 5) - policy wording regarding potential flood risk / resilient design

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
The term 'water resilient design' will be more fully explained in subsequent Planning Guidance *Flooding and Water Environment* at which point the outcomes and aims of mitigation sought to prevent flood risk can be set out including the Scottish Government's 'flood risk framework' which, if included in the Plan would render the policy too lengthy to be effective. These details support Policy EMG 2 *Flooding* and are best presented as further guidance to the policy.

The Council does not therefore agree to modify the Plan in response to this representation.

EMG 2 *Flooding* (para. 6) – policy wording regarding flood protection schemes / regulation of development in flood protection scheme areas

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
It is recognised that inclusion of the Flood Risk Framework, paragraph 263, pages 58-59 of SPP 2014 (CD078) would add clarity, however given its length and the existing length of Policy EMG 2 the council believes that this information is better placed in planning guidance, which accord with the general drive of Scottish Government for more condensed LDPs with detail exported to supplementary guidance. Paragraph 263 of SPP 2104 (CD078) states that 'local development plans should use the following flood risk framework to guide development' and it additionally advises at paragraph 266 that Development Management should apply the flood risk framework to decisions

but at no point is it made explicit that the flood risk framework (always in lower case unlike Flood Risk Assessment) should be copied into LDP policy. The council proposes to take forward the 'flood risk framework' albeit retitled as a 'Flood Risk Management Framework' into its subsequent Planning Guidance *Flooding and Water Environment.*

The requirement for SEPA sign-off is standard practice to provide confidence to developers, cover liability and ensure that investment in areas of flood risk is protected. Existing flood defences may or may not be effective - particularly if built to previous, lower specifications – and generally it is advisable for construction works such as flood defences to be vetted to ensure that they meet the design and engineering brief to protect properties from flood risk. SEPA has not challenged this policy requirement.

The Council does not therefore agree to modify the Plan in response to this representation.

EMG 2 *Flooding* – additional provision regarding new development requiring defences against coastal erosion or flooding

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
The coastal section of West Lothian is approximately 5.5 kilometres long, well wooded, relatively steep in many parts and completely covered in overlapping spatial designations: Firth of Forth Special Protection Area, Forth Coast Special Landscape Area, Hopetoun House Designed Garden and Landscape, Local Biodiversity Sites and British Geodiversity Sites. In addition, there are point designations for scheduled monuments and historic buildings.

Paragraph 88 of SPP 2014 (CDX) under the heading 'Coastal Planning' offers guidance to planning authorities as to restrict coastal areas prone to rising sea levels and extreme weather events arising from climate change. Whilst many parts of the Firth of Forth have settlements and development pressure adjacent the sea and near sea level this is not the case for the West Lothian coast line. Given the existing high degree of protected status for this section of coast and the heavy constraints to development the additional text suggested seems redundant and inappropriate to the context.

The Council does not therefore agree to modify the Plan in response to this representation.

EMG 2 *Flooding* – inclusion of a map on flood risk areas

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
The council agrees to take forward the addition of the SEPA medium to high risk flood into its subsequent Planning Guidance *Flooding and Water Environment.*

The Council does not therefore agree to modify the Plan in response to this representation.

EMG 2 *Flooding* - support and requirement for modifications

WL/LDP/PP/0243 (SEPA)
As a key agency, SEPA has previously commented on earlier versions of Policy EMG 2. The comments are not substantive changes to the direction of Policy EMG 2. The further iterations of policy amendments are fine-tuning and essentially detail which can be addressed in the council's subsequent Planning Guidance *Flooding and Water Environment.* Policy within an LDP is necessarily a snapshot of best policy practice at a certain point in time with further detail being allowed for through supplementary guidance and indeed future development plans.

The Council does not therefore agree to modify the Plan in response to this representation.

EMG 3 *Sustainable Drainage* – additional text on flood risk framework / text amendments

WL/LDP/PP/0236 (Scottish Government – Development Planning Team)
Good sustainable drainage is an important component of any flood risk management and mitigation strategy.

It is recognised that inclusion of the Flood Risk Framework, paragraph 263, pages 58-59 of SPP 2014 (CDX) might add clarity, however given its length and the existing length of Policy EMG 3 the council believes that this information is better placed in subsequent planning guidance, which accord with the general drive of Scottish Government for more condensed LDPs with detail exported to supplementary guidance. Paragraph 263 of SPP 2014 states that 'local development plans should use the flood risk framework to guide development' and it additionally advises at paragraph 266 that Development Management should apply the flood risk framework to decisions, but at no point is it made explicit that the flood risk framework should be incorporated into LDP policy. The council proposes to take forward the 'flood risk framework' into its subsequent Planning Guidance *Flooding and Water Environment.*

WL/LDP/PP/0360 (Geddes Consulting on behalf of Wallace Land Investment & Management)
Requests for Water Impact Assessments (WIA) and Drainage Impact Assessments (DIA) are standard practice within the management of planning applications and development proposals. The changes proposed are semantic and not substantive; therefore no amendment is suggested to the text of Policy EMG 3.

The Council does not therefore agree to modify the Plan in response to these representations.

EMG 3 *Sustainable Drainage* – support for policy

WL/LDP/PP/0243 (SEPA)
SEPAs support for policy EMG 3 is welcomed.

Objections to allocation of sites on the basis of flooding, flood risk

21648848-8eaccff (Jonathan Moss)
In respect of site H-LL 12 Preston Farm, Linlithgow, Appendix Two: *Schedule of Housing Sites / Site Delivery Requirements* of the proposed plan indicates that a Flood Risk Assessment and mitigation of surface runoff will be required. These are standard site development requirements which can be imposed through planning conditions in the event of the site being developed. This particular site is addressed more fully in a separate Schedule 4 (**15A**).

21660154-0fee94e (Helen MacKenzie)
In respect of site H-LL 11 Wilcoxholm, Linlithgow, Appendix Two: *Schedule of Housing Sites / Site Delivery Requirements* of the proposed plan indicates that a thorough Flood Risk Assessment will be required including flood risk assessment and mitigation related to risks from the Union Canal and Linlithgow Loch. These are standard site development requirements which can be imposed through planning conditions in the event of the site being developed. This particular site is addressed more fully in a separate Schedule 4 (**15A**).

21716490-c057327 (John Orr)
In respect of site H-BA 1 Balmuir Road, Bathgate, Appendix Two: *Schedule of Housing Sites / Site Delivery Requirements* of the proposed plan, indicates that a Flood Risk Assessment will be required. This is a standard site development requirement which can be imposed through planning conditions in the event of the site being developed. This particular site is addressed more fully in a separate Schedule 4 (**15A**).

The Council does not therefore agree to modify the Plan in response to these representations.

Policies EMG 1 - 3 are effective and comply with the policy framework and the policy approach is compliant with SPP 2014; no outstanding issues have been raised by SEPA.

However, there have been a number of requests for additional information and detail including SPP 2014 paragraph 263, pages 58-59 'flood risk framework' which can be taken forward in subsequent planning guidance.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26V	West Lothian Transportation matters excluding Linlithgow	
Development plan reference:	Plan wide	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		

WL/LDP/PP/0001 (Isabel Findlay)
WL/LDP/PP/0002 (Karen Winters)
WL/LDP/PP/0003 (Christine Hodgson)
WL/LDP/PP/0005 (Eugene Tomany)
WL/LDP/PP/0060 & WL/LDP/PP/0088 (Neil Waddell)
WL/LDP/PP/0064 (Mr Geoff Stevens)
WL/LDP/PP/0080 (Doreen Carter)
WL/LDP/PP/0133 (Mrs Barbara Bowland)
WL/LDP/PP/0147 (Gladman Developments Ltd)
WL/LDP/PP/0158 (Gladman Developments Ltd)
WL/LDP/PP/0195 (Mr David Bowland)
WL/LDP/PP/0236 (Scottish Government Development Plan Team)
WL/LDP/PP/0238(Scottish Natural Heritage)
WL/LDP/PP/0240 (Livingston Village Community Council)
WL/LDP/PP/0247 (Taylor Wimpey Ltd)
WL/LDP/PP/0340 (Amie Butchard)
WL/LDP/PP/0356 ((Wallace Land Investment & Management)
WL/LDP/PP/0361(East Calder Community Council)
WL/LDP/PP/0364 (A & M Thomson)
WL/LDP/PP/0373 (Ashleigh Trenzinger)
WL/LDP/PP/0455 (Barbara Bowland)
WL/LDP/PP/0459 (Gladman Developments Ltd)
21903538-H-LV3 (Mr Neil Harris)
21605856-b6cd6fc (Mr Robert Lemmer)
21097306-f5cb7fa (Mr Alistair Short)
21454872-5acc705 & 21628708-00E5fc6 (Mr Neil Waddell)
21716219-1b06374 (Mr Andrew Dodds)
21768463-17de3f9 (Mr J. Stewart MacGarvie)
21839770-040573b (Mr Alastair Morrison)
21870299-6e33c55 (Mr Rick Fink)
21877215-01ad265 (Mr Keith Irving)
21835156-01ea98d (Mrs Lynn Garvey)
21875788-H-BA-28 (Mr Derek Hope)
21837154-2b9a6dd (Mr John Duff)
21886028-21516a8 (Mrs Louise Clements)
21890399-18ce9b7 (Mrs Shelagh Taylor)
21061517-c7faeb2 (Mr John Henderson)
21369421-17fa2bd (Mr Stuart Livingston)
21462208-44a95af (Dr Monika Foster)
21669441-65242bb (Mr Brian Martin)
21690215-f53d2c1 (Mr Robert Rae)

21617417-7bfb656 (Drummond Distribution)
21863641-89d0459 (BDW Trading Ltd and H+J Russell)
21871160-08ca39a (Mr Rick Finc)
2871541-ff7b3A (Sandra Hebenton, Network Rail)

Provision of the development Plan to which the issue relates:	*Insert text*

Planning authority's summary of the representation(s):

WL/LDP/PP/0001 (Isabel Findlay) & WL/LDP/PP/0002 (Karen Winters) & WL/LDP/PP/0003 (Christine Hodgson) & WL/LDP/PP/0005 (Eugene Tomany)
Increase in traffic during construction and from tenant's vehicles. There will also be parking issues.

WL/LDP/PP/0060 & WL/LDP/PP/0088 (Neil Waddell)
Housing development around East Calder should only be allowed if there is a commitment to enhance cycling conditions around East Calder and commuter routes into Edinburgh.

WL/LDP/PP/0133 (Barbara Bowland) & WL/LDP/PP/0195 (David Bowland)
Site H-L31 Murieston Valley Road, Murieston , Livingston 24 units. Objects to an invasion of additional traffic through the community. The effect on the community from removal of any contaminated soil.

WL/LDP/PP/0147 (Gladman Developments Ltd)
Inclusion of the site at Brotherton Farm, Livingston in the proposed LDP.

WL/LDP/PP/0158 (Gladman Developments Ltd)
The council should address the provision of infrastructure costs up front before developments are approved. Funding can be clawed back as developments progress.

WL/LDP/PP/0236 (Scottish Government Development Plan Team)

- Page 37 – Policy TRAN 3 – Core Paths and Active Travel
  The policy should be amended or supporting text provided which responds to paragraph 5.14 of National Planning Framework 3 on exemplar walking and cycling friendly settlements.
  Paragraph 5.14 of National Planning Framework 3 encourages all local authorities to identify at least one exemplar walking and cycling friendly settlement to demonstrate how active travel network scan be significantly improved in line with meeting the Scottish Government's vision for increased cycling.
- Page 37 – Paragraph 5.128
  The statement is not factually correct and should be removed.
  The station provision is not linked to Edinburgh to Glasgow Improvement Programme (EGIP) and is being provided by developers as part of Winchburgh expansion. The paragraph should be reworded to remove the link and dates of commencement.
- Action Programme Page 7 & Page 86 ref P-25
  Reference to land reservation for parkway rail station south of East Calder / east of Mid Calder junction should be removed.
  Transport Scotland reviewed the national picture from 2008 to 2032 for potential new stations. This site was not flagged at this time and subsequently not included in policy going forward.
- Transport Appraisal

The Proposed Plan does not recognise or define the impacts and what, if any, mitigation measures are required as a consequence of the LDP spatial strategy on the trunk road network. Additionally, the LDP does not define any cross boundary effects of development to the trunk road network, specifically at Newbridge. In order to do this the Proposed Plan needs to identify the interaction of traffic generated by the Proposed LDP allocations within the West Lothian area and out with the boundary on the trunk road network, specifically looking at Newbridge.

Transport Scotland has two areas of concern in relation to the Transport Appraisal;

1. The Transport Appraisal does not clarify the transport effects of the Proposed Plan spatia strategy within the West Lothian area on the trunk road network or the need for an transport infrastructure to mitigate any effects on this network.
2. There is also no information provided on the potential impact of West Lothian's LD allocations on the trunk road network out with the Council boundaries, particularly a Newbridge junction located within the City of Edinburgh Council area.

- After reviewing the Transport Appraisal, Transport Scotland is not content that the Counc has satisfactorily appraised the potential impact of the LDP traffic on the trunk road networ within West Lothian, as the new M9 junction at Winchburgh is not included within the mode The omission of this junction could significantly affect travel patterns resulting inaccurat information.
- Cross boundary mitigation measures is of particular concern to Transport Scotland wit regard to the M9(T), specifically Newbridge. In the absence of an assessment of the cros boundary impacts of the proposals included in the Proposed Plan, Transport Scotland i currently unable to support the Proposed Plan.

WL/LDP/PP/0238(Scottish Natural Heritage)
Active travel plan should be an SPG and referenced as such in the plan document.

WL/LDP/PP/0240 (Livingston Village Community Council)
The council should source ways of getting funding for infrastructure costs up front, developers should contribute to the improvements as their development progresses. North south traffic movements should be addressed with improvements to Alderston Road. A71 improvements are required now and should not wait until developers are in a position to provide the improvements. Is there any movement on delivery of A801 Avon Gorge improvement.

WL/LDP/PP/0247 (Taylor Wimpey Ltd)
Request inclusion of site at Kingsfield, Linlithgow

WL/LDP/PP/0356 (Wallace Land Investment & Management)
Request inclusion of site at Wellhead Farm, Muiriston, Livingston

WL/LDP/PP/0361(East Calder Community Council)
More commitment required within the LDP to provide sustainable transport options in the East Calder area. Better bus provision. Better cycle connections along A71 especially towards Edinburgh. Better connections to rail stations and more car parking at Uphall Station.

WL/LDP/PP/0459 (Gladman Developments Ltd)
Request inclusion of Dykeside Farm, Bathgate

21903538-H-LV3 (Mr Neil Harris) & 21605856-b6cd6fc (Mr Robert Lemmer) & WL/LDP/PP/0064 (Geoff Stevens) & WL/LDP/PP/0080 (Doreen Carter) & WL/LDP/PP/0455 (Barbara Bowland) & WL/LDP/PP/0340 (Amie Butchard) & WL/LDP/PP/0364 (A & M Thomson) & WL/LDP/PP/0373 (Ashleigh Trenzinger)

Site H-LV3 Tarbert Drive, Murieston , Livingston 9 units. Land is contaminated resulting concern is that by disturbing the ground there may be health issues. This will extend as far as the material has to be taken off site. There will also be increased traffic in the town centre from this development.

21097306-f5cb7fa (Mr Alistair Short)
Comments on Spatial Strategy supporting various council initiatives

21454872-5acc705 & 21628708-00E5fc6 (Mr Neil Waddell)
Lack of acknowledgement within the plan that cycling is part of any development. Especially at East Calder there should be no further development due to difficulties in health centre provision and traffic infrastructure.

21716219-1b06374 (Mr Andrew Dodds)
Why are cycleways and footways over engineered?

21768463-17de3f9 (Mr J. Stuart MacGarvie)
Supports planning application 0840/P/15. The objection to the LDP is that the site is not recognised in the plan process and that it should be a site for housing as there are also employment benefits to the neighbouring business park.

21839770-040573b (Mr Alastair Morrison)
Supports all policies within the plan which relate to cycling. Appendix 6(page 275) list the following policies being supported34, 39, 41, 46, 102, 103, 105, 107 to 114 and 117.

21870299-6e33c55 (Mr Rick Fink)
Objects to site EOI-0113 not being included in final document.

21835156-01ea98d (Mrs Lynn Garvey) & 21875788-H-BA-28 (Mr Derek Hope)
Site H-BA28 should be restricted to a maximum of 2 houses to minimise traffic congestion on Mid Street. Effective traffic management should be part of any development assessment.

21837154-2b9a6dd (Mr John Duff)
Delighted that site H-WC5 is included in the plan.

21890399-18ce9b7 (Mrs Shelagh Taylor)
Objects to road P-101 South Murieston / Linhouse Link Road being included in the LDP as it would become a distributor road for deliveries and HGV's through an area that is currently reasonably quiet.

21061517-c7faeb2 (Mr John Henderson)
Objects to any housing to the south of Pumpherson village. The road network will not handle 1200 units that are proposed.

21369421-17fa2bd (Mr Stuart Livingston)
Objects to site H-WC3 being included in the plan. There is no footway connection from Westwood View area to West Calder. The development will add extra traffic to the road network making an unsafe situation worse.

21462208-44a95af (Dr Monika Foster)
Growth should be realistic. At the moment it's just about building homes and no thought to transport infrastructure. Development should cease until sustainable transport infrastructure is

provided.

21669441-65242bb (Mr Brian Martin) & 21886028-21516a8 (Mrs Louise Clements)
Objects to H-WI2 East Coxydean Farm, Wilkieston being promoted. Also if it did go ahead where would the proposed access be located in relation to the site layout. There are no safe turning points on A71 for residents. The B7015 junction should be a roundabout with an extra leg to Bonnington Road.

21690215-f53d2c1 (Mr Robert Rae)
Livingston South rail station requires an upgrade. The car park is full and is thus a disincentive to get a train. It will only get worse following electrification. The wooden platform requires upgrade.

21617417-7bfb656 (Drummond Distribution)
Reallocation of land for site H-AM2 Armadale from housing to employment land. Also land available for a road connection through to sites H-AM5 and H-AM6 and onto North Street.

21863641-89d0459 (BDW Trading Ltd and H+J Russell)
Referring to Murieston Castle site (EOI-110):-

- Developer contributions for transportation infrastructure – this is a fundamental part of the LDP strategy and overall deliverability is at risk until the content of this document is confirmed and agreed.
- The site can be integrated into the surrounding network with minimal upgrade.
- Sustainable transport policy principles can be met.

21871160-08ca39a (Mr Rick Finc)
Referring to land at Balgreen Farm, Murieston, Livingston (EOI-111). Access to road network is off Castleview Lane and Murieston Road giving links to Edinburgh and Glasgow via A71 and M8 respectively.

2871541-ff7b3A (Sandra Hebenton, Network Rail) – encourage preparation of supplementary guidance to include provision for rail infrastructure improvements; encourage early engagement prior to confirming proposals for Kirknewton Railway station (park & ride and bus interchange) and parkway railway station at East Calder; encourage inclusion of policy statement to clarify that no new level crossings will be permitted, proposals which increase the use of level crossings will generally be resisted and alternative crossing will require to be provided where development would prejudice the safe use of a level crossing.

Modifications sought by those submitting representations:

WL/LDP/PP/0001 (Isabel Findlay) & WL/LDP/PP/0002 (Karen Winters) & WL/LDP/PP/0003 (Christine Hodgson) & WL/LDP/PP/0005 (Eugene Tomany)
No modification proposed just object to the site being allocated.

WL/LDP/PP/0060 & WL/LDP/PP/0088 (Neil Waddell)
No modification proposeds sought. The LDP should include cycle infrastructure improvement to existing roads and especially as a result of developments which increase traffic levels. Support cycling improvements around East Calder and into Edinburgh.

WL/LDP/PP/0133 (Barbara Bowland) & WL/LDP/PP/0195 (David Bowland)
Removal of site from proposed plan.

WL/LDP/PP/0147 (Gladman Developments Ltd)

Inclusion of the site at Brotherton Farm, Livingston in the plan

WL/LDP/PP/0236 (Scottish Government Development Plan Team)
Core Paths and Active Travel – the plan should include an exemplar settlement.
Paragraph 5.128 statement not factually correct. The station is not linked to EGIP.
Action program – remove reference for land for parkway rail station.
No other modifications asked for.
WL/LDP/PP/0238(Scottish Natural Heritage)
Active travel plan should be an SPG and referenced as such in the plan document.

WL/LDP/PP/0240 (Livingston Village Community Council)
The council should forward fund infrastructure improvements and then recover the cost as developments are built out.

WL/LDP/PP/0247 (Taylor Wimpey Ltd)
Request inclusion of site at Kingsfield, Linlithgow

WL/LDP/PP/0356 (Wallace Land Investment & Management)
Request inclusion of site at Wellhead Farm, Muiriston, Livingston

WL/LDP/PP/0361(East Calder Community Council) A more comprehensive management of the A71 corridor is essential if it is to handle the traffic increase from local developments. Public transport improvements should also compliment any proposed traffic enhancements.

WL/LDP/PP/0459 (Gladman Developments Ltd)
Request inclusion of Dykeside Farm, Bathgate

21903538-H-LV3 (Mr Neil Harris) & 21605856-b6cd6fc (Mr Robert Lemmer) & WL/LDP/PP/0064 (Geoff Stevens) & WL/LDP/PP/0080 (Doreen Carter) & WL/LDP/PP/0455 (Barbara Bowland) & WL/LDP/PP/0340 (Amie Butchard) & WL/LDP/PP/0364 (A & M Thomson) & WL/LDP/PP/0373 (Ashleigh Trenzinger)
Removal of site from proposed plan

21097306-f5cb7fa (Mr Alistair Short)
No modification proposed

21454872-5acc705 & 21628708-00E5fc6 (Mr Neil Waddell)
No modification proposed

21716219-1b06374 (Mr Andrew Dodds) Replace grass verge with hardcore to improve road widths for cyclists and motorists alike.

21768463-17de3f9 (Mr J. Stuart MacGarvie)
The site that forms the application 0840/P/15 is changed to housing supply within the LDP.

21839770-040573b (Mr Alastair Morrison)
No modification proposed

21870299-6e33c55 (Mr Rick Fink)
Would like site EOI-0113 to be included in the final LDP.

21835156-01ea98d (Mrs Lynn Garvey) & 21875788-H-BA-28 (Mr Derek Hope)

Site H-BA28 should be restricted to a maximum of 2 houses

21837154-2b9a6dd (Mr John Duff)
No modification proposed

21886028-21516a8 (Mrs Louise Clements)
Objects to site H-WI2 being included in the LDP

21890399-18ce9b7 (Mrs Shelagh Taylor)
Removal of route P-101 from the LDP.

21061517-c7faeb2 (Mr John Henderson)
No modification proposed.

21369421-17fa2bd (Mr Stuart Livingston)
Objects to site H-WC3 being included in the LDP

21462208-44a95af (Dr Monika Foster)
No modification proposed.

21669441-65242bb (Mr Brian Martin) & 21886028-21516a8 (Mrs Louise Clements)
Objects to H-WI2 being included in the LDP.

21690215-f53d2c1 (Mr Robert Rae)
No modification proposed.

21617417-7bfb656 (Drummond Distribution)
Redetermination of site H-AM2 from housing to employment and land available for a through road.

21863641-89d0459 (BDW Trading Ltd and H+J Russell)
Require the site to be included as a preferred site.

21871160-08ca39a (Mr Rick Finc)
Require the site to be included as a preferred site.

2871541-ff7b3A (Sandra Hebenton, Network Rail) – seek inclusion of policy statement to clarify that no new level crossings will be permitted, proposals which increase the use of level crossings will generally be resisted and alternative crossing will require to be provided where development would prejudice the safe use of a level crossing.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0001 (Isabel Findlay) & WL/LDP/PP/0002 (Karen Winters) & WL/LDP/PP/0003 (Christine Hodgson) & WL/LDP/PP/0005 (Eugene Tomany)
Volume of traffic for 10 housing units would only generate 4 vehicles in the peak hour and about 60 vehicle movements throughout the day. This equates to an average of less than 3 movements an hour and would not cause any traffic issues. If there is contaminated soil that requires to be removed from site then there are recognised methods under Health and Safety that permits the removal of the material. Vehicles would have harps over the trailers to ensure no material became airborne.

WL/LDP/PP/0060 & WL/LDP/PP/0088 (Neil Waddell)

A study has been commissioned in early 2016 into the feasibility of an A71 active travel corridor, funded by SEStran and City of Edinburgh Council and project managed by West Lothian Council. This will identify high level options which will be used to support further detailed design and funding applications in due course (further work is subject to the availability of external funding).

WL/LDP/PP/0133 (Barbara Bowland) & WL/LDP/PP/0195 (David Bowland)
Volume of traffic for 24 housing units would only generate 10 vehicles in the peak hour and about 144 vehicle movements throughout the day. This equates to an average of less than 7 movements an hour and would not cause any traffic issues. If there is contaminated soil that requires to be removed from site then there are recognised methods under Health and Safety that permits the removal of the material. Vehicles would have harps over the trailers to ensure no material became airborne.

WL/LDP/PP/0147 (Gladman Developments Ltd)
From a transportation perspective any new developments not contained in the LDP would follow the same procedure. There would be a requirement for a transportation Assessment which identifies sustainable transport options and addresses the impact of the development on the surrounding network. This would be assessed accordingly and any impacts identified would be attributed to the development in question.

WL/LDP/PP/0236 (Scottish Government Development Plan Team)
Core Paths and Active Travel – It is not the intension of the council to have an exemplar walking and cycling friendly settlement. The council will as part of its Active Travel Policy be looking at providing settlements with the best walking and cycling infrastructure that addresses the needs of each local community. This will be an ongoing project when funding is available.
Corrections to the text will be made with regard to Winchburgh rail station and when it is delivered.
Action programme ref P25 – The land reservation for a parkway rail station southeast of East Calder is included in the LDP as the council needs to make the LDP compliant with the SDP where this item of infrastructure is mentioned. The Council considers it unlikely that this station will ever be constructed and would be willing for the removal of the reference if so considered appropriate.
Transport Appraisal – Technical paper on modelling methodology to support modelling results for LDP describes the impacts of Winchburgh motorway junction and why it was not included in the model and the small impact at Newbridge as a result of the cross boundary travel from the proposed developments. Also, see attached supporting paper.

WL/LDP/PP/0238(Scottish Natural Heritage)
The Active Travel Plan (ATP) is referred to in the LDP as Planning Guidance rather than Supplementary Planning Guidance. By referring to the ATP as Planning Guidance this allows the ATP to be updated quickly and/or during the lifetime of the LDP. By taking forward the ATP as Planning Guidance it won't form part of the development plan however, if adopted by the council it will have some status and could be considered as a material consideration in the determination of planning applications.

WL/LDP/PP/0240 (Livingston Village Community Council)
There is a small local infrastructure fund that the council is able to use to forward finance infrastructure projects, however it is not large enough to fund road infrastructure. Priorities for this fund are more towards education provision. The continued expectations that developers have to fund improvements will continue. It is the developments themselves that can create network issues that require to be addressed. Without development it is the council's responsibility to deal with existing network issues. Either they find the budget to solve the network problem or have to accept the situation as it is.

WL/LDP/PP/0247 (Taylor Wimpey Ltd)
From the transportation scoring assessment (Table 1 Call for Sites) document which was a supporting paper for the MIR stage this site was well below average as a sustainable housing site. However to be able to address the transportation impact of the site on the surrounding network there would be a requirement for a transportation assessment. Until the production of this document it is not possible to give an accurate assessment that the site has from a transportation perspective.

WL/LDP/PP/0356 (Wallace Land Investment & Management)
From the transportation scoring assessment (Table 1 Call for Sites) document which was a supporting paper for the MIR stage this site was above average as being a good location for a housing site. However to be able to address the transportation impact of the site on the surrounding network there would be a requirement for a transportation assessment. Until the production of this document it is not possible to give an accurate assessment that the site has from a transportation perspective.

WL/LDP/PP/0361(East Calder Community Council)
The council has an active travel plan that will be part of supplementary guidance to the SDP. Also a study has been commissioned in early 2016 into the feasibility of an A71 active travel corridor, funded by SEStran and City of Edinburgh Council and project managed by West Lothian Council. This will identify high level options which will be used to support further detailed design and funding applications in due course (further work is subject to the availability of external funding).
There is an existing SPG covering bus route provision which developers from both the Calderwood area and Mossend area have to contribute towards.

WL/LDP/PP/0459 (Gladman Developments Ltd)
From the transportation scoring assessment (Table 1 Call for Sites) document which was a supporting paper for the MIR stage this site was below average for a housing site allocation. However to be able to address the transportation impact of the site on the surrounding network there would be a requirement for a transportation assessment. Until the production of this document it is not possible to give an accurate assessment that the site has from a transportation perspective.

21903538-H-LV3 (Mr Neil Harris) & 21605856-b6cd6fc (Mr Robert Lemmer) & WL/LDP/PP/0064 (Geoff Stevens) & WL/LDP/PP/0080 (Doreen Carter) & WL/LDP/PP/0455 (Barbara Bowland) & WL/LDP/PP/0340 (Amie Butchard) & WL/LDP/PP/0364 (A & M Thomson) & WL/LDP/PP/0373 (Ashleigh Trenzinger)
The transportation impact of this site is so small that due to daily variations in traffic flows there would be no obvious traffic flow increases. Removal of any contaminated soil via a safe approved method would have to be agreed with the developer prior to any work commencing.

21097306-f5cb7fa (Mr Alistair Short)
No issue has been raised.

21454872-5acc705 & 21628708-00E5fc6 (Mr Neil Waddell)
A study has been commissioned in early 2016 into the feasibility of an A71 active travel corridor, funded by SEStran and City of Edinburgh Council and project managed by West Lothian Council. This will identify high level options which will be used to support further detailed design and funding applications in due course (further work is subject to the availability of external funding).

21716219-1b06374 (Mr Andrew Dodds)
National design standards specify suitable materials that should be used depending on the location

and usage of the footway or cycleway. It is not possible where there are potential large numbers of pedestrians to lower standards.

21768463-17de3f9 (Mr J. Stewart MacGarvie)
From the transportation scoring assessment (Table 1 Call for Sites) document which was a supporting paper for the MIR stage this site was above average as being a good location for a housing site. However to be able to address the transportation impact of the site on the surrounding network there would be a requirement for a transportation assessment. Until the production of this document it is not possible to give an accurate assessment that the site has from a transportation perspective.

21839770-040573b (Mr Alastair Morrison)
Transportation agrees with the comments in support of the specified sections of the proposals relating to provision of cycling infrastructure and have nothing further to add.

21870299-6e33c55 (Mr Rick Fink)
From the transportation scoring assessment (Table 1 Call for Sites) document which was a supporting paper for the MIR stage this site was above average as being a good location for a housing site. However to be able to address the transportation impact of the site on the surrounding network there would be a requirement for a transportation assessment. Until the production of this document it is not possible to give an accurate assessment that the site has from a transportation perspective.

21835156-01ea98d (Mrs Lynn Garvey) & 21875788-H-BA-28 (Mr Derek Hope)
This is a small infill site within the Bathgate area. Traffic generated from the site would not be noticed when compared to daily traffic flow variations on the road network. The site is located within easy walking distance of the town centre and public transport so from a sustainable transport perspective is well suited as a housing site. It will depend on any developer to come forward with the most appropriate number of housing units for the site.

21837154-2b9a6dd (Mr John Duff)
No issue has been raised.

21890399-18ce9b7 (Mrs Shelagh Taylor)
The provision of the distributor road would be developer led and may only come forward when site E-LV46 is developed. The design of the road would be to appropriate standards.

21061517-c7faeb2 (Mr John Henderson)
This site has not been included in the preferred Local Development Plan. And therefore the Council position is correct, there is no housing proposed for this area.

21369421-17fa2bd (Mr Stuart Livingston)
Site H-WC3 forms part of the Mossend core development area of which a masterplan has been prepared. As part of the overall strategy for walking and cycling from the development, appropriate footpaths and cycleways will be provided which will link the development to West Calder. If any development did come forward for this site then there would be a requirement for a transportation assessment which identifies sustainable transport options and addresses the impact of the development on the surrounding network. This would be assessed accordingly and any impacts identified would be attributed to the development in question.

21462208-44a95af (Dr Monika Foster)
The SDP aims to set out levels of economic growth in the south-east Scotland area based on national

trends. To be able to provide employment and housing areas, appropriate transport infrastructure levels are required where there may well be a necessity for infrastructure improvements. At a local level these development targets are incorporated in the LDP which details appropriate development areas. The impact of each development area on the surrounding network requires to be addressed through a transport assessment. Sustainable transport options for new developments are incorporated within each assessment. It is correct that growth should be realistic, however the provision of active travel options should be reasonable and introduced at the appropriate time of house or employment completions. It can be difficult to include public transport options at locations where there is no existing service in the area. The council will endeavour to ensure that an accessible route is provided to link with existing services for all developments. Transport infrastructure is always a requirement of new developments and the council can ensure that the developer provides the improvements when the network requires.

21669441-65242bb (Mr Brian Martin) & 21886028-21516a8 (Mrs Louise Clements)
A requirement of the Calderwood core development area in East Calder is the provision of a bypass to the north side of Wilkieston linking the A71 with the B7030. There is an allocation in the LDP for housing to the south of the bypass road. An access to this site shall be from this new bypass however its location is a detailed matter for a future application. Details are yet to be determined where the access shall be from. This will only be confirmed when a planning application is submitted to the council and assessed for junction spacing. The proposed junction on A71 for the bypass to B7030 will be a signalised layout. Residents wanting to turn around on A71 could use the new circular route around Wilkieston as a safer option. Turning difficulties for current A71 residents are not new and exist at present. However the bypass will allow an opportunity to turn around without manoeuvring on the A71.

21690215-f53d2c1 (Mr Robert Rae)
As part of the Shotts line electrification currently being undertaken by Network Rail, there are proposed improvements to Livingston South rail station. The council will be assessing use of all train stations to see what can be achieved through active travel opportunities. This is expected to take the form of improvements to cycling and walking routes.

21617417-7bfb656 (Drummond Distribution)
Armadale forms one of the council's core development areas and a fundamental part of the development of the area is the provision of a northern link road from North Street to A89 East Main Street. From a transportation perspective the allocation of a link road is a requirement and therefore should the land be re-determined then a link road through the site shall be required.

21863641-89d0459 (BDW Trading Ltd and H+J Russell)
This site has not been included in the preferred Local Development Plan. And therefore the Council position is correct, there is no housing proposed for this area. There would be a requirement for a transportation assessment which identifies sustainable transport options and addresses the impact of the development on the surrounding network. This would be assessed accordingly and any impacts identified would be attributed to the development in question.

21871160-08ca39a (Mr Rick Finc)
This site has not been included in the preferred Local Development Plan, therefore the Council position is correct, there is no housing proposed for this area.

2871541-ff7b3A (Sandra Hebenton, Network Rail) – developers and the council would consult with Network Rail on any development proposals affecting the rail network. Appendix 4 of the LDP (page 266) advises of the council's intention to prepare planning guidance in relation to rail infrastructure, this could include reference to rail infrastructure. Policy TRAN 1 (LDP page 36) includes reference to

development only being permitted where transport impacts are acceptable and requirements where appropriate, for a Transport Assessment which covers all modes of transport and has been approved by the council. As such the council does not propose a policy specific to level crossings. No modification is proposed by the council in response to this submission.
Reporter's conclusions:
Insert text
Reporter's recommendations:

West Lothian Council response to Transport Scotland on the West Lothian Local Development Plan Proposed Plan

Background

This paper has been prepared in response to Transport Scotland's comments on the transport modelling work carried out by the council in support of the West Lothian Local Development Plan (LDP).

The housing requirement for the LDP has been set by the approved Strategic Development Plan (SDP1). Housing land requirements for West Lothian over the period 2009-2024 require the council to provide land for 18,010 new homes.

Transport modelling work was undertaken at the LDP Main Issues Report (MIR) stage using the version of the SEStran Regional Transport Model (SRM) developed for the assessment of SDP1. The findings of the report are contained in the background paper to the LDP entitled Transport Appraisal and Modelling, West Lothian Local Development Plan. . http://www.westlothian.gov.uk/media/4778/Transport-appraisal-and-modelling-background-paper/pdf/TransportApprisalandModelling-August_2014.pdf hereafter referred to as the LDP Transport Background Paper.

The housing allocation data for West Lothian was updated to produce a base case option which is fully explained in LDP Transport Background Paper. The base case tests a total of 14,367 houses including ongoing West Lothian Local Plan (WLLP) allocations, approved planning permissions and windfall sites. The MIR identified three development scenarios setting out varying levels of further additional development which translated into preferred and alternative development options. The preferred option was scenario 3.

The three options, as set out in the MIR were then tested with the increased housing levels. These were:-

- Scenario 1 base case plus additionally 2147 houses;
- Scenario 2 base case plus additionally 2678 houses; and
- Scenario 3 base case plus additionally 3492 houses.

Impacts

Modelling was carried out for the AM peak period as the SRM model was only required to assess this period. Furthermore, AM is the more critical of the peak periods in terms of the impact on the network. The results indicated that there are some significant impacts locally where the developments feed onto the strategic network. The SRM network is congested by 2024 meaning small increases in traffic can lead to a disproportionate increase in congestion.

The LDP Transport Background Paper which included the Systra modelling results for the LDP was issued in May 2014 and identified some key pressure points on the network where problems were identified associated with each of the three development scenarios set out above. The results were diagrammatically presented in the LDP Transport Background paper.

The findings are as follows:

Scenario 1

- M8 Junction 3 Deer Park: more queuing at the A899 / M8 merge eastbound due to increases in through and merging traffic. The through traffic queue increases by 7 vehicles from Heartlands while the merging traffic queue increases from the A899 was 5 vehicles from all sites in Livingston heading towards Edinburgh.
- A89 from Kilpunt roundabout towards Edinburgh queue increases by 2 vehicles.
- A89 Bathgate town centre had a small queue increase by 2 vehicles.
- A706 Whitburn Cross northbound had a small queue increase by 5 vehicles.
- A71 Murieston / Lizzie Bryce roundabout queue increases by 7 vehicles.
- A803 Linlithgow Low Port roundabout eastbound queue increases by 2 vehicles.

Scenario 2

- Exactly the same as Scenario 1 apart from A803 Linlithgow.
- A803 Linlithgow Low Port roundabout eastbound queue increases by 7 vehicles

Scenario 3

- M8 Junction 3 Deer Park: more queuing at the A899 / M8 merge eastbound due to increases in through and merging traffic. The through traffic queue increases by 10 vehicles from Heartlands while the merging traffic queue increases from A899 was 5 vehicles from all sites in Livingston heading towards Edinburgh.
- A89 from Kilpunt roundabout towards Edinburgh queue increases by 2 vehicles.
- A89 Bathgate town centre had a small queue increases by 2 vehicles.
- A706 Whitburn Cross northbound had a small queue increase by 5 vehicles.
- A71 Murieston / Lizzie Bryce roundabout queue increases by 7 vehicles.
- A803 Linlithgow Low Port roundabout eastbound queue increases by 2 vehicles
- A800 at A801 junction north of Bathgate queue of 2 vehicles.
- Greendykes Road, Broxburn at Main Street junction a queue of 2 vehicles

The above results show that when the additional traffic from the proposed developments within the LDP are added to the network queuing only increases marginally at specific pressure junctions. It is clear that the impact of the proposed developments can be accommodated within the mitigation measures identified for each site.

West Lothian Local Development Plan Main Issues Report (MIR) Adjustments

Throughout the LDP process there has been a continuing refinement of the preferred sites. Following publication of the MIR further refinement of the sites was required to address and accommodate the comments received. This resulted in some changes to the location of some of the preferred sites. Therefore, a manual check was carried out to identify what effects there could be to the transport model following replacement of some of the sites previously tested.

As the LDP moved forward from MIR to Proposed Plan stage, this resulted in the deletion of a number of proposed development sites and a firming up of the development strategy and scale of development proposed. The deleted sites are set out in table one below.

Table One: Sites Deleted Post Main Issues Report Stage

Site Identification	No. of Housing Units	Location
BRO 3	18	Broxburn
LIV24 / COU35	20	James Young High School, Livingston
EOI 0149	10	Dunn Place, Winchburgh
EOI 0103	350	Burghmuir East
EOI 0165	150	Kingsfield Farm
EOI 0043	50	Kirkton Business Centre
LATE 0008	5	Muirhousedykes, Loganlea
EOI 0215	30	Blackhill Farm, Breich
EOI 0161	30	West Calder
EOI 0138 + EOI 0175	200	Strathbrock Estate, Uphall
EOI 0151	40	Hunter Grove, Whitburn
EOI 0118	30	Bentswood Inn, Stoneyburn
	Total = 933	

The removal of sites EOI 0103 and EOI 165 from Linlithgow and their replacement with other sites in the town are described in the Linlithgow Town Centre – Development Testing report prepared by Systra on behalf of the council and published as a background paper for the Proposed Plan in October 2015. http://www.westlothian.gov.uk/media/9856/Transport-appraisal/pdf/Transport_apprisal_update_October_2015_FULL.pdf.

Despite the change to site allocations in Linlithgow, the overall strategic impact of development in the town on the network has not changed.

The other notable change was the relocation of the proposed housing site from Strathbrock Estate, Uphall (EOI-0138/0175) to the former Vion site in Broxburn (H-BU 14). This change altered local traffic movements but does not alter the strategic impact identified in the modelling work already carried out in May 2014.

The removal of the remaining sites listed above, which are spread throughout the council area, and their subsequent replacement with new sites in different locations, resulted in no significant difference to strategic network impacts and the local road network can accommodate these small number of relocated allocations.

Having tested the scenarios at MIR stage as set out above it is not envisaged that the allocations set out in the Proposed Plan will have any additional impact than that already consented through the current WLLP and tested in the modelling work undertaken for the LDP such that allocations can be managed through mitigation measures where required and developer contributions.

Winchburgh Core Development Area (CDA) and Impacts at Newbridge

The road network used in the SRM developed for the assessment of SDP1 did not include the proposed M9 Winchburgh junction. It is the council's understanding, that Transport Scotland only sought network improvements which were either being constructed or were committed developments to be included in the SRM for SDP1. Therefore, the modelling of the new motorway junction was not carried out as it was considered that within the lifetime of SDP 1 that it was unlikely to be constructed. Therefore, to ensure a consistent base between the SDP1 SRM transport assessment and the LDP transport assessment, the LDP modelling was undertaken using the SDP1 model as the base for testing.

However, the impact from the Winchburgh CDA on the local and strategic road network has already been tested and its impact considered through the transport assessment at outline planning application stage for the Winchburgh Development Core Development Area. The planning application number is 1012/P/05.

The transport assessment for the Winchburgh CDA tests 3450 units. The planning approval and associated Section 75 Agreement states that no more than 1000 housing units shall be constructed until the new M9 junction is operational. The planning conditions also require that the developer shall commence construction work to service a minimum of 10ha of serviced employment land. This serviced land shall be made available for use prior to the opening of the motorway junction.

The emerging LDP proposes 500 new houses in Linlithgow over the period 2009 – 2024. It is not anticipated that these will come forward to any great extent given education constraints at Linlithgow Academy which will not be addressed until the provision of a new secondary school at Winchburgh. However, the impact of 500 units on the road network has been tested in scenario 3 of the proposed LDP traffic assessment. Also, a further 318 units have been identified in the Winchburgh Core Development Area since the LDP MIR was published. The scale of development identified within the lifetime of the LDP is consistent with the traffic assessment undertaken for the outline planning application for the Winchburgh CDA and the traffic assessment undertaken for SDP1 and using the SRM.

Therefore, mitigation measures to address the impact of traffic on the trunk road network for the outline planning approval at Winchburgh are appropriate to the Proposed LDP.

As part of the outline planning approval for the Winchburgh CDA, the developer has agreed with Transport Scotland a financial contribution in lieu of traffic works that are needed at Newbridge. The proposed works would have seen the lengthening of the acceleration lane on the A8 Edinburgh Road from the southbound M9 off slip. This improvement could handle more trips than that predicted from the Winchburgh CDA development. The Winchburgh CDA is the subject of a Section 75 Agreement where the developer shall pay the council £515,000 by either the 750th unit or the opening of the motorway junction on the M9, whichever is the earliest.

Trunk Road Impacts

The modelling work carried out as part of the LDP Transport Background Paper for the MIR identifies small impacts on the trunk road network. The main location is M8 Junction 3 at Livingston.

With the proposed developments in Livingston the predicted traffic flows result in a small increase in queuing eastbound towards Edinburgh in the AM testing. There is predicted to be an increase of between 50 and 75 vehicles which equates to an increased queue of between 7 and 10 vehicles. This is not considered to be excessive and therefore no further action is required at this stage. A select link analysis was done at this junction. The results are shown on pages 15 – 17 of the appendix for the LDP Transport Background Paper.

Newbridge roundabout will not have a large traffic increase as a result of development from West Lothian. Modelling results show than even with the proposed housing increases, principally as a result of the CDA development, the A89 queue will only increase between 1 and 2 vehicles. This equates to between a 5 and 10% increase in flows for this leg. It was therefore considered not to have a detrimental impact on the roundabout.

Since the production of the updated LDP Transport Background Paper to sit alongside the LDP Proposed Plan which was published for consultation in October 2015, the A89/ A8

Corridor – Public Transport Improvement Study published January 2016 identified that immediate improvements to the existing traffic signals on the Newbridge roundabout could be gained by the introduction of a MOVA system to the operational control of the traffic lights. This work has been completed and is operational.

Cross Boundary Impacts

The LDP has been prepared within the context of SDP1 which was prepared within the context of Scottish Planning Policy 2010 (SPP2010). SDP1 and SPP2010 do not have a direct link to impacts on the trunk road further afield other than what would be expected to be assessed through the standard Transportation Assessment. The impacts outwith the council area are limited with only Newbridge roundabout having an impact as a result of development from West Lothian. However, the impact of development and the mitigation needed to support the proposed LDP has been addressed through the Winchburgh development mitigations and the LDP modelling work..

The cross boundary issues and trunk road strategic impacts continue to be assessed as part of the SESplan Cross-boundary Transport and Land Use Appraisal Study which will be reporting in September 2016. Following the production of the document, it is understood that Transport Scotland is expecting that for future planning permissions for large housing and employment developments, local councils could include a requirement for a contribution towards a strategic fund for trunk road issues. Further discussion as to how this will operate will follow after the SESplan Cross-boundary Transport and Land Use Appraisal Study is published.

Conclusion

The West Lothian LDP increase of 4,106 units over the base supply has no significant additional impact on the trunk road network. The testing done to support the LDP to date, plus the information confirmed within this paper relating to the development testing for the Winchburgh CDA and the ongoing SESplan Cross-boundary Transport and Land Use Appraisal Study, are considered sufficient to identify to Transport Scotland the development impacts of the proposed LDP

May 2016
West Lothian Council

West Lothian Council

Issue: 26W	Peatlands and carbon rich soils.	
Development plan reference:	Policy ENV 6	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) **WL/LDP/PP/0243** (Scottish Environment Protection Agency c/o Alasdair Milne) **21859513-7f4cd71** (Craig Holden)		
Provision of the development Plan to which the issue relates:	LDP Proposed Plan - page 43	
Planning authority's summary of the representation(s):		
Policy wording **WL/LDP/PP/0238** (Scottish Natural Heritage c/o Viv Gray) – the introductory words to Policy ENV 6, are remarked upon as not being consistent with Scottish Planning Policy (SPP, CD078). It is recommended that this phrase is removed and replaced with other wording to align the policy with the requirements of Scotland's National Peatland Plan (CD150). Support for ENV 6 / environmental policies **WL/LDP/PP/0243** (Scottish Environment Protection Agency c/o Alasdair Milne) – support the policy because 'soil is a key part of our environment and soil degradation can have major implications for air and water quality as well as our climate, biodiversity and economy'. SEPA states that the policy will assist in achieving management and protection of carbon rich soils as part of Scotland's approach to tackling Climate Change at source. **21859513-7f4cd71** (Craig Holden) - Supports environmental policies (i.e. ENV 5 – 20) within the Proposed LDP (CD093), especially those that aim to conserve habitats and biodiversity such as Policy ENV 6 for the protection of peatland and carbon rich soils.		
Modifications sought by those submitting representations:		
Policy wording **WL/LDP/PP/0238** (Scottish Natural Heritage c/o Viv Gray) – it is recommended that the opening words *'Within or adjacent to ecologically significant areas protected in this LDP'* are removed and replaced with the following phrase: *in all cases where peat and other carbon rich soils are present.* [The proposed plan phrase is highlighted in the policy re-print below.] Support for ENV 6 / environmental policies		

WL/LDP/PP/0243 (Scottish Environment Protection Agency c/o Alasdair Milne); and
21859513-7f4cd71 (Craig Holden) – no modifications requested.

Summary of responses (including reasons) by planning authority:

LDP policy background

The adopted West Lothian Local Plan (CD107) has a range of policies, ENV 1 – 6, in support of biodiversity and protection of identified areas of international, European, national, regional and local importance.

With the lead up to and publication in June 2015 of Scotland's National Peat Plan (SNPP) (CD0150) by Scottish Natural Heritage, the council developed a specialised policy for the proposed plan in support of the protection of peatlands and carbon rich soils as below.

The main guidance within Scottish Planning Policy (CD078) regarding the protection of areas of peat and carbon rich soils features in para. 205 under Development Management and also appears as a requirement of Spatial Frameworks for wind energy on page 39 as '*Other nationally important mapped environmental interests:….carbon rich soils, deep peat and priority peatland habitat'*, as well as passing references such as paragraph 241 under subject policy Promoting Responsible Extraction of Resources. The paucity of explicit guidance on this subject for Development Plans within the Valuing the Natural Environment subject policies is likely to arise from the fact that SPP predates the release of Scotland's National Peat Plan (SNPP) by almost a year and consequently does not reference it.

Thus the policy approach for the proposed plan takes forward and rationalises the council's adopted policies whilst following best practice models.

Policy ENV 6 *Peatlands and carbon rich soils*

Within or adjacent to ecologically significant areas protected in this LDP (identified in policies ENV 18, ENV 19 and ENV 20) peat extraction and development likely to have an adverse effect on peatland and/or carbon rich soils will not be supported. Elsewhere commercial peat extraction and other development likely to have an adverse effect on peatland and/or carbon rich soils, will only be permitted in areas suffering historic, significant damage through human action and where conservation value is low and restoration is impossible. Where peat and other carbon rich soils may be affected by proposals, an assessment of the developments potential effects on CO2 emissions will be required.

Where this is not possible development should be informed by an appropriate peat survey and management plan, any disturbance or excavation should be minimised and suitable mitigation measures should be implemented to abate carbon emissions.

Policy wording

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) – As SNH is the publisher and charged with ensuring the protection of peatlands through raising the levels of conservation and active restoration via the recently published SNPP and associated activities it is understandable that a policy change is sought on this matter. However, the timing is not conducive to its full representation within the council's proposed plan which was going through committee approvals process in the summer of 2015 leading up to publication for consultation in early autumn of 2015, similar to timing difficulties for other LDPs across Scotland nearing final draft or adoption stage.

The phrasing '*Within or adjacent to ecologically significant areas protected in this LDP'* is not specifically proscribed by SPP and follows established and adopted nomenclature in the adopted plan as well as giving applicants an indication where peat and carbon rich soils are to be found in the council area. The policy mentions peat and carbon rich soils three times so SNH's request could be viewed as fine tuning or adding repetition.

However, given the subsequent publication of the Scotland National Peat Plan (CD150) the council is pleased to support this important land use initiative and suggests that it is referenced in subsequent planning guidance '*Development in the Countryside – residential and various other uses'* which has yet to be produced.

The Council does not therefore agree to modify the Plan in response to this representation.

Support for ENV 6 / environmental policies

WL/LDP/PP/0243 (Scottish Environment Protection Agency c/o Alasdair Milne) – support for Policy ENV 6 from this key agency is welcomed.

21859513-7f4cd71 (Craig Holden) – Support for the Proposed LDPs environmental policies including Policy ENV 6 *Peatlands and carbon rich soils* is welcomed.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26X	Woodland, forestry, trees and hedgerows.	
Development plan reference:	Policy ENV 9	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21383913-b8837f (Jessie Kerr) **21605856-b6cd6fc** (Robert Lemmer) **21669570-795c9f** (Richard Nairn) **21768313-f03859e** (Penni Brown) **2176933-H-LV 3** (Irene Whitelaw) **21859513-7f4cd71** (Craig Holden) **21903538-H-LV 3** (Neil Harris)		
Provision of the development plan to which the issue relates:	LDP Proposed Plan - pages 46, 47. Proposed LDP Map 2: Linlithgow and Broxburn Area. Proposed LDP Map 3: Livingston Area. Proposed LDP Map 4: Bathgate Area.	
Planning authority's summary of the representation(s):		

Objection to allocation / development of site on the grounds of loss of woodland - Armadale

21383913-b8837f (Jessie Kerr) – objects to allocation of housing site H-AM 17 Drove Rd, Armadale, due to potential loss of woodland.

Objection to allocation / development on the grounds of loss of woodland – Murieston, Livingston

21605856-b6cd6fc (Robert Lemmer) – objects to the development and the loss of natural wildlife at Housing site H-LV 3 Tarbert Drive.

2176933-H-LV 3 (Irene Whitelaw) – objects to allocation / development of site H-LV 3 Tarbert Drive and understands a Tree Preservation Order in place.

21903538-H-LV 3 (Neil Harris) – objects to site allocation due to contravention of existing Tree Preservation Order; removal of the trees would ruin the setting and aesthetics of the area which is adjacent to the Murieston Trail and is enjoyed by residents and visitors alike.

Objection to allocation / development of site on the grounds that a Tree Preservation Order (TPO) is warranted - Winchburgh

21669570-795c9f (Richard Nairn); **21768313-f03859e** (Penni Brown) – objects to allocation for development of site H-WB 17: Site west of Niddry Castle; seeks protection of trees and promotion of Tree Preservation Order (TPO).

Objection to Development of site on grounds that contrary to Policy ENV 9 - Winchburgh

21669570-795c9f (Richard Nairn); **21768313-f03859e** (Penni Brown) – objects to allocation of site H-WB 17, Site west of Niddry Castle for development because contrary to policy ENV 9 criteria (a) *"there will be a presumption against development proposals which involve the loss of, or damage to, woodland, groups of trees (including […] veteran trees or areas forming part of designated and designed landscapes*)". The oaks, sycamores and ashes which grow on what is now Niddry Castle golf course are of significant historic origin as well as providing visual evidence to the designed landscape for the castle's setting.

Support for environmental policies

21859513-7f4cd71 (Craig Holden) - Supports the environmental policies (i.e. ENV 5 – 20) within the Proposed LDP (CD093) especially those that aim to conserve habitats and biodiversity such as Policy ENV 9 for the protection of woodlands, forests, trees and hedgerows.

Modifications sought by those submitting representations:

Objection to allocation / development of site on the grounds of loss of woodland - Armadale

21383913-b8837f (Jessie Kerr) – it is intimated that site H-AM 17 Drove Rd, Armadale should be removed from the Proposed Plan

Objection to allocation / development on the grounds of loss of woodland – Murieston, Livingston

21605856-b6cd6fc (Robert Lemmer); **2176933-H-LV 3** (Irene Whitelaw); **21903538-H-LV 3** (Neil Harris) – it is intimated that the housing site H-LV 3 Tarbert Drive should be de-allocated.

Objection to allocation / development of site on the grounds that a Tree Preservation Order (TPO) is warranted - Winchburgh

21669570-795c9f (Richard Nairn); **21768313-f03859e** (Penni Brown) – it is intimated that for housing site H-WB 17: Site west of Niddry Castle, a TPO should be promoted.

Objection to Development of site on grounds that contrary to Policy ENV 9 - Winchburgh

21669570-795c9f (Richard Nairn); **21768313-f03859e** (Penni Brown) – it is intimated that housing site H-WB 17, Site west of Niddry Castle, should be removed from the Proposed Plan .

Support for environmental policies

21859513-7f4cd71 (Craig Holden) – no modification requested.

Summary of responses (including reasons) by planning authority:

LDP policy background

Policy ENV 9: *Woodland, forestry, trees and hedgerows;* draws on policy in the adopted West Lothian Local Plan (CDX); guidance in Scottish Planning Policy (SPP, CDX) within subject policy "*Valuing the Natural Environment"* section (SPP, pp. 45 – 49) and notionally on section "*Maximising the Benefits of Green Infrastructure*" (SPP, pp. 50 – 52); as well as models of best practice. The Strategic Development Plan 2013 (SDP, CDX) as a focused, strategic document does not directly inform Policy ENV 9.

The main clauses of Policy ENV 9 are copied below. The policy then sets out criterion (a) – (i) which

in the interests of brevity and because the relevant text from the criteria (a) has been copied in the summaries section above the full text is not re-produced here, but is of course available in the proposed plan (CDX, p. 47).

Policy ENV 9 Woodland, forestry, trees and hedgerows

There will be a presumption against development adversely affecting woodlands unless there is a proven locational need and where a sustainable environmental gain through replacement and additional tree planting appropriate to the area is provided and accords with the Scottish Government "Control of Woodland Removal" policy (2009) and the Forestry Commission Scotland's policy "The right tree in the right place" (2010).

Where the removal of woodlands or forestry is sanctioned, the practical implications of timber removal from the site will require to be considered and thereafter managed in order to minimise damage to the road network. Details must be provided to and agreed with the council prior to the commencement of the works. The council recognises that woodlands, hedgerows and individual trees can have significant ecological and biodiversity value and make a substantial contribution to landscape character and quality and that they can also be of economic and recreational value.

Scottish Planning Policy (SPP2014) encourages Local Development Plan policies to protect and enhance areas of woodland which are of high nature conservation and/or landscape character value. Accordingly:

As a wide-ranging policy, non-statutory planning guidance is to be prepared to provide further detail for a number of areas such as Tree Preservations Orders, Conservation Area constraints, relevant British Standards, Forestry Commission Licences, best practice etc.

Objection to allocation / development of site on the grounds of loss of woodland - Armadale

21383913-b8837f (Jessie Kerr) – site H-AM 17 Drove Rd is identified in '*Appendix Two: Schedule of Housing Sites/Site Delivery Requirements'* of the Proposed LDP (CDX, p. 135) as a new allocation of 3.3 hectares with a capacity of 26 units for potential council housing. The site falls entirely to the south of the Armadale Round Town Walk (public right of way and core path) which also forms the northern boundary of the site. The site comprises the southeast quadrant of the local park at Drove Road; and whilst not an established site, development potential for residential use was indicated by a 'brown star' on this area of local park on Map 4: Bathgate Area of the West Lothian Local Plan (CDX). There is negligible tree cover and the site is largely grassed.

The local park to the north of the walkway is coloured dark green on LDP Map 4 indicating a 'safeguard for open space': this area includes established shelter belt woodland and scrub. However, there may be concern regarding mature beech amongst other woodland species clinging to the steep sides of in the Barbauchlaw Glen to the north. Trees in this area are protected through the wider LDP policy framework.

Development of the site will not cause significant loss of woodland, though there are tree interests nearby. No change is required to the proposed plan.

Objection to allocation / development on the grounds of loss of woodland – Murieston, Livingston

21605856-b6cd6fc (Robert Lemmer); **2176933-H-LV 3** (Irene Whitelaw); **21903538-H-LV 3** (Neil Harris) – site H-LV 3 Murieston South (8), Tarbert Drive is identified in '*Appendix Two: Schedule of Housing Sites/Site Delivery Requirements'* of the Proposed LDP (CDX, p. 202) as a site which has been carried forward from the adopted local plan of half an acre for with an estimated capacity of 9 housing units.

A range of mid-sized to large trees is established in the south-west of the site where the Local Biodiversity Site: Murieston Water overlaps the TPO.

TPO Easter Murieston, which was confirmed in 2010, covers the site and is a blanket TPO. It is usual for TPOs to be undertaken to protect trees on a site from proposed development, however since Scottish Government's issue of Planning Circular 2011/1 *Tree Preservation Order* (CDX, para. 9) greater emphasis has been placed on the need to accurately define and map trees included within TPOs. West Lothian has commenced the process of reviewing TPOs on its register and given the long-term resourcing required to undertake this task, prioritisation of sites to be reviewed is based on need. TPOs and tree protection issues within allocated sites in the proposed plan are a priority for review.

There is capacity within site H-LV 3 for the estimated nine units and a revised TPO focussing on mapped trees within the southwest of the site. Planning conditions placed on any grant of planning permission would protect identified trees from damage at construction stage.

No change is required to the proposed plan.

Objection to allocation / development of site on the grounds that a Tree Preservation Order (TPO) is warranted - Winchburgh

21669570-795c9f (Richard Nairn); **21768313-f03859e** (Penni Brown) – the site contains a number of feature trees of significant size to consider a feasibility survey with a view to promoting a TPO. It is usual for TPOs to be undertaken to protect worthy trees on a site for proposed development. There is a standard Tree Evaluation Method for Preservation Orders (TEMPO) survey which is the first step to assess the appropriateness and viability of a potential TPO.

The council is already aware and is reviewing need for surveys to determine potential TPOs for the most advanced Core Development Areas such as Winchburgh. The site was added to the Priority TPO List at MIR stage.

No change is required to the proposed plan.

Objection to Development of site on grounds that contrary to Policy ENV 9 - Winchburgh

21669570-795c9f (Richard Nairn); **21768313-f03859e** (Penni Brown) – site H-WB 17, Site west of Niddry Castle, is identified in 'Appendix Two: Schedule of Housing Sites/Site Delivery Requirements' of the Proposed LDP (CDX, p. 253) as a new mixed use site for an estimated 250 housing units on 9.4 hectares.

The current site use is as part of a golf course therefore fairways, greens and golf course features make up the majority of the soft landscape features on the site. There are a number of extant large stand-alone trees and a group of trees near the middle of the site which require further investigation to determine their validity for tree protection. West Lothian has commenced the process of reviewing TPOs on its register and given the long-term resourcing required to undertake this task, prioritisation of sites to be reviewed is based on need. TPOs and tree protection issues within allocated sites in the proposed plan are a priority for review. It is usual for a planning condition to be applied to planning permissions to protect trees during construction.

No change is required to the proposed plan.

Support for environmental policies

21859513-7f4cd71 (Craig Holden) – Support is welcomed for the Proposed Plan's environmental policies including Policy ENV 9 for the protection of woodlands, forests, trees and hedgerows.

Summary

There have been no challenges to the wording of Policy ENV 9: *Woodland, forestry, trees and hedgerows.*

No changes to the allocation of sites in the proposed plan are recommended on the basis of tree protection. Tree protection objectives, where required, can be achieved through the TPO Register Review and planning application conditions.

The council is already aware of the need to investigate the viability of a TPO at the Winchburgh golf course site.

It should be noted, there is a graphics error to the policy title on page 47 which will be amended to correct the spelling of "forestry".

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26Y	Protection of Urban Woodland.	
Development plan reference:	Policy ENV 10.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21294413-a8e14ce (Nancy Durrant) **21859513-7f4cd71** (Craig Holden)		
Provision of the development Plan to which the issue relates:	LDP Proposed Plan - page 47.	
Planning authority's summary of the representation(s):		

Amenity woodland at Clark Avenue and Colt Hill, Linlithgow

21294413-a8e14ce (Nancy Durrant) – raises concerns about the status and protection from development of amenity woodland areas surrounding Clark Avenue and at adjacent Colt Hill in Linlithgow.

Support for environmental policies

21859513-7f4cd71 (Craig Holden) - Supports the environmental policies (i.e. ENV 5 – 20) within the Proposed LDP (CD093, p. 47) especially those that aim to conserve habitats and biodiversity such as ENV 10: *Protection of Urban Woodland*.

Modifications sought by those submitting representations:

Amenity woodland at Clark Avenue and Colt Hill, Linlithgow

21294413-a8e14ce (Nancy Durrant) - requests that the amenity woodland areas surrounding Clark Avenue and at adjacent Colt Hill in Linlithgow is maintained as "*land safeguarded for open space*".

Support for environmental policies

21859513-7f4cd71 (Craig Holden) – No modifications requested.

Summary of responses (including reasons) by planning authority:

LDP policy background

This is a new policy which is aimed at protecting urban woodlands - particularly those under common ownership - arising from changes to feudal tenure subsequent to implementation of the Land Reform (Scotland) Act 2003 (CDX), resulting in sale of and development pressures on amenity areas within housing estates.

LDP Policy ENV 10 *Protection of Urban Woodland*

Urban woodlands within settlements that contribute to townscape, landscape, amenity, biodiversity, cultural or historic value, particularly where their loss would jeopardise ongoing contribution to place-making and/or green network objectives, will be protected from development.

Proposals that involve the removal of urban woodland in part or in its entirety will only be supported where it would achieve significant and clearly defined public benefits and the criteria for determining the acceptability or otherwise of any proposed woodland removal as set out in Scotland's Control of Woodland Removal Policy document.

Proposals to remove urban woodland must be accompanied by an independent aboricultural report.

N.B. - Forestry Commission Scotland's *Control of Woodland Removal Policy* (2009) is on the 'List of Core Documents' as CDX.

Due to the legal nature of the issue and the attraction of considerable betterment values from auctioning woodland with intimated potential for residential development, the council takes this matter seriously and will prepare Planning Guidance on "*Protection of Woodland and trees within Settlements"* to protect the landscape framework of Livingston New Town as well as other urban woodlands and trees within settlement boundaries.

The council has received many requests for TPOs by neighbours of such sold amenity woodlands but given the onerous nature of making a TPO they are not suitable to address the potential scale of the threat to amenity woodlands in urban areas involved and in many cases not an appropriate mechanism for protection. Thus a policy approach has been introduced to the Proposed Plan for the protection of urban woodlands being less resource intensive, having wider reach and clarifying the council's intention to support woodland in urban areas.

The council believes that Policy ENV 10 will be effective in stemming the spate of sales of amenity woodland and the arising nuisance issues for neighbours: unauthorised tree cutting, bonfires, loss of security over adjacent woodland thought by residents to be part of the housing estate, and pressure to buy back such land from new owners.

Amenity woodland at Clark Avenue and Colt Hill, Linlithgow

21294413-a8e14ce (Nancy Durrant) – the council is aware of this amenity woodland issue and approaches to neighbours to purchase the woodland and private development proposals not supported by the Proposed Plan. Due to digital mapping of the Proposed Plan maps it has been possible to make visible and extend areas of "Land Safeguarded for Open Space". These areas currently do no benefit from such protection through the adopted plan. In a multi-pronged approach to the protection of urban woodlands, Policy ENV 10 offers and additional level of comfort to the respondent and local residents at Clark Avenue and Colt Hill, Linlithgow.

Support for environmental policies

21859513-7f4cd71 (Craig Holden) – Support for the Proposed LDPs environmental policies including Policy ENV 10: *Protection of Urban Woodland* is welcomed.

Any further plan changes recommended by the planning authority

None. Policy ENV 10 complies with the Proposed LDP policy framework and the policy approach is compliant with Scottish Government policy.

Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 26Z	Pentland Hills Regional Park (PHRP)	
Development plan reference:	Policies ENV 13 and ENV 14	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0209 (Mike Fraser of Royal Society for the Protection of Birds (RSPB))
WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
WL/LDP/PP/0238 (Viv Gray for Scottish Natural Heritage)

Provision of the development Plan to which the issue relates:	Pentland Hills Regional Park policies ENV 13 and ENV 14 (PHRP Further protection) (page 50)

Planning authority's summary of the representation(s):

WL/LDP/PP/0209 (Mike Fraser of Royal Society for the Protection of Birds (RSPB)
In general, RSPB commend the aims within Policy ENV 14: Pentland Hills Regional Park – Further Protection and in particular the conservation of wildlife interests. The maintenance of moorland and grouse moor should not presume against native tree planting to enhance the wildlife interests and contribute to natural flood management, soil stabilisation and biodiversity enhancement. Furthermore, moorland management should also address water quality and peat conservation as well as grouse productivity.

WL/LDP/PP/0236 Scottish Government - Development Plan Team)
In relation to Policy ENV 13, a change is suggested to the first paragraph to remove the words *' or in an area which contributes to its landscape setting'* as SPP (2014) (paragraph 196) (CDX) states that buffer zones should not be established around areas designated for their natural heritage importance. Similarly, in Policy ENV 14 – Pentland Hills Regional Park – Further Protection, a change is also suggested to the first paragraph to remove the words*' or in an area which contributes to its landscape setting*' for the same reason.

WL/LDP/PP/0238 (Viv Gray for Scottish Natural Heritage)
SNH are unclear whether it is intended that the criteria in Policy ENV 13 will be expanded on in supplementary guidance or not. The nature of these criteria suggests that they may be detailed in proposed supplementary guidance, but for clarity recommend this is clearly stated within the policy.

Modifications sought by those submitting representations:

WL/LDP/PP/0209 (Mike Fraser of Royal Society for the Protection of Birds (RSPB)
No specific modifications proposed.

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
The respondents suggest similar minor amendments to the text of both policies, ENV 13 & 14, specifically removing the words *'or in an area which contributes to its landscape setting'.*

WL/LDP/PP/0238 (Viv Gray for Scottish Natural Heritage)
Seeks a modification to be made to the policy to clarify the nature and content of supplementary

guidance.

Summary of responses (including reasons) by planning authority:

Background

The council have a small part, c10%, of the overall Pentland Hills Regional Park. This is located in the rural south east of West Lothian and covered Harperrig Reservoir and West Cairns forestry plantation. A Habitat Management Plan for Harperrig Reservoir was adopted by the council in 2009 and is under review.

The council approved the designation of the area surrounding Harperrig Reservoir i.e.; the publically owned are under the control of City of Edinburgh Council as part of the Water of Leith flood prevention scheme, as a Local Nature Reserve in 2011.

WL/LDP/PP/0209 (Mike Fraser of Royal Society for the Protection of Birds (RSPB)
The council have been active, through Central Scotland Green Network Trust, in securing grants for woodland amenity planting around Harperrig Reservoir within the Pentland Hills Regional Park Since 2009; five phases of woodland planting have been undertaken in the area.

WL/LDP/PP/0236 (Scottish Government - Development Plan Team)
The council is not opposed to the suggested revisions to Policies ENV 13 and ENV 14, recognising that they accord with SPP 2014, (paragraph 1960 (CDX), and it would therefore not take issue if the Reporter was minded to amend them to accommodate these revisions.

Strike-through text reflects deletions requested.

POLICY ENV 13 - Pentland Hills Regional Park
Development, re-development and the conversion of existing buildings within the Pentland Hills Regional Park,

Development, re-development and the conversion of existing buildings within the Pentland Hills Regional Park, ~~or in an area which contributes to its landscape setting,~~will not be permitted unless essential for the purposes of agriculture (including farm diversification), forestry, outdoor recreation, tourism or other rural activities compatible with the aims of the Regional Park.

Any such proposal will be considered against the following criteria:

a. the contribution towards the amenity of the park in terms of design and landscaping;
b. it should not be visually obtrusive or necessitate visually obtrusive constructions;
c. it should be compatible with existing adjoining and neighbouring developments and uses;
d. it should be capable of being served by an adequate and appropriate access;
e. it can be serviced at reasonable cost and there would be no unacceptable discharge to watercourses; and
f. where conversion is proposed this should be possible without substantial rebuilding and with the retention of original character and attractiveness.'
rebuilding and with the retention of original character and attractiveness.

POLICY ENV 14 - Pentland Hills Regional Park – Further Protection
The following policy will apply to land within the Pentland Hills Regional Park ~~or in an areas which contributes to its landscape setting and the aims of the Park~~:

a. in co-operation with landowners, occupiers and Scottish Natural Heritage; the economic, landscape and nature conservation of the grouse moor will be protected and safeguarded;
b. new forestry schemes accord with the approved Edinburgh & Lothian's Forestry and Woodland Strategy;
c. there will be a general presumption against waste disposal operations;
d. the conservation of the hill landscape and wildlife interests will be sought in all proposals involving the installation of service utilities;
e. intrusive tourist developments, including static caravan and camping sites, will not be permitted;

f. public car parks will only be provided on the periphery of the park and must relate to recreation opportunities. They must be designed to integrate with the landscape and character of the location;
g. there is a general presumption against formal picnic sites in the remote hill areas and managed sites will only be provided in association with existing facilities and car parking; and
h. any proposals will also be required to comply fully with the criteria provided in policies related to development in the countryside and conversions, subdivisions and re-use of existing buildings in the countryside."

WL/LDP/PP/0238 (Viv Gray for Scottish Natural Heritage)
The council confirms that it is not intended to provide supplementary guidance as the 6 criteria cover a wide range of issues and the Regional Park has its own Management and Service Plan. The numbers of planning applications that have occurred within the PHRP designated area since its inception over 30 years ago has also been minimal. Consequently, this does not warrant additional supplementary guidance as any future applications can be dealt with by the additional policy ENV 14 looking at further protection for the area and other countryside policies within the plan. It should be noted that Appendix 6 in the Proposed Plan does not record this issue as requiring Supplementary Guidance. For these reasons, the council does not propose to modify the plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26Aa	Protection of International Nature Conservation Sites.	
Development plan reference:	Policy ENV 17 and ENV 18.	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0209 (Mike Fraser for Royal Society for the Protection of Birds (RSPB))
WL/LDP/PP/0238 (Viv Gray for Scottish Natural Heritage (SNH))

Provision of the development Plan to which the issue relates:	International Nature Conservation Sites policy ENV 17 and policy ENV 18 Protection of Local and National Nature Conservation Sites (Page 52).

Planning authority's summary of the representation(s):

WL/LDP/PP/0209 (Mike Fraser for Royal Society for the Protection of Birds (RSPB)) - In relation to the section on Biodiversity (paras 5.175 - 180) and Policy ENV 17, RSPB simply note the council's recognition of the various national and international nature conservation designations.

WL/LDP/PP/0238 (Viv Gray for Scottish Natural Heritage (SNH)) - points out that the policy caveat *"Proposals must also have regard to and be compliant with the requirements of Planning Guidance (Planning for Nature: Development Management & Wildlife)"* at the foot of Policy ENV19, should also be added to Policies ENV17 (and ENV18).

Modifications sought by those submitting representations:

WL/LDP/PP/0238 (Viv Gray for Scottish Natural Heritage (SNH)) – seek addition to end of policies ENV 17 and ENV 18 to refer to Planning Guidance (*(Planning for Nature: Development Management & Wildlife).*

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0209 (Mike Fraser for Royal Society for the Protection of Birds (RSPB)) – comments noted.

WL/LDP/PP/0238 (Viv Gray for Scottish Natural Heritage (SNH)) - The Planning Guidance *"Planning for Nature: Development Management & Wildlife",* (CDX), was the subject of a project by SNH that used West Lothian as a pilot in 2014/15. SNH used consultants to prepare Planning Guidance that would aid developers with submission of their planning applications in the development management process that could be rolled out across Scottish local authorities and the template used and adapted for each authority. It was "road tested" by some medium scale house builders and a single agent. The council adopted this Planning Guidance in May 2015 after public consultation. It won a commendation at the Scottish Awards for Quality in Planning in November 2015.

The council would therefore have no objection if the Reporter is agreeable to this minor addition that is already present in Policy ENV 19 relating to Local Biodiversity and Geodiversity sites and considers that a change to Policy ENV 17 and ENV 18 is required.

Should this be the case then the council suggests that Policy ENV 17 and Policy ENV 18 are amended as follows, new text highlighted in text box:

"POLICY ENV 17 Protection of International Nature Conservation Sites

Development proposals within or affecting areas classified as existing or candidate sites of international importance, under European Directives (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)), or affecting the habitats and species listed in the Habitat Directives Annexes I and II and Birds Directive Annex 1, will not be permitted unless it can be ascertained that it will not adversely affect the integrity of a European site, or

a. there are no alternative solutions;
b. there are imperative reasons, of over-riding national public interest, including those of a social or economic nature, to allow development; and
c. compensatory measures are provided to ensure that the overall coherence of the Natura European site n Network is provided.

Proposals likely to have a significant effect on a European site will only be approved if it can be ascertained by the council, by means of an Appropriate Assessment, that the integrity of the European site will not be adversely affected. Applicants will be required to provide information to inform the Appropriate Assessment.

Proposals must also have regard to and be compliant with the requirements of Planning Guidance (Planning for Nature: Development Management & Wildlife).

Policy ENV 18
Protection of Local and National Nature Conservation Sites

Development proposals within, or affecting areas classified as sites of national importance, including National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI), and locally designated nature conservation sites will not be permitted unless it can be satisfactorily demonstrated that it will not compromise the objectives or integrity of the designation.

In the case of national designations, development will only be supported where there is an over-riding national public interest that outweighs the designation interest.

Proposals for development within such areas will require an appropriate level of environmental or biodiversity assessment. The need for an Environmental Impact Assessment will (EIA) be considered against the EIA (Scotland) Regulations 1999.

Proposals must also have regard to and be compliant with the requirements of Planning Guidance (Planning for Nature: Development Management & Wildlife).

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26Ab	Design Principles	
Development plan reference:	Policy DES 1 (page 11) New Housing Sites and Design (page 24,para 5.4-5.56)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0167 (The Coal Authority) **WL/LDP/PP/0209** (Mike Fraser on behalf of RSPB Scotland) **WL/LDP/PP/0214** (British Solar Renewables) **21909371-e30a455** (Ross Morgan) **21902291-41e09f9** (Professor Rupert Ormond on behalf of Newton Community Council)		
Provision of the development Plan to which the issue relates:	Design Principles	
Planning authority's summary of the representation(s):		

Policy DES 1 (page 11)

WL/LDP/PP/0167 (The Coal Authority)
The Coal Authority is pleased to see the inclusion of Policy DES1 and the requirement for new development proposals to fully assess potential risks in respect of unstable land arising from past mining activities.

WL/LDP/PP/0214 (British Solar Renewables)
Supports this policy as worded

WL/LDP/PP/0209 (Mike Fraser on behalf of RSPB Scotland)
Supports this policy as worded

21909371-e30a455 (Ross Morgan)
The respondent objects to housing allocation H-BA 6 (Easton Road/Balmuir Road, Bathgate) and seeks assurances that the development of the site is in line with Policy DES 1. It is noted that the respondent does not object to Policy DES 1.

The council's response to the housing allocation H-BA 6 (Easton Road/Balmuir Road, Bathgate) is set out in a separate Schedule 4 number (4F?)

New Housing Sites and Design (page 24, para 5.4-5.56)

21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
The Community Council notes that there are no planning proposals for either the village of Newton or the surrounding District and supports this situation.

Modifications sought by those submitting representations:

Policy DES 1 (page 11)

WL/LDP/PP/0167 (The Coal Authority)
WL/LDP/PP/0214 (British Solar Renewables)
WL/LDP/PP/0209 (Mike Fraser on behalf of RSPB Scotland)

No modification proposed.

21909371-e30a455 (Ross Morgan)
No specific modification of policy DES 1 has been sought.

New Housing Sites and Design (page 24, para 5.4-5.56)

21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)
No modification proposed.

Summary of responses (including reasons) by planning authority:

Policy DES 1 (page 11)

WL/LDP/PP/0167 (The Coal Authority)
WL/LDP/PP/0214 (British Solar Renewables)
WL/LDP/PP/0209 (Mike Fraser on behalf of RSPB Scotland)

The council notes the comments made, and no modifications are necessary

21909371-e30a455 (Ross Morgan)

No specific modification of policy DES 1 has been sought.

New Housing Sites and Design (page 24, para 5.4-5.56)

21902291-41e09f9 (Professor Rupert Ormond on behalf of Newton Community Council)

The council notes the comments made, and no modifications are necessary

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26Ac	Policy CDA 1 Development in the previously identified Core Development Areas	
Development plan reference:	Policy CDA 1	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables)
WL/LDP/PP/0238 (Scottish Natural Heritage)
21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)
WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Part of the Local Development Plan to which the issue relates

Policy CDA 1 (page 26)

Planning Authority's Summary of representation(s):

WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables)

The wording of policy CDA 1 should also refer to strategic housing allocations such as Heartlands.

WL/LDP/PP/0238 (Scottish Natural Heritage)

General support of the inclusion of open space, green networks and active travel infrastructure within the infrastructure requirements.

21862570-67b27a (PPCA Ltd on behalf of Winchburgh Developments Ltd)

General support for the principle of policy CDA 1.

WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property Company Limited)

Argues for greater flexibility to address changing circumstances and suggests that Policy CDA 1 should be relaxed to allow for modifications to masterplans to be made.

Modifications sought by those submitting representations:

WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables

The wording of policy CDA1 should also refer to strategic housing allocations such as Heartlands.

WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property

The wording of policy CDA should allow for modifications to masterplans to be made.

Planning authority's summary of representations:

WL/LDP/PP/0214 and 21116167-568db87 (British Solar Renewables

The CDAs originated from the now superseded Edinburgh & The Lothians Structure Plan (**CDXXX**) and were intended to be the main focus of development over the lifespan of the subsequent West Lothian Local Plan 2009 (**CDXXX**). While slow to establish, and due in large part to the challenging economic climate, they are mostly now delivering substantial year on year completions and are an important catalyst for new development across West Lothian.

Policy CDA 1 was intentionally designed to apply to the CDA areas only, and while recognising that there are some shared features and parallels between the Core Development Areas (CDAs) and strategic development sites, CDAs are distinctive areas of mixed use development whereas the strategic development sites (Drumshoreland, Bangour and Heartlands) are predominantly for housing. No change is proposed to the policy to include reference to strategic allocations.

WL/LDP/PP/0415 (Andrew Bennie Planning Limited on behalf of Ashdale Land & Property

The council does not consider there to be any requirement for the LDP to make a specific reference to dealing with modifications to masterplans. It has been and should remain a matter for the development management process to deal with on a case by case basis, taking account of site specific circumstances and dealing with any resultant consequences for the associated legal agreements. No change is proposed to the policy to allow for modifications to masterplans to be made.

Reporter's Conclusions

Reporter's Recommendations

West Lothian Council

Issue: 26Ad	Protection of Playing Fields and Outdoor Sports facilities	
Development plan reference:	Policy ENV 22 (Protection of Playing Fields and Outdoor Sports Facilities)	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0214 (Colliers International for British Solar Renewables (BSR)) **WL/LDP/PP/0236** (Scottish Government Development Plan Team)		
Provision of the development Plan to which the issue relates:	Chapter 5 - The Spatial Strategy *(including Policy Framework)* (Protection of Playing Fields and Outdoor Sports facilities) (page 54) Policy ENV 22 (page 54)	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0214 (Colliers International for British Solar Renewables (BSR))
The respondents state the aims of Policy ENV 21: Protection of Formal and Informal Open Space and Policy ENV 22: Protection of Playing Fields and Outdoor Sports Facilities are to give protection to a wide range of defined types of open space within settlements and to prevent their piecemeal loss to development. However, both policies acknowledge that there may be instances where development of such sites can and should be permitted. This is supported by BSR.

Referencing "Heartlands", Whitburn, it is observed that land to the south of the defined settlement boundary has planning consent for a golf course/amenity open space, and is included in the proposed LDP as such under proposal P-82. However it is intimated that it is no longer considered appropriate to continue with this proposed use at this location.

Polkemmet Park lies to the immediate north/north-west of the site and remains safeguarded for open space in the proposed Local Development Plan. Swathes of land north of the settlement of Whitburn and to the east are designated in the pLDP as countryside belt and open space and this is considered sufficient.

The residual land is considered by the respondents as being of particular value to the new community at "Heartlands" in helping to create a sustainable development location for the installation of solar energy schemes in this location. The land is considered by BSR to be capable of being dual-use; generating energy for the "Heartlands" development, but also acting as open space for the area. It is not considered by the respondents that the introduction of a renewable energy development on site will adversely affect the aims of national, strategic or proposed local planning policy.

WL/LDP/PP/0236 (Scottish Government Development Plan Team
The respondents suggest that the text of Policy ENV 22 should be amended to more accurately reflect paragraph 226 of SPP (2014). (CDX) Policy ENV 22 could be changed to adopt the wording of the SPP whilst being amended to reflect West Lothian's separation of school playing fields and outdoor sports facilities. It is contended that the policy is not consistent with SPP (2014) which only allows development of playing fields (without compensation) where there is a clear excess of provision. (CDX) Policy ENV 22 dilutes this protection by referring to an "adequacy" of provision.

The policy is regarded as confusing since it is worded in a manner which could read that all parts (a) to (d) need to be complied with before the development of playing fields etc. may be permitted. SPP paragraph 226 on the other hand sets out 4 caveats, and requires that only one is complied with.

On the one hand Policy ENV 22 appears less stringent than SPP (2014) since it suggests playing fields etc. may be lost where there is adequate provision as opposed to a clear excess; but on the other – close reading suggests that, in addition to there being adequate provision; replacement provision should be provided (bullet b); and that bullet points c) and d) should be complied with. There is potential that the net result could be that no compensation would be provided. This would be inconsistent with SPP, unless there was in fact a clear excess of provision.

Modifications sought by those submitting representations:

WL/LDP/PP/0214 (Colliers International for British Solar Renewables (BSR))
British Solar Renewables seek to have land to the south of the defined settlement boundary for "Heartlands" Whitburn allocated for a solar energy scheme as it is considered to no longer be appropriate to continue with the golf course/amenity open space use that has planning permission.

WL/LDP/PP/0236 (Scottish Government Development Plan Team
The respondents seek an amendment to the text of Policy ENV 22. They contend that as currently proposed, it does not comply with (paragraph 226) of SPP (2014) as it dilutes the protection of playing fields by referring to an "adequacy" of provision, whereas it should only allow development of playing fields (without compensation) where there is a clear excess of pitch provision.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0214 (Colliers International for British Solar Renewables (BSR))
The council is of the view that proposals for a "solar energy scheme" on land to the south of defined settlement boundary for "Heartlands" are more appropriately dealt with by policy NRG 4: Other Renewable Energy Technologies (page 65). This states that , while *"the council supports the development of renewable energy schemes in principle",* they must be *"assessed against the detailed spatial framework and with regard to other polices set out in the LDP, specifically Policy ENV 5, ENV 11 & EMG 1……."* Policy NRG 5 on Energy and heat networks also applies.

Under the circumstances, the council does not propose to modify the plan in response to this representation.

WL/LDP/PP/0236 (Scottish Government Development Plan Team)
While it had been the intention that all four criteria set out in Policy ENV 22 should be met when considering proposals that affect school playing fields and / or outdoor sports facilities it is recognised that this does not fully align with national policy. Consequently, the council is not opposed to the suggested revisions to Policy ENV 22 and would therefore not take issue if the Reporter was minded to amend Policy ENV 22 to accommodate these revisions

Suggested revised text is set out below.

Policy ENV 22 Protection of Playing Fields and Outdoor Sports Facilities

Development of school playing fields and outdoor sports facilities will not be permitted unless it can be clearly

demonstrated that:

a) *the proposed development is ancillary to the principal use of the site as an outdoor sports facility;*

b) *the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;*

c) *the outdoor sports facility which would be lost would be replaced either by a new facility of comparable, or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site, or at another location that is convenient for users and maintains, or improves the overall playing capacity in the area; or*

d) *the West Lothian Open Space Strategy (2005-15) and Interim Review (2010) and consultation with sportscotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.*

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26Ae	Vacant, Derelict and Contaminated Land	
Development plan reference:	Policy EMG 6 - Vacant, Derelict and Contaminated Land	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables) **WL/LDP/PP/0236** (Scottish Government Development Plan Team) **21716490-c057327** (John Orr)		
Provision of the development Plan to which the issue relates:	Chapter 5 - The Spatial Strategy *(including Policy Framework)* (Vacant, Derelict and Contaminated Land) (page 72) Policy EMG 6 (page 72)	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
The respondents support Policy EMG 6 in principle, subject to it being compatible with other policies in the LDP.

WL/LDP/PP/0236 (Scottish Government Development Plan Team)
Proposes a change to the first paragraph of Policy EMG 6 with the insertion of additional text as follows:

"The greening of vacant and derelict land is encouraged by this plan. A wide range of environmental measures to green and enhance vacant and derelict land will be promoted and supported. In addition development of or exceeding 2 hectares on vacant and derelict land for sustainable drainage systems or allotments, will be treated as national development and supported."

Seeks to justify on the basis of the National Planning Framework 3 (NPF3) (CDX) continuing the designation of the Central Scotland Green Network (CSGN) as a national development. NPF3 (paragraph 4.13) has reprioritised the national development towards three priorities including remediation of derelict land.

Notes that West Lothian is within the CSGN area, and whilst the supporting text in paragraph 5.249 of the Proposed Plan does highlight that one of the objectives of the CSGN is to address vacant and derelict land, believes it would be helpful for Policy EMG 6 to specifically refer to the greening of such land in order to provide greater support for this type of project and ensure a link to the Action Programme to help realise the step change on the ground which the CSGN project envisages.

21716490-c057327 (John Orr)
Claims that Easton Road Bathgate is undevelopable due to contamination when reviewing various allocated sites as opposed to his own proposed site at Dykeside Farm which he is promoting and which is addressed by a separate Schedule 4 (**4M**).

Modifications sought by those submitting representations:

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
No modification of Policy EMG 6 has been sought.

WL/LDP/PP/0236 (Scottish Government Development Plan Team)
The respondents seek an amendment to the text of Policy EMG 6 to encourage the 'greening' of vacant and derelict land.

21716490-c057327 (John Orr)
No modification has been sought, although it is assumed that the respondent does not wish the site at Easton Road, Bathgate allocated in the Proposed Plan because of the alleged contamination.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0214 (Colliers International on behalf of British Solar Renewables)
Support from British Solar Renewables towards policy EMG 6 with regard to Vacant, Derelict and Contaminated Land is welcomed by the council.

WL/LDP/PP/0236 (Scottish Government Development Plan Team)
The council is not opposed to the suggested revisions to Policy EMG 6, recognising that it would accord with NPF3 in relation to the CSGN and tie the supporting text of both the NPF3 and local plan into the policy. The council would therefore not take issue if the Reporter was minded to amend Policy EMG 3 to accommodate these revisions

Highlighted text reflects additions to the text.

POLICY EMG 6 - Vacant, Derelict and Contaminated Land

The redevelopment of vacant and derelict land is supported in principle provided that the proposal is compatible with other policies of the LDP.

The greening of vacant and derelict land is encouraged by this plan. A wide range of environmental measures to green and enhance vacant and derelict land will be promoted and supported. In addition development of or exceeding 2 hectares on vacant and derelict land for sustainable drainage systems or allotments, will be treated as national development and supported.

Where it is suspected by the council that a development site may be contaminated, the developer will be required to undertake a site investigation, to the satisfaction of the council. Where contamination is found, and prior to the granting of any planning permission, the developer must submit a programme of remedial works to be agreed with the council which should also address any adverse impact on controlled waters.

The developer must appoint an accredited site investigator to identify the specifications and monitor compliance to the works. Appropriate planning conditions will be applied to secure the remedial works. Any proposal requiring remediation will require to accord with Supplementary Guidance entitled "Development on Contaminated Land."

21716490-c057327 (John Orr)
The site at Easton Road (Sibcas) Bathgate was carried forward from the adopted local plan and has a valid planning permission. It is known that the site as part of the former Hopetoun Iron and Steel Works may be affected by contamination and an assessment and remediation may well be required. This was however addressed in consideration of the planning application. The company

that occupied the majority of the site moved to a new factory on the outskirts on Bathgate and this has delayed the brownfield site being brought forward for redevelopment.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 26Ag	Policy ENV 24.	
Development plan reference:	Chapter 5 – The Spatial Strategy and Policy ENV 24.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0351 Historic Environment Scotland		
Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy. Conservation Areas (Demolitions). Policy ENV 24 (page 55). Sets the policy context for development or demolition within a conservation area or affecting its setting.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0351 Historic Environment Scotland

This policy sets out five criteria, all of which are required to be satisfied in order to permit demolition of buildings which are of value to the character of a Conservation Area. It is observed that this aspect of the policy is more stringent than that set out in the Scottish Historic Environment Policy (SHEP) (CD 087), or national guidance which suggests that conservation area demolition proposals are usually considered in the same way as listed building demolitions, by assessing against a series of criteria, requiring **as a minimum that one of the criteria is met**. Additionally, whilst SHEP requires that planning authorities have regard to the **desirability** to preserve or enhance the conservation area in considering demolition applications, it is noted that the proposed policy requires proposals for replacement development to specifically sustain or enhance the conservation area.

The proposed policy therefore goes beyond the requirements set out in SHEP. Whilst it may be the council's intention to establish a more rigorous regime, it should be satisfied that the proposed policy will be workable in practice, and will not be likely to lead to frequent deviation from policy in decision making, which may introduce uncertainty and inconsistency into the decision making process. In such circumstances, consistent adherence to a more flexible, practicable policy approach may be of more benefit.

Advises that Historic Scotland and RCAHMS were replaced on 1st October 2015 with Historic Environment Scotland and suggests that references to the former bodies should be replaced by reference to "Historic Environment Scotland". For example, paragraph 5.194, the Buildings at Risk register is now maintained by Historic Environment Scotland.

Modifications sought by those submitting representations:

WL/LDP/PP/0351 Historic Environment Scotland

No specific modification requested in terms of Policy ENV 24, but nevertheless invites the Council to consider revisions aligning it with national policy which is less stringent.

Indicates that as Historic Scotland and RCAHMS have since been superseded by Historic Environment Scotland it would be appropriate to update the text where necessary.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0351 Historic Environment Scotland
The council is of the view that Policy ENV 24 satisfies the requirements of SPP 2014 and the SHEP and provides necessary safeguards allied to demolitions within conservation areas. For this reason, the council does not propose to modify the plan in response to this representation.

However, the council does acknowledge that the policy is more demanding than the SHEP and in the event that the Reporter considers that a change to Policy ENV 24 is required to align it more closely with national policy, the council suggests the following amendments where highlighted text reflects additions to the policy and "strike-through" text reflects deletions.

Policy ENV 24

Within Conservation Areas new development will not be permitted which would have any adverse effect on its character and appearance. Proposals must ~~contribute~~ have regard to the desirability of *~~to the preservation or enhancement of~~* preserving or enhancing *the character and appearance of the* Conservation Area *~~area~~ and will require appropriate high standards of design, materials, siting and implementation*

When assessing applications for the demolition of unlisted buildings in Conservation Areas, the council will give careful consideration to the merits of the building and its contribution to the character and appearance of the Conservation Area.

In circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area, demolition would not ordinarily be resisted. However, where a building is considered to be of value, either in itself or as part of a group, there will be a presumption in favour of its retention, restoration for the current or another appropriate use. In these circumstances demolition to facilitate new development will only be permitted where it can be shown that ~~all~~ one or more *of the following criteria can be satisfied:*

a. *the condition of the existing building is such that its repair and re-use is not economically viable. Supporting evidence, including a full economic appraisal, evidence that grant aid is not able to meet any funding deficit; evidence of marketing for a period of five years must be submitted to the council as planning authority;* or
b. *to accommodate the proposal, the building cannot be adapted without material loss to its character;* or
c. *demolition and replacement will result in significant economic benefit for the community and the conservation area will be enhanced as a result of the development;* or
d. *there is no alternative location for the development;* or
e. *it can be demonstrated that the proposals allow for the immediate future use of the site which ~~enhance~~* enhances *the character or appearance of the Conservation Area.*

Where planning permission and conservation area consent is granted, appropriate conditions will be applied to ensure that demolition does not take place in advance of the letting of a contract for the construction of a replacement building or alternative means of treating the cleared site having been agreed.

The council recognises that references throughout the LDP to Historic Scotland and RCAHMS are no longer accurate. It is assumed the Reporter will be minded to recommend amending the LDP to reflect the new agency (Historic Environment Scotland) and the council would obviously support this update.

Reporter's Conclusions:

Reporter's Recommendations:

West Lothian Council

Issue: 26Ah	Policy ENV 28.	
Development plan reference:	Chapter 5 – The Spatial Strategy and Policy ENV 28.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0351 Historic Environment Scotland		
Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy. Listed Buildings. Policy ENV 28 (page 58). Sets the policy context for the r demolition of listed buildings.	
Planning authority's summary of the representation(s):		

WL/LDP/PP/0351 Historic Environment Scotland
Policy ENV 28 sets out four criteria, **all** of which are required to be satisfied in order to permit demolition of listed buildings. It is observed that this aspect of the policy is more stringent than that set out in the Scottish Historic Environment Policy (SHEP) (CD 087), or national guidance which set out four assessment criteria, requiring as a minimum that one of the four criteria to be met, and it is commented that it would be very rare that an application for demolition would be able to satisfy all four criteria set out in Policy ENV 28.

The proposed policy therefore goes beyond the requirements set out in SHEP. Whilst it may be the council's intention to establish a more rigorous regime, it should be satisfied that the proposed policy will be workable in practice.

If it is proposed to amend the policy to require one or more criteria to be met, it is recommended that criteria (c) is omitted ("*the building cannot be adapted without material loss to its character*") as it would not be sufficiently robust as a stand-alone criteria. It is noted that whilst there may be instances where the only viable option for re-use of a listed building will require adaptation which will result in a 'material loss' to the character of the listed building, this is unlikely to outweigh the impact of complete loss through demolition.

This policy states a presumption against enabling development and it is noted that this has been carried through from the Adopted West Lothian Local Plan (CD 107). While supporting the application of robust criteria to assess the acceptability of enabling development, it is also recognised that in some cases it may be essential to secure a viable long term future for a listed building at risk. In view of this, it is suggested that the council may wish to retain the criteria for enabling development, but omit the first sentence of this section, to present a more positive approach to this issue.

Modifications sought by those submitting representations

WL/LDP/PP/0351 Historic Environment Scotland
Several minor modifications are requested in terms of policy ENV 28 (e.g.; if it is proposed to amend the policy to require one or more criteria to be met, it is recommended that criteria (c) is omitted and retain the criteria for enabling development, but omit the first sentence of this section) the council is invited to consider revisions aligning it with national policy which is less

stringent.

Summary of responses (including reasons) by planning authority:

WL/LDP/PP/0351 Historic Environment Scotland
The council is of the view that Policy ENV 28 satisfies the requirements of SPP 2014 and the SHEP and provides necessary safeguards allied to the demolition of listed buildings. For this reason, the council does not propose to modify the plan in response to this representation.

The council does however acknowledge that the policy is more demanding than the SHEP and in the event that the Reporter considers that a change to Policy ENV 28 is required to align it more closely with national policy, the council suggests the following amendments where highlighted text reflects additions to the policy and "strike-through" text reflects deletions.

Policy ENV 28

The council will protect listed buildings and will have particular regard for their special architectural, historic features and, where appropriate, archaeological interest in considering proposals for their alteration, extension or change of use.

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special interest.

Demolition of a listed building will only be permitted where it can be shown that all of the following criteria can be satisfied:

a. *the building is no longer of special interest;*
b. *the condition of the building is such that its repair and re-use is not economically viable. Supporting evidence, including a full economic appraisal, evidence that grant aid is not able to meet any funding deficit and evidence of marketing for a period of 5 years must be submitted to the council as planning authority;*
c. ~~*the building cannot be adapted without material loss to its character;*~~
d. c. *demolition is essential to delivering significant economic benefit for the community.*

In considering proposals for development within the vicinity of listed buildings, the council will have particular regard to the setting of listed buildings. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the buildings character, appearance and setting.

The preservation of buildings of architectural or historic interest will be promoted through partnership working with interested parties and the use of powers including Compulsory Purchase Orders, Repair Notices, Building Preservation Notices or other statutory procedures.

~~*There is a presumption against*~~ 'Enabling development, ~~*to cross subsidise works to a historic building,*~~ where essential to secure a viable long term future for a listed building at risk~~*. Such works will only*~~ may *be considered favourably where the character or setting of the building is not adversely affected; where there are sound conservation or design reasons for the new development (such as the re-instatement of a missing wing or courtyard building); where the works are economically justified to ensure the survival of the building; and, on balance, the benefits clearly outweigh any dis-benefits to the historic asset or its setting. In determining applications for planning permission and listed building consent relating to a listed building, the council will specify and require the fullest supporting information. Prior to the implementation of an approved alteration, recording shall be required in accordance with a schedule to be issued. Owners of major heritage assets will be encouraged to prepare and adopt management or conservation plans based on current best practice for their long-term guardianship. Additional controls (such as Article 4 Directions*

removing permitted development rights) will be introduced to protect the setting of listed buildings where such buildings are under threat from development.
Reporter's Conclusions:
Reporter's Recommendations

West Lothian Council

Issue: 26Ai	Town Centres and Retailing	
Development plan reference:	Town Centres and Retailing (Page 9 - Vision Statement) Town Centres and Retailing (page 39 para 5.133-5.138) Policy TCR 1 – Town Centres (page 40) Policy TCR 2 – Location of New Retail and Commercial Leisure Developments (page 40) Policy TCR 3 – Commercial Entertainment and Hot Food Premises (page 11)	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0236 (Scottish Government)
WL/LDP/PP/0238 (Viv Gray on behalf of SNH)
21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Ian Findlay)
21817641-28bbd5b (Michael Vickers)
21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)

Provision of the development Plan to which the issue relates:	Town Centres and Retailing

Planning authority's summary of the representation(s):

Town Centres and Retailing (Page 9 Vision Statement)

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Ian Findlay)
Supports the statement

21817641-28bbd5b (Michael Vickers)
Supports the general aim of the vision, however there is too much concentration on Livingston as a 'sub-regional centre'

Town Centres and Retailing (page 39 para 5.133-5.138)

WL/LDP/PP/0238 (Viv Gray on behalf of SNH)
Supports multi-functional green network links to town centres from residential areas. Where new town centres are proposed, e.g. Calderwood, theLDP could be clearer that these links are to be delivered in these proposals as they are in existing settlements.

Policy TCR 2 – Location of New Retail and Commercial Leisure Developments (page 40)

WL/LDP/PP/0236 (Scottish Government)
Seek a change to the name of policy TCR 2 to more clearly reflect the range of uses to which the policy applies.

Seek a change to the first sentence of the policy to ensure the town centre first sequential approach

applies to the full range of uses set out in SPP 2014. SPP (2014) widened out the approach to the town centres first approach to apply it also to offices, community and cultural facilities and uses which attract significant numbers of people. This is set out at paragraphs 60 and 68 of SPP (2014).

The section on Local Neighbourhood Centres should be moved up the sequential order set out in the policy, to be on par with Town Centres to ensure the sequential town centres first order is consistent with that set out in SPP 2014.

SPP (2014) places local centres alongside town centres in the sequential approach. The proposed policy TCR 2 sets out a policy approach where local neighbourhood centres are after out-of-centre locations. This is contrary to SPP. The LDP policy should be changed to ensure compliance with national policy.

Policy TCR2 sets out the requirement for Retail Impact Assessments, as set out in SPP2014 paragraph 71, but it does not set out the other requirement in para 71 of SPP2014 that " Where a new **public building or office with a gross floorspace over 2,500m2** is proposed outwith a town centre, and is contrary to the development plan, an assessment of the impact on the town centre should be carried out."

In order to provide consistency of approach, and give certainty to applicants and developers as to the information requirements, request policy TCR2 be changed to add in the requirement for these assessments, as set out in SPP.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)

While supportive of the need to protect the viability of town centres, LDP policy is considered too restrictive in relation to local neighbourhood centres. Developments that are solely residential with no other amenities are unlikely to facilitate social interaction or active travel.. The respondent suggests the policy should actively support the development of very small scale retail and local services to promote mixed use areas within neighbourhoods.

Policy TCR 3 – Commercial Entertainment and Hot Food Premises (page 11)

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
Suggest inclusion of a policy that permits restrictions on the numbers of hot fast food and alcohol outlets in town centres and near to schools.

Modifications sought by those submitting representations:

Town Centres and Retailing (Page 9 Vision Statement)

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Ian Findlay) - no modification is proposed

21817641-28bbd5b (Michael Vickers) - no modification is proposed

Town Centres and Retailing (page 39 para 5.133-5.138)

WL/LDP/PP/0238 (Viv Gray on behalf of SNH) - no modification is proposed

Policy TCR 2 – Location of New Retail and Commercial Leisure Developments (page 40)

WL/LDP/PP/0236 (Scottish Government)

Suggested Changes

- Change the name of the policy TCR 2 to 'Town Centres First Sequential Approach'
- The first sentence of the policy should be changed to read:

  "New retail, commercial leisure, visitor attractions, offices, community and cultural facilities and other developments appropriate to town centres should be located in accordance with the following sequential approach…"

- The section on Local Neighbourhood Centres should be moved up the sequential order set out in the policy, to be on par with Town Centres.
- After the final paragraph of the policy add in the following …

  "Proposals for a new public building or office with a gross floorspace over 2,500m2 outwith a town centre and contrary to the development plan will require an assessment of the impact on the town centres."

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance) - no modification is proposed

Policy TCR 3 – Commercial Entertainment and Hot Food Premises (page 11)

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance) - no modification is proposed.

Summary of responses (including reasons) by planning authority:

Town Centres and Retailing (Page 9 Vision Statement)

21863501-0bd8a41 (Facilities Engineering and Design Solutions Limited, Ian Findlay) - the council notes the comments made, and no modifications are necessary.

21817641-28bbd5b (Michael Vickers) - the council notes the comments made, and no modifications are necessary.

Town Centres and Retailing (page 39 para 5.133-5.138)

WL/LDP/PP/0238 (Viv Gray on behalf of SNH) - the council notes the comments made, and no modifications are necessary.

Policy TCR 2 – Location of New Retail and Commercial Leisure Developments (page 40)

WL/LDP/PP/0236 (Scottish Government) **-** the council notes the comments and suggested changes and would not object should the Reporter be minded to amend policy TCR 2 as set in this representation. The council proposes to change the title to this policy to reflect the comments made.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)

The council notes the comments made. No modifications are necessary.

Policy TCR 3 – Commercial Entertainment and Hot Food Premises (page 11)

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)

The council notes the comments made. Whilst the council can introduce a policy aimed at controlling the number of fast food outlets such a policy, this potentially would run contrary to the promotion of town centre activities. Currently no thresholds have been identified which would lead the council introduce such a policy. As such no modifications are necessary.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26Aj	Policy ENV 2 - Housing Development in the Countryside Policy ENV 3 - Other Development in the Countryside	
Development plan reference:	Policy ENV 2 Policy ENV 3	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
WL/LDP/PP/0209 (RSPB) **WL/LDP/PP/0236** (Scottish Government – Development Plan Team) **WL/LDP/PP/0238** (Scottish Natural Heritage c/o Viv Gray) **WL/LDP/PP/0359** (Wallace Land Investment & Management c/o Geddes Planning)		
Provision of the development Plan to which the issue relates:	Chapter 5 – The Spatial Strategy. Development in the Countryside. Policy ENV 2 (page 42) sets out the circumstances where housing development in the countryside may be permitted.	
Planning authority's summary of the representation(s):		

ENV 2 Housing development in the countryside

WL/LDP/PP/0236 (Scottish Government – Development Plan Team)
In accordance with Scottish Planning Policy (SPP2014, CD078, para. 81) and Circular 3/2012 *Planning Obligations and Good Neighbour Agreements* (CD034) criteria related to occupancy restrictions should be avoided in rural areas.

ENV 3 Other development in the countryside

WL/LDP/PP/0359 (Wallace Land Investment & Management c/o Geddes Planning)
Suggests that the policy conflicts with proposed LDP Policy HOU 2, Policy 7 of the approved SDP (CD114), and with SPP (paragraph 29) (CD078), which recognise that greenfield sites outwith existing defined settlement boundaries (i.e. in the countryside) may need to be released in the event of a shortfall in the 5-year effective housing land supply. Proposes that the list of circumstances which identify when new housing in the countryside would be permitted is augmented to allow for housing development on unallocated sites in order to avoid creating a barrier to maintaining an effective 5 year housing land supply.

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray)
Recommend additional text to further clarify the relationship between landscape character and quality / amenity of place.

WL/LDP/PP/0209 (RSPB)
Notes that the policy includes provision for the redevelopment of brownfield sites and cautions that brownfield sites often support a greater range of biodiversity, especially invertebrates and plants, than undeveloped agricultural land. In this knowledge, it is suggested that any development proposed for brownfield should be required to take into account existing biodiversity features and mitigate against their potential loss.

Modifications sought by those submitting representations:

ENV 2 Housing development in the countryside

WL/LDP/PP/0236 (Scottish Government – Development Plan Team)
Criteria 'a' and 'b' should be deleted as highlighted in grey below. In addition, it is requested that Policy ENV 2 should be re-drafted based on Circular 3/2012 where paragraphs 49-51 deal with occupancy restrictions in more detail.

Policy ENV 2 *Housing development in the countryside*

Housing development in the countryside will only be permitted where:

a. the house is required for a full-time worker in agriculture, horticulture, forestry, countryside recreation or tourism or other rural business; or
b. the house is required for a retired farmer who wishes to remain on the farm but vacate the existing farmhouse to accommodate his successor; or
c. the proposal provides for the restoration of a brownfield site where there is no realistic prospect of it being returned to agriculture or woodland use and the site has no significant natural heritage value in its current condition; or
d. the proposal is for the replacement of an existing house in the countryside which is of a poor design or in a poor structural condition; or
e. the proposal is for infill development within the curtilage of an existing building group or infilling of gaps between existing houses of a single plot width; or
f. the proposal involves the conversion or rehabilitation of existing rural buildings which the council deems worthy of retention because of their architectural or historic merit; or
g. the proposal is supported by the council's lowland crofting policy.

Where a proposal by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside an exception to policy may be justified.

Proposals should make the best use of resources, integrate with services and facilities and demonstrate the highest standards in design and environmental quality to protect and enhance the established landscape character.

The detailed of Supplementary Guidance on "Development in the Countryside" and "Lowland Crofting" will apply.

ENV 3 Other development in the countryside

WL/LDP/PP/0359 (Wallace Land Investment & Management c/o Geddes Planning)
The following amendments to the policy text as set out in the LDP are requested; highlighted text reflects additions to the policy.

g. *the proposal is supported by the council's lowland crofting policy*. or
h. it is a suitable site on the edge of a settlement and the development will contribute to the maintenance of a 5 year effective housing land supply, consistent with Policy HOU 2.

Where a proposal by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside an exception to policy may be justified.
Proposals should make the best use of resources, integrate with services and facilities and demonstrate the highest standards in design and environmental quality to protect and enhance the established landscape character. The detailed of Supplementary Guidance on "Development in the Countryside" and "Lowland Crofting" will apply where relevant.

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) - recommends additional text on '*local amenity'* to further clarify the relationship between landscape character and quality/amenity of place.

WL/LDP/PP/0209 (RSPB)
It is suggested that the policy is worded to include a requirement for developers of brownfield sites to take account existing biodiversity features and mitigate their loss.

Summary of responses (including reasons) by planning authority:

LDP policy background

The adopted West Lothian Local Plan (WLLP2009, CD107) has a number of policies which relate directly to proposals for development in the countryside:

WLLP Policy ENV31: *Development in the countryside*
WLLP Policy ENV32: *Particularly strong presumption against proposals for new build development in the countryside*
WLLP Policy ENV33: *Design and development criteria for any conforming proposals*
WLLP Policy ENV34: *Proposals for conversion, sub-division and re-use of existing buildings in the countryside*
WLLP Policy ENV35: *Lowland Crofting*
WLLP Policy ENV36: *Leisure and tourist development rural areas*

These six policies were subsumed into two policies – Policies ENV 2 and 3 - in the Proposed LDP based on a review of policy usage for refusals of planning applications (CDX) which showed that the majority of applications were for residential development in the countryside (most often on greenfield sites). There was also an overall need to reduce and rationalise the number of policies in the Proposed Plan. Hence, the above policies were amalgamated, updated and made more rigorous following best practice and policy guidance.

In addition, Proposed LDP Policy EMP 8: *Tourism* gives additional policy direction for that topic along with other specific policy interests which can be applied and used to assess proposals at the planning application stage in the development process.

WLLP Policy ENV35: *Lowland Crofting* is a particular policy adopted by West Lothian several decades ago to attract development to 'west' West Lothian in response to the lack of development and difficulties for many farms in that area. 'Very low density housing plots', known as Lowland Crofting, which were not available elsewhere in West Lothian with other incentives were established to support the rural economy. It is believed that this policy has largely run its course as there have been no whole farm applications for lowland crofts for over 5 years and has now been brought into the general policy approach to development in the countryside proposals as set out in Policy ENV 2. However, specialist planning guidance on this subject will be updated after a comprehensive survey of all 13 lowland crofting sites is completed and re-issued if the need continues in West Lothian, whilst as a lower priority in the past. The success of this policy is indicative of this part of rural central Scotland's up and coming attractiveness as a place to live and work.

Policy ENV 2 *Housing development in the countryside*

[See text above in modifications section.]

Policy ENV 3 *Other development in the countryside*

Development in the countryside will only be permitted where the following guiding principles are taken into account: or

a. the development is justified for agriculture, horticulture, forestry, countryside recreation or tourism or other rural business use; or
b. the proposal provides for the restoration of a brownfield site where there is no realistic prospect of it being returned to agriculture or woodland use and the site has no significant natural heritage value in its current condition; or
c. the proposal is for the replacement of a building in the countryside which is of a poor design or in a poor structural condition; or
d. the proposal is for infill development within the curtilage of an existing building group or infilling of gaps between existing buildings in the countryside; or
e. the proposal involves the conversion or rehabilitation of existing rural buildings which the council deems worthy of retention because of their architectural or historic merit.

Where a proposal by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside an exception to policy may be justified.

Proposals should make the best use of resources, integrate with services and facilities and demonstrate the highest standards in design and environmental quality to protect and enhance the established landscape character.

Appendix Five – Supplementary Guidance (SG) and Planning Guidance (PG) of the proposed plan indicates further guidance is to be produced:

Planning Guidance *Development in the Countryside – residential land and various other uses*
Planning Guidance *Lowland Crofting*

ENV 2 Housing development in the countryside

WL/LDP/PP/0236 (Scottish Government – Development Plan Team)
Paragraph 81 of SPP is within the Promoting Rural Development section and gives guidance on the policy approach for 'accessible and pressurised rural areas' including a bullet for development plans to:

- *'set out the circumstances in which new housing outwith settlements may be appropriate avoiding use of occupancy restrictions.'*

Paragraphs 49-51 of Circular 3/2012 *Planning Obligations and Good Neighbour Agreements* (CD034) offers rationale for the avoidance of occupancy restrictions as a mechanism for control of development in the countryside as:

Such restrictions have historically been used particularly in respect of housing in rural areas. Imposing restrictions on use are rarely appropriate and so should generally be avoided. They can be intrusive, resource-intensive, difficult to monitor and enforce and can introduce unnecessary burdens or constraints. (Circular 3/2012 para. 50)

Circular 3/2012 paragraph 50 further advises that it may be appropriate for planning authorities to '*consider the need for the development in that location, especially where there is the potential for adverse impacts'* and then to balance '*the justification against the potential impacts'* based on land management and / or a business case to be assessed against such suggested criteria as:

- *road safety,*
- *landscape quality or*

- *natural heritage etc.*

The council accepts that criteria 'a' and 'b' relating to occupancy restrictions should be removed and suggest replacement with the following criteria:

> Revised (a): *the proposal can demonstrate that road safety requirements can be met; public transport access is viable or a strong rationale is provided why this is not feasible; and sustainable and active transport objectives can be achieved as set out in Policies TRAN 1 – 4;*
>
> Revised (b): *the proposal in its entirety offers benefits to landscape quality and character as well as to natural heritage whilst any potential dis-benefits can be shown through assessment to be negligible.*

In addition, a final paragraph needs to be added to emphasise the desirability and efficacy of the submission of evidence to support any case to be made for proposed '*development in the countryside'.*

> Additional final paragraph: *It is advised that applications for proposals for the development of housing in the countryside are accompanied by supporting information and documentation such as a business case, land management strategy and other documentation to demonstrate reasons for the relaxation of this policy.*

Despite the closeness of the two policies the council intends to pursue a specialised policy for '*housing development in the countryside'* because this is a very common and often speculative type of planning application received in West Lothian due to proximity to Edinburgh and the attraction of lower land prices. Thus, it is important to control the potential suburbanisation of the countryside as set out in both SPP para. 81 and paragraphs 49-51 of Circular 3/2012.

The council believes that the amendments to Policy ENV 2: *Housing development in the countryside* as set out above will ensure compliance with SPP para. 81 and paragraphs 49-51 of Circular 3/2012.

<u>ENV 3 Other development in the countryside</u>

WL/LDP/PP/0359 (Wallace Land Investment & Management c/o Geddes Planning)
In the event of a shortfall in the 5 year effective housing land supply the council recognises that it may be necessary to give planning permission to proposals for housing development on sites outwith the defined settlement boundaries and it does not therefore object to the principle of amending Policy ENV 2 to reflect this. The council would however, suggest an alternative form of wording to that proposed by the respondent if the Reporter is minded to make a modification:

> *h. a shortfall has been identified by the council through the housing land audit with regard to the provision of an effective 5 year housing land supply and it has been satisfactorily demonstrated that there are no alternative allocated or unallocated sites within the settlement boundary. Any additional infrastructure required as a result of the development must either be committed or will be funded by the developer.*

WL/LDP/PP/0238 (Scottish Natural Heritage c/o Viv Gray) – Policy ENV 3 is unlikely to be applied in isolation and other LDP policies such a Policies DES 1: *Design Principles* and ENV 1: *Landscape Character and Special Landscape Areas,* which when taken together establish the importance of local amenity including the relationship between landscape character and quality and the amenity of place / place-making.

Further iteration and detail for Policy ENV 3 - as well as for Policy ENV 2 - will be forthcoming in planning guidance for the LDP with the working title of "*Development in the Countryside – residential land and various other uses".*

WL/LDP/PP/0209 (RSPB)

The RSPB's comments are essentially a minor refinement of the policy and the council would not take issue if the Reporter was minded to amend it with the addition of text at (c) that introduced a requirement for developers of brownfield sites to take account existing biodiversity features and mitigate their loss. None other than the changes as set out above in response to Scottish Government representation to the Proposed Plan are suggested.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 26AI	Minerals and Waste	
Development plan reference:	Policies MRW 1, MRW 2, MRW 3, MRW 4, MRW 5, MRW 7, MRW 8 & MRW 9 – Minerals and Waste	**Reporter:**

Body or person(s) submitting a representation raising the issue (including reference number):

WL/LDP/PP/0167 (The Coal Authority)
WL/LDP/PP/0236 (The Scottish Government)
WL/LDP/PP/0238 (SNH)
WL/LDP/PP/0242 and 21861031-41073c7 (Felsham Planning and Development on behalf of Ineos Upstream Limited)
WL/LDP/PP/0243 (SEPA)
WL/LDP/PP/0249 and 21867235-e07302f (Ross MacDonald on behalf of Hargreaves Surface Mining Limited)
WL/LDP/PP/0214 and 21116167 568db87 (Colliers International on behalf of British Solar Renewables)

Provision of the development Plan to which the issue relates:	Pages 73 – 78, including policies MRW 1, MRW 2, MRW 3, MRW 4, MRW 5, Proposals Map – search area for open casting Paragraph 5.255

Planning authority's summary of the representation(s):

WL/LDP/PP/0167 (The Coal Authority) - (paragraph 5.255) would have preferred to see the area of search extended to include the whole plan area, however, would assume that the inclusion of the search areas identified has been informed by the views of the mineral industry in this respect and therefore do not object to this matter; support policy MRW 1; seek change to policies MRW2 and MRW 3; supports policies MRW 4 and MRW 5.

WL/LDP/PP/0236 (The Scottish Government) – seek a change to policies MRW 1 and MRW 3 in relation to mineral extraction; seek change to policy MRW 8 in relation to waste management facilities and policy MRW 9 in relation to landfill sites to reflect that there is no legal basis for the monitoring of planning conditions which is a statutory function of local authorities.

WL/LDP/PP/0238 (SNH) **-** seek an amendment to clause (f) of policy MRW3 by way of insertion of additional text; advise that it is not clear from clause (f) whether this refers to designated sites or sensitive habitats in the wider countryside. Advise that as it may refer to Natura 2000 sites, with consequent requirements for Habitats Regulations Appraisal at project stage, the recommendation is that the terms used in part f) are clarified.

WL/LDP/PP/0242 and 21861031-41073c7 (Felsham Planning and Development on behalf of Ineos Upstream Limited) – seek amendments to policies MRW 2 and MRW 5 to give more positive policy support for onshore hydrocarbons; seeks change to policy MRW 3 to delete reference to onshore oil and gas have a single revised policy MRW 5 to cover onshore hydrocarbons with associated supporting text; support plan led approach however, suggest that the issues and impacts of development proposals should be identified in pre-application discussions with the applicant rather than scrutinising an application against a generic set of criteria that may not be relevant; the

proposals map should promote such opportunities and should be extended to safeguard PEDL areas; seek additional text to the Glossary to define Onshore oil and gas extraction.

WL/LDP/PP/0243 (SEPA)

Policy MRW 2 – Supporting Principles for Mineral Extraction (page 74) - Policies relating to mineral workings should be consistent with SEPA's guidance relating to air, water and soils ensuring that there are no significant negative impacts on such issues insofar as they relate to our interests. For minerals proposals the development plan should require the submission of a restoration and aftercare plan. As the policy requires this by way of bullet point b, SEPA support its inclusion.

Policy MRW 3 – Impediments to Mineral Extraction (page 74) - SEPA support the specific reference within this policy to the presumption against mineral extraction proposals for peat extraction of where there would be irreversible damage to a peat habitat.

Policy MRW 7 – Waste Management on Construction Sites (page 76) - SEPA support this policy which both incorporates waste minimisation principles within the Plan to ensure that waste generation is minimised during construction, but also ensures that adequate space for waste and recycling facilities within new developments is provided. This will assist the Council in meeting the Scottish Government's Zero Waste goal by maximising the opportunities for waste recycling.

Policy MRW 8 – Waste Management Facilities (page 77) - There is a pressing need to move waste management away from landfill and towards sustainable waste management. Positive planning guidance needs to be in place to help deliver new facilities and infrastructure required to facilitate this move, as well as to support the new methods of waste collection. SEPA support the inclusion of this policy as it will assist the Council in their pivotal role in helping to deliver the national waste targets reflected in the Zero Waste Plan (ZWP) through the provision of a positive policy framework for new infrastructure.

Specifically, SEPA support the following aspects of the policy:

- Identification (and safeguarding of these from inappropriate adjacent development) of existing waste management sites on the proposals maps;
- The clear reference to the waste hierarchy and the associated policy framework which will ensure that applications for new waste management facilities will be assessed against this as well as the Zero Waste Plan, PAN 63 and SPP.
- The policy statement that sites generally considered suitable for waste management facilities include existing or allocated industrial land (specifically Class 5 or 6) and the re-use and extension of existing waste management sites.

SEPA does not comment individually on the proximity of waste sources to waste management facilities nor the need for such waste facilities within a Plan area. Notwithstanding this, it is important that development plans are not restrictive on the source of the waste being managed within waste facilities. As a result, when considering the potential for new waste management facilities SEPA require that LDPs do not restrict the movement of waste to/from respective Plan areas whilst there remains a national shortage in waste infrastructure. As such SEPA require that the Plan be modified to reflect this.

SEPA support the requirement within this policy for the promotion of the recovery of energy from waste, whereby sites are to be designed to enable links to be made to potential users of the heat and/or power generated at such sites.

Policy MRW 9 – Landfill Sites (page 78) - SEPA support the inclusion of this policy which states clearly that new landfills will only be supported where they are required in specific circumstances including where there is a requirement to meet the need for a 10 year rolling landfill capacity as identified in the Zero Waste Plan Regional Capacity Table.

WL/LDP/PP/0249 and 21867235-e07302f (Ross MacDonald on behalf of Hargreaves Surface Mining Ltd) **-** supports the council's recognition of the importance of coal to the local and national economy, energy security, and of their continued support for the industry; seeks change to policy MRW 3 clause (d) in relation to rail transport opportunities and clause (h) in relation to proposals affecting peat habitat; provides comments on the council's supplementary guidance for minerals.

WL/LDP/PP/0214 and 21116167 568db87 (Colliers International on behalf of British Solar Renewables)
Policy MRW 1 (Minerals, Resources and Safeguarding) and Policy MRW 2(Supporting Principles for Mineral Extraction) are relevant to the entire area at Heartland's as it is designated within the Proposed Plan as an area of search for opencasting. While the policies are not in themselves objected to, the associated designation on proposals Map 4 is.

The Heartland's site benefits from planning consent for a mixed-use development and development at the site is ongoing. In addition, the site is included in the extant and emerging Local Development Plan as a strategic development location. Consequently it is considered that the designation as an area of search is wholly inappropriate. Proposals Map 4 therefore requires to be amended to remove the allocation for opencasting on the site. It is held that to designate land at Heartlands, which already benefits from planning consent for mixed use development, for an area of search for opencasting goes against the Council's own aims set out at Paragraph 5.25 – "*to minimise the impacts on local communities, the environment and the built and natural heritage and ensure the sustainable restoration of sites and their beneficial afteruse*."

Modifications sought by those submitting representations:

WL/LDP/PP/0167 (The Coal Authority) – seek change to policy MRW 2 as follows:

Proposed deleted text shown as strike through text, new text shown in highlighted box

Policy MRW 2 Supporting Principles for Mineral Extraction

Development proposals for ~~open cast~~ surface coal mining, the extraction of minerals, construction minerals, silica sandstone, building stone and onshore gas and oil, (including associated infrastructure), will only be supported where they:

a. can be demonstrated not to have a unacceptable detrimental impact on communities, the environment, or the economy;

b. provide for restoration and aftercare to a high standard (including the provision of an appropriate guarantee, such as bonds or other financial guarantees - Policy MRW 3 refers);

c. provide an appropriate buffer zone between site boundaries and settlements to protect the amenity of houses and occupied properties;

d. result in the restoration of previously worked areas where the earlier restoration has not been completed to a high standard, or which have left a legacy of ground instability;

e. meet the relevant requirements set out in Supplementary Guidance "Minerals" and

f. satisfactorily address the attendant implications for haulage, including road safety, road cleanliness and the need to minimise nuisance

WL/LDP/PP/0167 (The Coal Authority) Seek change to Policy MRW3 – Impediments to Mineral Extraction as follows:

Proposed deleted text shown as strike through text, new text shown in highlighted box

Policy MRW 3 – Impediments to Mineral Extraction

Proposals for mineral extraction are less likely to be given favourable consideration in the following circumstances:

a. where ~~an open cast coal~~ a surface coal mining site is proposed within 500m of a community and/or where the relevant planning issues associated with a mineral extraction which would affect a community cannot be offset by regulation through planning conditions or legal agreements;

b. where there is conflict with any requirement of SPP2014, PAN 50 and its annexes in relation to such sites or other mineral working sites;

c. where there would be an unacceptable environmental impact on individual properties;

d. where the traffic generated would create an unacceptable adverse impact on road safety or amenity or where available rail transport facilities are not utilised;

e. where there are inadequate proposals that do not ensure that the land after mineral working is restored to no less quality than prior to the commencement of the development, and where the integrity of designated landscape areas, countryside belts and other locally important landscape features would be compromised and where a site which is visually intrusive after mitigation and would be inter visible with other similar sites when seen from settlements from main transport corridors;

f. in ecologically sensitive areas or where the long-term biodiversity value of the site would be reduced by the development;

g. on sites or settings of archaeological, historical or architectural significance, particularly where work would affect ancient monuments or listed buildings, or the setting of a conservation area;

h. for peat extraction, or where there would be irreversible damage to a peat habitat;

i. where the development of the site when assessed against other additional workings, ~~opencast coal~~ surface coal mining sites and landfill sites would lead to adverse cumulative impacts that cannot be mitigated. This will be particularly important if there are already two or more operational, or consented, sites of the type described above that could raise similar impacts within 5 km of any nearby community; and

j. where a proposal would have an adverse impact on an existing business or industry and would conflict with the objectives and policies contained within the Economic Development and Growth section of the LDP.

WL/LDP/PP/0236 - (The Scottish Government) – seek a change to policy MRW 1 to allow the policy to be more consistent with Scottish Planning Policy paragraph 237. The proposed change is as follows:

Proposed deleted text shown as strike through text, new text shown in highlighted box.

Policy MRW 1 Minerals Resources and Safeguarding

Minerals that are, or may be, of economic or conservation value will be protected from development which could prevent or jeopardise their extraction ~~provided~~ unless it can be demonstrated:

- by means of an independent assessment, that surface development would neither sterilise the mineral, or be a serious hindrance to its extraction; and that,

- the minerals are otherwise capable of being won in an environmentally sensitive manner.

Prior extraction of minerals should be facilitated and encouraged for any substantial new development sites, in line with national policy, with the aim of preventing sterilisation of minerals.

The prevention of the sterilisation of a particular mineral does not imply a presumption in favour of its working.

There is a presumption in favour of new proposals for construction aggregate extraction which support and maintain a ten year council landbank of permitted reserves required under national policy guidance provided it can be demonstrated that they do not conflict with the terms of other policies set out in this LDP.

There is a presumption in favour of new proposals which support and encourage uptake of secondary and recycled aggregates as part of the overall mineral supply.

WL/LDP/PP/0236 - (The Scottish Government) - seek a change to policy MRW 2 Impediments to Mineral Extraction at criterion (h) to comply with paragraph 241 of SPP, which seeks the protection of areas of peatland and only permit commercial extraction in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible. NB Policy MRW 2 of the LDP relates to "Supporting Principles for Mineral Extraction" and does not have a criterion h. The council has assumed that the change relates to policy MRW 3 of the LDP which is entitled "Impediments to Mineral Extraction."

Proposed deleted text shown as strike through text, new text shown in highlighted box.

Policy MRW 2 – Impediments to Mineral Extraction

Proposals for mineral extraction are less likely to be given favourable consideration in the following circumstances:

a. where an open cast coal site is proposed within 500m of a community and/or where the relevant planning issues associated with a mineral extraction which would affect a community cannot be offset by regulation through planning conditions or legal agreements;

b. where there is conflict with any requirement of SPP2014, PAN 50 and its annexes in relation to

such sites or other mineral working sites;

c. where there would be an unacceptable environmental impact on individual properties;

d. where the traffic generated would create an unacceptable adverse impact on road safety or amenity or where available rail transport facilities are not utilised;

e. where there are inadequate proposals that do not ensure that the land after mineral working is restored to no less quality than prior to the commencement of the development, and where the integrity of designated landscape areas, countryside belts and other locally important landscape features would be compromised and where a site which is visually intrusive after mitigation and would be inter visible with other similar sites when seen from settlements from main transport corridors;

f. in ecologically sensitive areas or where the long-term biodiversity value of the site would be reduced by the development;

g. on sites or settings of archaeological, historical or architectural significance, particularly where work would affect ancient monuments or listed buildings, or the setting of a conservation area;

h. ~~for peat extraction, or where there would be irreversible damage to a peat habitat~~ for peat extraction, in areas that have not suffered historic, significant damage through human activity or where restoration is possible of peatland areas of otherwise low conservation value;

i. where the development of the site when assessed against other additional workings, opencast coal sites and landfill sites would lead to adverse cumulative impacts that cannot be mitigated. This will be particularly important if there are already two or more operational, or consented, sites of the type described above that could raise similar impacts within 5 km of any nearby community; and

j. where a proposal would have an adverse impact on an existing business or industry and would conflict with the objectives and policies contained within the Economic Development and Growth section of the LDP.

WL/LDP/PP/0236 (The Scottish Government) – seek a change to Policy MRW 8 to recognise that there is no legal basis for charging for the monitoring of planning conditions, which is a statutory function of Local Authorities.

Proposed deleted text shown as strike through text, new text shown in highlighted box.

MRW 8 Waste Management Facilities

Existing waste management sites as identified on the proposals map shall be safeguarded from alternative development, except where demonstrated to be surplus or no longer suitable to meet future requirements, or where they have been allocated in the development plan for redevelopment.

Development that is proposed adjacent to or in the vicinity of an existing waste management facility and that would be likely to adversely affect the present or future operation of the facility will not be supported.

Development that is proposed on, adjacent to, or in the vicinity of a site that is identified for provision of a new waste management facility and that would be likely to make the site unavailable

or unsuitable for the provision of the new facility will not be supported.

Applications for new waste management facilities will be assessed against the criteria set out below and against SPP2014, the Zero Waste Plan, Planning Advice Note 63: *Waste Management Planning* with the overall aim being to help deliver infrastructure at appropriate locations and prioritising development in line with the waste hierarchy: waste prevention, reuse, recycling, energy recovery and waste disposal sites. Considered generally suitable for waste management facilities include existing or allocated industrial land, specifically Classes 5: General Industrial and Class 6: Storage or distribution, provided they meet the specified criteria below; and the re-use /extension of existing waste management sites.

a. the visual and landscape impact of the development including the screening capability from existing and proposed features;

b. the proximity of adjacent sensitive premises or land uses. In general terms distances should be:

- 100m between sensitive receptors and recycling facilities, small-scale thermal treatment or leachate treatment plant; and
- 250m between sensitive receptors and operations such as outdoor composting, anaerobic digestion, mixed waste processing, thermal treatment or landfill gas plant; and
- greater than 250m between sensitive receptors and landfill sites.

c. the hours of operation and the length of the period for which planning permission is sought;

d. the implications for haulage, including road safety, road cleanliness and the need to minimise nuisance to communities around the site and on the preferred haul routes;

e. the environmental impact of traffic and any cumulative impact from sites on other road users and communities;

f. the impact on ground and surface water, the adequacy of site drainage and the treatment of site water to avoid pollution of water courses or ground water;

g. the protection of infrastructure such as roads, pipelines, cables and drains;

h. the protection of landscape features;

i. the steps to be taken to prevent nuisance or environmental deterioration generally, including an assessment of existing and introduced noise, air quality, odour, visual impact, litter, vermin, dust deposition and ground vibration;

j. the adequacy of the proposed working method to enable the progressive restoration of the site to take place at the earliest opportunity, where appropriate;

k. compatibility of surrounding land uses;

l. airport safeguarding;

m. the opportunity to remediate derelict or contaminated land or abandoned or disused waste management facilities;

n. the opportunity to recover energy from waste, i.e. sites designed to enable links to be made to potential users of the heat and/or power generated at the site. Proposals will be assessed against

SEPA's Thermal Treatment of Waste Guidelines 2013 and addendum that sets out policy on thermal treatment plants;

o. after-care and restoration where necessary; and

p. there has been an appropriate level of pre-application consultation undertaken with local communities to the satisfaction of the council in accordance with SPP2014 and the Zero Waste Plan for Scotland.

Occasionally, and depending on the particular circumstances of the operations, ~~the council may require an operator to finance the appointment (by the council) of a compliance officer to monitor the site during the currency of the planning permission. T~~ the developer or landowner of a landfill site may also be required to lodge a bond to cover performance, restoration and aftercare.

In such circumstances, the council will have regard to and be guided by the Position Statement on the Operation of Financial Mechanisms to Secure Decommissioning, Restoration and Aftercare of Development Sites Produced by Heads of Planning Scotland.

The developer must appoint an independent assessor, agreed by the council, to advise the council at set stages during the lifetime of the development of the estimate of outstanding liabilities at the site, and the amount of finance to be secured for the sole use of the council. The developer will be required to provide the necessary financial security to address the outstanding liabilities.

WL/LDP/PP/0236 (The Scottish Government)
MRW 9 Landfill Sites

Proposals for new landfill sites for the final disposal of general waste will not ordinarily be supported. An exception would only be supported in specific circumstances where:

a. there is a requirement to meet the need for a 10 year rolling landfill capacity identified within the Zero Waste Plan Regional Capacity Table;

b. it is clearly demonstrated that the proposed operation results in significant environmental benefits to the site or its area;

c. where there are no alternative measures for dealing with the waste;
d. where the waste has been pre-treated; and

e. where the proposal conforms to all other policies of this LDP and the objectives of the Zero Waste Plan for Scotland and SPP2014.

~~The council may require the operators of a site for waste management to finance the appointment, by the council, of a compliance officer to monitor the site during the currency of the planning permission and~~ The council will require either the developer or landowner of a waste management site, and in particular a landfill site, to lodge a bond to cover performance, restoration and after-care.

The developer must appoint an independent assessor, agreed by the council, to advise the council at set stages during the lifetime of the development of the estimate of outstanding liabilities at the site, and the amount of finance to be secured for the sole use of the council. The developer will be required to provide the necessary financial security to address the outstanding liabilities.

WL/LDP/PP/0238 (SNH) seek a change to (f) of Policy MRW 3

Proposed deleted text shown as strike through text, new text shown in highlighted box.

Policy MRW 3 – Impediments to Mineral Extraction

Proposals for mineral extraction are less likely to be given favourable consideration in the following circumstances:

a. where an open cast coal site is proposed within 500m of a community and/or where the relevant planning issues associated with a mineral extraction which would affect a community cannot be offset by regulation through planning conditions or legal agreements;

b. where there is conflict with any requirement of SPP2014, PAN 50 and its annexes in relation to such sites or other mineral working sites;

c. where there would be an unacceptable environmental impact on individual properties;

d. where the traffic generated would create an unacceptable adverse impact on road safety or amenity or where available rail transport facilities are not utilised;

e. where there are inadequate proposals that do not ensure that the land after mineral working is restored to no less quality than prior to the commencement of the development, and where the integrity of designated landscape areas, countryside belts and other locally important landscape features would be compromised and where a site which is visually intrusive after mitigation and would be inter visible with other similar sites when seen from settlements from main transport corridors;

f. in ecologically sensitive areas or where the long-term biodiversity value of the site would be reduced by the development Planning permission will only be granted if it can be demonstrated that there would be no adverse effect on the integrity of European site(s), either alone or in combination with other plans or projects. Developers will be required to submit information to support the council in carrying out appropriate assessment;

g. on sites or settings of archaeological, historical or architectural significance, particularly where work would affect ancient monuments or listed buildings, or the setting of a conservation area;

h. for peat extraction, or where there would be irreversible damage to a peat habitat;

i. where the development of the site when assessed against other additional workings, opencast coal sites and landfill sites would lead to adverse cumulative impacts that cannot be mitigated. This will be particularly important if there are already two or more operational, or consented, sites of the type described above that could raise similar impacts within 5 km of any nearby community; and

j. where a proposal would have an adverse impact on an existing business or industry and would conflict with the objectives and policies contained within the Economic Development and Growth section of the LDP.

(WL/LDP/PP/0242 and 21861031-41073c7) Felsham Planning and Development on behalf of Ineos Upstream Limited seek insertion of text in the LDP in relation onshore hydro carbons and reference

on the proposals map as follows:

Supporting text - The Department of Energy and Climate Change has awarded a Petroleum, Exploration and Development Licence (PEDL) for an area within the Council's area.

Onshore hydrocarbons provide an opportunity to extract a nationally important natural energy resource without the environmental impact normally associated with minerals extraction.

The extraction of CBM and shale gas will be incremental and involve more than one exploration and production site. Due to advanced drilling techniques, these sites can be up to 1km apart.

Exploration and development rights granted through a PEDL create land use rights across the licence area, subject to obtaining necessary site specific consents. Safeguarding is important because rights create a land use consideration that may be a material factor in assessing other land use proposals in the area. It is a potential land use consideration that others using the planning service need to take into account.

The PEDL licence does not create automatic development rights and the effects may not apply equally across the PEDL area. Due to the nature of the resource and the location, it is important that it is safeguarded where it is present. It is important that the extent of the PEDL is identified in the Plan and its consequences explained.

Proposed policy to replace existing policy MRW 3 and MRW 5

New policy highlighted in grey text box

Policy MRW5 – Onshore Hydrocarbons

Proposals for the extraction of onshore hydrocarbons – coal bed methane, shale gas and other forms of onshore oil and gas exploration are in the national interest and will be favourably considered in the Safeguarded Areas indicated on the proposals map.

Applications for individual wells or groups of wells as part of the process of exploration and production for onshore unconventional hydrocarbon exploration, the associated interconnecting pipelines and other essential processing or distribution infrastructure to serve more than one development area will be permitted provided significant adverse environmental impacts do not arise.

Applications should be presented with sufficient information to adequately assess the environmental implications of the proposals including field development plans, where possible. Cumulative environmental impacts should be considered and assessed if necessary. Impacts on Natura 2000 sites or European Protected Species will be considered in accord with existing Policies. Conditions and agreements should be attached to planning permissions to ensure the exploration and production operations have an acceptable impact on the local environment or residents. Permissions for wells will be conditioned for the life of the well.

WL/LDP/PP/0242 and 21861031-41073c7 (Felsham Planning and Development on behalf of Ineos Upstream Limited) – seek insertion of text into the Glossary as follows:

Onshore oil and gas extraction includes the following type of development:

- Conventional onshore oil and gas development.
- Extraction of petroleum or hydrocarbon oils and gases by drilling and pumping.
- Capture of methane that has accumulated in mines.

- Coal bed methane and gas derived from shale reservoirs.

WL/LDP/PP/0249 and 21867235-e07302f (Ross MacDonald on behalf of Hargreaves Surface Mining Ltd) – seek change to policy MRW 3 at clause (d) and relaxation of wording of clause (h) although do not provide wording although seek a relaxation to allow for extraction in and around areas of peat that would benefit from environmental improvement.

Policy MRW 3 – Impediments to Mineral Extraction

Deleted text shown as strikethrough text

Proposals for mineral extraction are less likely to be given favourable consideration in the following circumstances:
a. where an open cast coal site is proposed within 500m of a community and/or where the relevant planning issues associated with a mineral extraction which would affect a community cannot be offset by regulation through planning conditions or legal agreements;

b. where there is conflict with any requirement of SPP2014, PAN 50 and its annexes in relation to such sites or other mineral working sites;

c. where there would be an unacceptable environmental impact on individual properties;

d. where the traffic generated would create an unacceptable adverse impact on road safety or amenity ~~or where available rail transport facilities are not utilised~~;

e. where there are inadequate proposals that do not ensure that the land after mineral working is restored to no less quality than prior to the commencement of the development, and where the integrity of designated landscape areas, countryside belts and other locally important landscape features would be compromised and where a site which is visually intrusive after mitigation and would be inter visible with other similar sites when seen from settlements from main transport corridors;

f. in ecologically sensitive areas or where the long-term biodiversity value of the site would be reduced by the development;

g. on sites or settings of archaeological, historical or architectural significance, particularly where work would affect ancient monuments or listed buildings, or the setting of a conservation area;

h. for peat extraction, or where there would be irreversible damage to a peat habitat;

i. where the development of the site when assessed against other additional workings, opencast coal sites and landfill sites would lead to adverse cumulative impacts that cannot be mitigated. This will be particularly important if there are already two or more operational, or consented, sites of the type described above that could raise similar impacts within 5 km of any nearby community; and

j. where a proposal would have an adverse impact on an existing business or industry and would conflict with the objectives and policies contained within the Economic Development and Growth section of the LDP.

WL/LDP/PP/0243 (SEPA) – seek change to policy MRW 8 and advise that when considering the potential for new waste management facilities SEPA require that LDPs do not restrict the movement

of waste to/from respective Plan areas whilst there remains a national shortage in waste infrastructure.

WL/LDP/PP/0214 and 21116167 568db87 (Colliers International on behalf of British Solar Renewables)
The respondents seek to have the Heartland's site removed from the search area for open casting and for Proposals Map 4 to be amended to reflect this.

Summary of responses (including reasons) by planning authority:

(WL/LDP/PP/0167) The Coal Authority

In relation to policy MRW2 the council would not object to the name change should the reporter deem it necessary to introduce 'surface coal mining' to replace the words 'open cast coal mining'.

In relation to policy MRW3 the council would not object to the name change should the reporter deem it necessary to introduce 'surface coal mining' to replace the words 'open cast coal mining'.

WL/LDP/PP/0236 (The Scottish Government)

MRW 1 Minerals Resourcing and Safeguarding
The proposed amendment to policy MRW 1 to be more consistent with Scottish Planning Policy paragraph 237 (CDX) is acceptable is the council should the Reporter be minded to amend the policy to reflect the change requested by Scottish Government.

MRW 2 Supporting Principles for Mineral Extraction and MRW 3 Impediments to Mineral Extraction
The proposed amendment to policy MRW 2 is not accepted by the council as Scottish Government has quoted the wrong policy for change. The change is more appropriate for policy MRW 3 to comply with paragraph 241 of SPP (CDX) and is acceptable is the council should the Reporter be minded to amend the policy to reflect the change requested by Scottish Government.

MRW 8 Waste Management Facilities
The text which Scottish Government has asked to be deleted from the policy does not fully appear in the policy as set out on page 77 of the LDP, although there is similar text which is underlined in the extract of the policy (see underlined below):

"Occasionally, and depending on the particular circumstances of the operations, the council may require an operator to finance the appointment (by the council) of a compliance officer to monitor the site during the currency of the planning permission. The developer or landowner of a landfill site may also be required to lodge a bond to cover performance, restoration and aftercare."

It is assumed that the underlined text s that which the Scottish Government seek to amend. The policy as currently worded advises that it 'may' require an operator to finance the appointment of a compliance officer, in recognition that it cannot compel the operator and insist on this. The policy is also drafted in recognition that it may be mutually beneficial for both the council and the waste operator to have such an independent party to verify the conditions of a planning permission. The council does not propose to modify the LDP in relation to this submission.

Policy MRW 9 Landfill Sites
The council agrees that it cannot insist on the appointment of a compliance officer, however, the council has only stated that it **may** require this and would not necessarily be able to insist on this.

However it may be mutually beneficial for both the council and the waste operator to have such an independent party verifying the conditions of a planning permission. The council does not propose to modify the LDP in relation to this submission.

WL/LDP/PP/0238 (SNH)
MRW 3 Impediments to Mineral Extraction
The proposed amendment to policy MRW 3, to provide clarity in the policy, is acceptable to the council should the Reporter be minded to amend the policy to reflect the change requested by SNH.

(WL/LDP/PP/0242 and 21861031-41073c7) Felsham Planning and Development on behalf of Ineos Upstream Limited
MRW 3 Impediments to Mineral Extraction and MRW 5 Unconventional Gas Extraction (including Hydraulic Fracturing (Fracking))
In drafting policies MRW3 and MRW 5 the council has been consistent with the requirements of SPP2014 particularly in relation to policy MRW 5 (CDX, paragraph 240). The council does not propose to amend the LDP in relation to these matters. The proposed amendment to the Glossary is acceptable to the council should the Reporter be minded to amend the Glossary to reflect the change requested in relation to this submission.

WL/LDP/PP/0249 and 21867235-e07302f (Ross MacDonald on behalf of Hargreaves Surface Mining Limited)

MRW 3 Impediments to Mineral Extraction
The council does not accept the proposed changes to policy MRW 3 relating to rail use and peat extraction. In relation to rail transport SPP2014 (CDX) requires that planning authorities address the transport impacts of development. Paragraph 237 makes specific reference to transport impacts arising from minerals developments. Policy principles set out in page 61 of SPP seek to promote the use of rail. Removal of reference to rail transport would be inconsistent with the requirements of SPP.

In relation to areas of peat extraction, paragraph 241 of SPP2014 (CDX) advises that Policies should protect areas of peatland and only permit commercial extraction in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible. The council is satisfied that the terms of clause (h) of the policy are consistent with the requirements of SPP.

The council does not propose to amend the policy in relation to this submission.

Supplementary Guidance for Minerals
The supplementary guidance for Minerals was not the subject of consultation. As advised in the LDP the council intends to prepare supplementary guidance in support of the LDP. Draft SG on Minerals was approved by the in October 2015 for consultation (CDX). It is intended to carry out this consultation over the summer as the LDP foes through the Examination process. All comments would be considered by the council and the supplementary guidance reported to the council's Council Executive for approval in support of the LDP. The council does not propose to amend the LDP in relation to this part of the submission.

WL/LDP/PP/0243 (SEPA) – comments noted in relation to policies MRW 2, MRW3, MRW 7 and MRW 9. In relation to MRW 8 the council does not propose to amend the policy as it considered that these matters are addressed in the policy as currently worded.

WL/LDP/PP/0214 and 21116167 568db87 (Colliers International on behalf of British Solar Renewables) The council recognises the inconsistency of having a strategic development location which benefits from planning permission also identified as an open cast search area. The council would therefore not take issue if the Reporter was minded to amend the search area to exclude the allocated housing site.
Reporter's conclusions:
Reporter's recommendations:

West Lothian Council

Issue: 26Am	Air Quality in Linlithgow	
Development plan reference:	Policy EMG 4 (Air Quality) and housing site H-LL 11	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21829599-04bda7a (Dr Tom Brown) **2153061-cdb46ce** (Eileen McGhee) **21798318-76d226d2** (West Lothian Health Improvement and Health Inequalities Alliance) **WL/LDP/PP/0243 (SEPA)**		
Provision of the development Plan to which the issue relates:	Chapter 5 - The Spatial Strategy *(including Policy Framework)* Air Quality and Noise (page 70/71) Policy EMG 4 (page 71)	
Planning authority's summary of the representation(s):		

21829599-04bda7a (Dr Tom Brown)
Observes that with a further 200 plus new houses there will be an increase in short car journeys (to shops/schools etc.) and that this is likely to have an adverse effect on air quality in the town. Specifically opposes the development of housing allocation H-LL 11 (Wilcoxholm Farm/Pilgrims Hill, Linlithgow for this reason.

21543061-cdb46ce (Eileen McGhee)
Considers that air quality in Linlithgow is a significant concern and objects to the development of the proposed sites in Linlithgow as they will have a cumulative and detrimental impact upon air quality.

21798318-76d226d2 (West Lothian Health Improvement and Health Inequalities Alliance)
Seeks clarification as to what is meant by 'mitigate the adverse effects of development on air quality 'effectively'. Queries whether this means that mitigation measures will ensure air quality meets EU standards.

WL/LDP/PP/0243 (SEPA)
SEPA Recognises that Local development plans have an important role to play in protecting and improving air quality in Scotland - they provide an important opportunity to address this issue through supporting sustainable transport infrastructure, the location of new development, promoting sustainable places and green infrastructure

SEPA support the inclusion of this policy which states that development will not be supported where it is not possible to mitigate against the adverse effects of development on air quality effectively. SEPA also note and agree that development proposals which cause unacceptable air quality or dust impacts, or would result in sensitive uses being located within or close to uses with the potential to generate such pollution will not be supported.

SEPA welcome the recognition within this policy of the air quality issues within Linlithgow and Broxburn/Uphall and the promotion of behavioural changes to facilitate a shift to shorter journeys

and walking/cycling.

Modifications sought by those submitting representations:

21829599-04bda7a (Dr Tom Brown)
Seeks a modification of the Proposed Plan to remove site H-LL 11.

21543061-cdb46ce (Eileen McGhee)
No specific modification is proposed but it is assumed that the respondent opposes the allocation of sites for housing in Linlithgow.

21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
WL/LDP/PP/0243 (SEPA)
No specific modification of policy EMG 4 has been sought.

Summary of responses (including reasons) by planning authority:

21829599-04bda7a (Dr Tom Brown)
21543061-cdb46ce (Eileen McGhee)
21798318-76d26d2 (West Lothian Health Improvement and Health Inequalities Alliance)
WL/LDP/PP/0243 (SEPA)
Poor air quality in Linlithgow is largely due to traffic congestion and the council recognises that it has a role to play in the protection of air quality by ensuring that new development does not have an adverse affect. Air quality is also a factor which is integral to the SEA process and which has been carried out in tandem with the Proposed Plan.

With regard to new house building in Linlithgow, the council has had regard to the likely impacts of development on air quality. From the outset, when appraising the candidate development sites, the council intentionally favoured those sites which were most sustainable in terms of location and access to public transport facilities in order to try and mitigate the use of the private car. Reducing the need to travel and promoting use of sustainable modes of transport are key principles underpinning the LDP Strategy. It was subsequently concluded that the sites which have been allocated in the Proposed Plan should not give rise to a significant diminution of air quality but there are in any event measures in place to deal with this.

The council's responses to individual housing allocations in Linlithgow are set out in a separate Schedule 4 (**15A**).

The council is required to regularly review and assess air quality. Where exceedances of any air quality objectives are considered likely, it must then declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives.

A detailed Assessment of Air Quality in Linlithgow has been carried out. The report has been finalised and encompasses modelling of both PM_{10} and Nitrogen dioxide. The key purpose of the report is to assess the magnitude of any exceedances of PM_{10} and Nitrogen Dioxide annual mean objectives at locations relevant human exposure may occur.

In light of the Assessment of Air Quality in Linlithgow using the available monitoring data from 2014, the council concluded that it should declare an Air Quality Management Area for the exceedances of the Scottish PM_{10} annual mean and Nitrogen dioxide annual mean objectives. A consultation on the proposed AQMA for Linlithgow ran from the 7 March 2016 to 7 April 2016.

The views gathered during this period were considered. An Air Quality Management Order was drafted and finalised on the 25 April 2016 declaring an Air Quality Management Area (AQMA) for Linlithgow due to exceedances of both Nitrogen dioxide (NO2) and fine particulates (PM10). Air quality monitoring stations will continue to monitor air quality in Linlithgow. More information can be found in the AQMA Order for Linlithgow. (CDX)

The next stage is to carry out an assessment to provide the technical justification for any proposed measures to include in an Air Quality Action Plan (AQAP). This will allow the council to:

- calculate more accurately how much of an improvement in air quality will be needed;
- refine its knowledge of the sources of pollution so that the AQAP can be targeted; and,
- take into account, as far as possible, local developments which are likely to affect air quality that were not fully factored into earlier assessments.

The action plan will focus on effective, feasible, proportionate, and quantifiable measures to reduce air pollution in Linlithgow.

Amongst other environmental factors, air quality is thoroughly considered when assessing applications for planning permission. Policy EMG 4 of the Proposed Plan deals specifically with air quality and states that '*Development will not be supported where it is not possible to mitigate the adverse effects of that development on air quality effectively*. Policy EMG 4 also states that *"Where appropriate, developers will be required to provide additional information on the impact of their proposed development on air quality. Development promoting behaviour change programmes in Linlithgow (and Broxburn/Uphall) to facilitate modal shift of shorter journeys to walking and cycling is supported in principle.*

The council is of the view that it has the necessary tools at its disposal to corporately address the issue of air quality in Linlithgow and elsewhere and it does not therefore propose to modify the Plan to remove allocated sites.

Reporter's conclusions:

Reporter's recommendations:

West Lothian Council

Issue: 26Ap	Other environmental policies.	
Development plan reference:	Policies ENV 5 - ENV 20.	**Reporter:**
Body or person(s) submitting a representation raising the issue (including reference number):		
21859513- 7f4cd71 (Craig Holden)		
Provision of the development Plan to which the issue relates:	Environmental Policies ENV 5 through to ENV 20.	
Planning authority's summary of the representation(s):		
21859513-7f4cd71 (Craig Holden**)** - supports the environmental policies of the LDP, especially those that aim to conserve habitats and biodiversity (policies ENV 5-20); advises that from the maps provided, the proposed developments have conserved landscape value and protected high biodiversity habitats such as peatlands and woodlands as set out in the plan.		
Modifications sought by those submitting representations:		
21859513-7f4cd71 (Craig Holden**)** – no modifications are sought.		
Summary of responses (including reasons) by planning authority:		
21859513-7f4cd71 (Craig Holden**)** - support for the various environmental policies set out in the Proposed Plan is acknowledged.		
Reporter's conclusions:		
Reporter's recommendations:		

West Lothian Council

HOUSING LAND

Position Statement

May 2016

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1. Introduction

1.1 The provision of land for housing is a key component of the West Lothian Local Development Plan (LDP). The LDP requires to identify and allocate sufficient land to meet the identified need and demand for housing for a ten year period following adoption of the plan and the timely release of that land to enable the building of homes makes an important contribution to the local economy, supports the regeneration of communities and helps to create well designed and successful places.

1.2 The broad strategy and scale and distribution of housing land across West Lothian, and set out in the LDP, are consistent with the provisions of the Approved SESplan Strategic Development Plan (June 2013), herein referenced as SDP [1], which was prepared and approved in the context of Scottish Planning Policy current at that time. Scottish Planning Policy was subsequently replaced in June 2014 and has been a material consideration in preparation of the *Proposed Plan*. In accordance with Section 16 (6) of the Planning etc (Scotland) Act 2006, West Lothian Council are required to ensure that the LDP is consistent with the approved SDP [1].

1.3 This paper supports the *Proposed Plan,* which is the penultimate stage in the preparation of the LDP. When approved, the LDP will replace the current West Lothian Local Plan (WLLP).

1.4 The specific focus of this Position Statement is to provide a clearer understanding of the fundamentals of housing need and housing land supply by setting out the housing context of the LDP, the methodology used to allocate new housing numbers and addressing some of the issues raised in representations against the *Proposed Plan* relative to housing land.

2. Policy Context

The National Planning Framework (NPF)

2.1 The third National Planning Framework (NPF3) was published by Scottish Government in June 2014 and sets the high level policy context for development planning in Scotland. It provides a spatial context for the Government's Economic Strategy (2011) and for the spatial development of Scotland as a whole and it sets out the Government's development priorities over the next 20 years. It is a statutory document which requires to be taken into account when preparing a Development Plan.

2.2 NPF3 establishes priorities for change to deliver the outcomes for Scotland. The diversity and distinctiveness of Scotland's cities is recognised. Edinburgh and the South East region is identified as a high growth area requiring a planned approach to ensure development needs are met. A more concerted effort to deliver a generous supply of housing land is called for. Infrastructure constraints are also acknowledged and a requirement for cross-boundary transport infrastructure improvements is recognised.

Scottish Planning Policy

2.3 SPP 2014 sets out national planning policies which relate to the preparation of development plans, design of development and determination of planning applications. It is intended to promote consistency in the application of policy across Scotland and explain how the outcomes for Scotland defined in NPF3 and SPP 2014 can be delivered on the ground.

2.4 SPP 2014 contains principal policies on sustainability and placemaking. These are overarching policies which apply to all developments. Subject policies are provided and relate to four outcomes; i.e. creating sustainable, low carbon, natural resilient and connected places. The policy on sustainability introduces a presumption in favour of development that contributes to sustainable development. The presumption does not change the primacy of the development plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Proposals that accord with up-to-date plans should be considered acceptable in principle. For proposals that do not accord with up-to-date plans, the primacy of the plan remains. Where plans are out-of-date, or do not contain relevant policies, then the presumption will be a significant material consideration. If a shortfall in the 5 year effective land supply emerges then the policies for the supply of housing land will not be considered up-to-date.

2.5 SDP [1] was prepared and adopted in compliance with the terms of an earlier iteration of Scottish Planning Policy, SPP 2010. The West Lothian LDP was also commenced and then taken to an advanced stage to accord with SPP 2010. However, as the West Lothian LDP *Main Issues Report* was being published in June 2014, Scottish Government simultaneously brought into force SPP 2014 and this had practical consequences for the LDP. Not least was the fact that there were fundamental differences between the demands placed on SDPs and LDPs with regard to the methodology used to identify housing land requirements between SPP 2010 and SPP 2014. However, for practical reasons, the *Main Issues Report* was held to be too advanced to allow for any substantive revision to be made and it was decided to progress with the plan in order to avoid delaying the process any longer than was necessary. While recognising the importance of keeping LDPs up to date, it was concluded that it would not be appropriate to restart the process because new policy guidance had been issued.

2.6 Recognising that Section 16 (6) of the Planning etc. (Scotland) Act 2006 required that local development plans falling within a strategic development plan area should be consistent with the strategic development plan, the council has sought to accommodate the requirements of SPP 2014 in the LDP despite SDP [1] itself not complying with SPP 2014 and not adopting the housing methodology set out in SPP 2014. Retrofitting a plan that had been substantially produced in advance of new Scottish Planning Policy and where the process of site identification had been substantially completed has been a challenging undertaking, most notably in terms of establishing housing numbers and undertaking housing land calculations.

2.7 In response to specific criticisms which have been made regarding the issue of 'generosity allowances', the *Proposed Plan* has taken on board the particular requirement of SPP 2014 and adds an allowances to the housing supply targets, albeit that there is no explicit policy remit or mechanism contained in SPP 2014 for doing so. Nevertheless, the approach adopted by the council fulfils the goal of providing an excess supply of land.

2.8 In other important respects, the LDP also embraces the requirements of SPP 2014, namely that:

(a) planning authorities maintain a five year effective supply of housing land at all times with the 'effective' housing land supply being defined as "the part of the established housing land supply which is free or expected to be free from development constraints in the period under consideration and will be available for the construction of housing";

(b) that "planning authorities should actively manage the housing land supply … to ensure a generous supply of land for house building is maintained and there is always enough effective land for at least five years"; and

(c) a range of sites should be allocated which are effective or expected to become effective in the plan period to meet the housing land requirement of the SDP up to Year 10 from the expected date of adoption.

3. Development Plan Context

3.1 West Lothian's development plan context is given by the Strategic Development Plan for Edinburgh and South East Scotland, referenced in this statement as SDP [1]. It was prepared by the Strategic Development Planning Authority for Edinburgh and South East Scotland (SESplan) and was approved by Scottish Ministers on 27 June 2013. However, contingent on this approval, Scottish Ministers required the preparation of *Housing Land Supplementary Guidance* (HLSG) in support of SDP Policy 5 (Housing Land) to confirm the distribution of what is referred to in SDP [1] as the 'Assessed Housing Requirements' for each of the six member authority Development Plan areas in the period 2009-2019 and in the period 2019-2024.

3.2 SDP [1] Policy 5 identifies that, for the period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built across the SESplan area, including on land which is currently committed for housing development. Policy 5 also indicates that Supplementary Guidance will be prepared to provide detailed further information as to how much of the requirement should be met in each of the six member authority areas, both in the period 2009-2019 and in the period 2019-2024.

Figure 1. SDP [1] Assessed Housing Requirement by Plan Period

2009-2019	2019-2024	2024-2032
74,835	32,710	47,999
(Annualised 7,484)	(Annualised 6,542)	(Annualised 6,000)

* Source: SESplan SDP [1] Table 2

3.3 SESplan subsequently published draft HLSG in November 2013, and in addition to identifying what are now referred to as the Housing Supply Targets (HSTs) for each LDP area, indicated that allocations were to be focused in sustainable locations where infrastructure was either available or could be provided and in locations where there were no environmental constraints. It was also noted that due to environmental constraints and other restrictions within the City of Edinburgh's boundaries, a significant proportion of housing need and demand generated in the City of Edinburgh Council area would need to be met in the other five LDP areas.

3.4 Following a period of public consultation and assessment of the responses, the HLSG was approved by Scottish Ministers on 18 June 2014 subject to a proviso that the prescribed method for calculating the adequacy of the five year effective housing land supply should be removed in advance of its adoption. The originally drafted HLSG had advised SESplan authorities to "*base their calculation of the five year land supply on the period 2009 to 2024, taking into consideration housing completions*" but Scottish Ministers took the view that the inclusion of this sentence gave rise to a "*potential inconsistency*" between the SDP and the HLSG. SESplan accepted this revision, albeit that the practical implications of modifying the

HLSG by removing this sentence were significant. In making the modification, LDPs were explicitly required to calculate the five year housing land supply over two distinct periods, 2009 to 2019 and 2019 to 2024. However, no guidance was given on how the overlap between the two periods should be treated. This is of particular significance as the current 5 year period straddles the two periods. The revised HLSG was adopted by SESplan in October 2014 and is now an integral part of the adopted Strategic Development Plan, SDP [1].

4. Identifying Housing Need and Demand

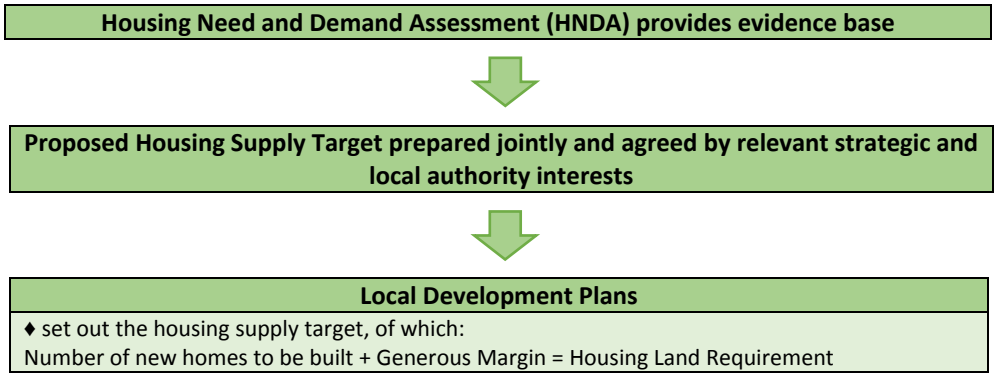
4.1 Scottish Planning Policy (2014) indicates that Housing Need and Demand Assessments (HNDAs) should provide part of the evidence base for defining housing supply targets, in local housing strategies and allocating land for housing in development plans and should be prepared in accordance with the Scottish Government HNDA Guidance.

4.2 HNDAs analyse key housing market drivers, past and present, in order to estimate future housing need and to set out information to support land use planning. Using a modelling tool with demographic and economic inputs, they provide estimates of the total additional future housing required over a 20 year period. This is split into a number of tenure estimates covering owner occupation; private rent; below market rent and social rent. These estimates are then used to inform the Housing Supply Targets or HSTs. HSTs are defined in the glossary for SPP 2014 as 'the total number of homes that will be delivered'.

4.3 For the six SESplan authorities, HSTs have been informed by a specific HNDA published in 2011 and referenced in this statement as HNDA [1]. It was prepared as part of the strategic development plan process covering the whole SESplan area and was certified as 'robust and credible' by the Scottish Government's Centre of Housing Market Analysis (CHMA) in 2011. SPP 2014 states that where the Scottish Government is satisfied that a HNDA is robust and credible, the approach used will not normally be considered further at a development plan examination. HNDA [1] comprises a comprehensive analysis of housing need and demand with the intention of determining the range of housing need, demand and affordability issues in the area and also to inform the Local Housing Strategies (LHSs) of member authorities.

4.4 Understanding the need and demand for additional households within the LDP area formed the basis for setting the housing supply targets and, ultimately, the overall land requirement that requires to be allocated in the LDP. The diagram below (sourced from Scottish Planning Policy, 2014) summarises the process.

Figure 2. Housing Land, Development Planning and the Local Housing Strategy (SPP 2014)



♦ Meet the housing land requirement (which includes generous margin) and set out how it will be distributed.

* Source: SPP 2014

4.5 The housing supply targets which the LDP has adopted are those which have been prescribed in SDP [1] and which in turn have been informed by HNDA [1].

4.6 Notwithstanding this, it is now clear that HNDA [1] was largely modelled on pre-recession information and is no longer the most accurate predictor of future needs and demand. The council now has concerns about the veracity of HNDA [1], and by implication, the housing supply targets which flow from it. The council does not consider that the level of need and demand identified in HNDA [1] represents an accurate picture of current need and demand for housing.

4.7 Since the publication of the West Lothian Local Development Plan *Main Issues Report* in August 2014 and the adoption of the SESplan HLSG in October 2014, a new Housing Needs and Demand Assessment, HNDA [2] has been published to inform the preparation of the next Strategic Development Plan SDP [2]. HNDA [2] has been approved by the Scottish Government's Centre for Housing Market Analysis as "robust and credible". HNDA [2] is the most up to date assessment available of housing need and demand in West Lothian.

4.8 It is significant that HNDA [2] incorporates the National Records of Scotland (NRS) 2012 household projections, as opposed to the 2010 based projections which were the basis of HNDA [1]. The more up to date projections identify a substantially reduced housing requirement for West Lothian. The reduction is around 40% based on a default growth scenario in HNDA [2]. The default rate of growth based on the 2010 projections is 19,480 houses over the period to 2012-2032 (the time period for SESplan Supplementary Guidance), while the rate of growth based on the 2012 projections, over the same period, is 11,400 houses. Nevertheless, the LDP continues to meet in full the requirements of the HLSG.

4.9 Additionally, HNDA [2] presents a more detailed assessment of housing demand over the projection period and breaks the overall demand figure down into four distinct tenures: social rent, below market rent, private rent and owner occupation. It identifies that a much higher percentage of housing demand in West Lothian will be for rented housing, including socially rented, rather than owner occupied housing. Overall socially rented housing is expected to account for around 34% of demand over the period to 2032.

4.10 Higher demands for social rented housing can be seen as representing a tenure shift which will likely have implications for housing land allocations in the future. What is emerging is that the allocation of land will not in itself address housing demand. The availability of funding to build socially rented housing will be a critical factor. HNDA [2] identifies four alternative futures that are based on the 2012 household projections. The socially rented sector accounts for the highest proportion of demand in all the growth scenarios whilst owner occupied only accounts for between 27.4% and 33.5% in the growth scenarios. Even taking the highest of these percentages and applying it to the overall demand figure (11,400 houses) gives an owner occupied requirement over the period to 2032 of 3,819 houses. The socially rented figure over the same period and on the same basis would be over 5,000 units.

4.11 These figures suggest that recent considerations of the council's five year land supply has been based on a grossly over optimistic assessment of demand for housing generally and owner occupied housing in particular. The HNDA [2] figures confirm that the five year

requirement for market housing is in the region of 980 houses (based on the wealth distribution scenario). It is accepted that the private sector has a role in meeting mid-market rent requirements as well as owner occupation requirements (and that they make contributions to social renting through the council's affordable housing policy) but these would not increase the overall five year requirements to a significant extent. Any deficiency in the effective five year land supply is, therefore, likely to be in land for socially rented housing, rather than land for owner occupied housing. HNDA [2] suggests that socially rented housing is set to be the sector of highest demand and if any action is required to bolster the land supply it should be focused on land for social housing provision rather than for owner occupation. The council is already engaged in bringing forward a programme of 1,000 new build council houses to address part of this need.

4.12 On 30 May 2016, SESplan Joint Committee considered the Proposed Plan for SESplan [2]. The Proposed Plan, which represents the settled position of the strategic planning authority, confirm the HST for West Lothian of 633. A further 10% generosity allowance was added to the HST to give an annual housing land requirement of 696 houses. While the West Lothian LDP must, and does, conform to the housing requirement set out in SDP [1], the new housing supply targets and housing land requirements are a material consideration and demonstrate that the housing land allocations in the West Lothian LDP provide a very significant generosity allowance (of around 40%) when compared to the most up to date assessment of need and demand.

5. Housing Supply Targets

5.1 SESplan treats the whole of the SESplan area as a single housing market area and sets the housing land requirement at local authority level. Using an analysis of environmental and infrastructure opportunities, capacities and constraints, SDP [1] identified Housing Supply Targets (HSTs) for each SESplan authority to use in preparing their LDPs to meet the housing requirements of SDP [1] and HLSG. As noted at 4.5, these requirements were based on assumptions of economic recovery and a significant increase in house-building activity.

5.2 SDP [1] indicates that land for a total of **107,560** new homes will be required across the SESPlan area in the period up to 2024, of which **74,835** houses are required by 2019. For West Lothian, HNDA [1] assessed its housing need and demand as **11,420** houses and **5,090** houses for the periods 2009-2019 and 2019-2024 respectively. This represents just over 15% of the SESplan need and demand for the 2009-24 plan period.

5.3 However, as West Lothian is expected to make a significant contribution to the wider development needs and aspirations of South East Scotland (as opposed to meeting only the county's own housing need and demand), SESplan, when transposing the HNDA [1] figures, set the LDP housing Supply Target for the West Lothian Local Development Plan more than 9% higher than the 'robust and credible' HNDA [1] requirement of **16,510**. Cumulatively, the Housing Supply Target for West Lothian for the period 2009-2024 totals **18,010.** This breaks down as **11,420** units for 2009-2019 and **6,590** units for the period 2019-2024. It is now the role of the LDP to determine how these housing targets will be met, taking account of the contribution made from existing sites and other allowances such as completions from windfall sites, small sites and demolitions.

Figure 3. West Lothian LDP Housing Supply Targets 2009-2019 and 2019-2024

2009-2019	2019-2024
11,420	6,590
(Annualised 1,142)	(Annualised 1,318)

* Source: SESplan Supplementary Guidance Table 3.1

5.4 Since publishing the *Proposed Plan* it has been acknowledged that a requirement of SPP 2014 (paragraph 119) is to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption, the implication being that an additional housing supply target also needs to be identified for the period from 2024 to 2027 (on the assumption that the West Lothian LDP is adopted in 2017).

5.5 SDP [1] does not set a HLT beyond 2024, however it is understood from the outcome of other LDP Examinations that it is regarded by the DPEA as a legitimate requirement under these circumstances and that an appropriate allowance should be identified. It is therefore necessary to establish a figure which satisfies assessed need and demand for the period 2024-2027. Given that HNDA [2] represents the most up to date assessment of housing need and demand it is appropriate to derive the additional requirement from HNDA [2]. As set out in paragraph 4.12 HNDA [2] establishes the annual housing land requirement over the period as **633** houses per annum. Adding a 10% generosity allowance gives a housing land requirement of **2,088** houses over the three year period.

Figure 4. West Lothian LDP Housing Supply Target 2024-2027

2024-2027
1,899
(Annualised 633)

* Source: Table 5.1.2 SESplan Housing Need & Demand Study 2011 (plus 10% generosity allowance)

5.6 In addition to the housing supply targets that the LDP must provide for (Figures 3 & 4 above), SDP [1]) anticipates that over the course of the plan period, there will also be a contribution to new housing from sites which become available for development during the plan period which were not anticipated to be available when the *Proposed Plan* was prepared, so called “windfall” sites. Windfall sites arise unexpectedly and are by definition not part of the planned housing supply. They are opportunities for new housing, usually involving the reuse or redevelopment of previously developed sites, i.e. brownfield sites which were not included within the development plan. Windfall sites will continue to yield output over the LDP period, assisting in meeting housing targets and increasing flexibility. A significant proportion of recent windfall output has come from council new build RSL sites and reflects an active programme of social housing development, underpinned by Scottish Government funding, and the fact that the Council is exploiting its own land assets more extensively for this purpose than ever before.

5.7 In order to forecast the potential scale of contributions over the period to 2024 from these windfall developments, SESplan undertook an Urban Capacity Study in 2009 with the aim of providing quantitative housing windfall values to assist in the formation and justification of future SDP Housing Policy. The methodology recognised that not all of the sites identified in the study would be developed for housing but other sites that have not been identified may also come forward. To reflect this, the amount of land identified was 'discounted' to arrive at a realistic level of likely output from windfall sites. SDP [1] SG Housing Land Technical Note Table 3.7 sets out an estimate for windfall completions in West Lothian over the SDP period.

This identifies 880 windfall completions over the period 2009-2024 and 640 completions over the period 2024 to 2032.

Figure 5. Anticipated Output from 'Windfall' Development in West Lothian 2009-2032

	2009-2019	2019-2024	2024-2032
Total number of houses	480	400	640
	(Annualised 48)	(Annualised 80)	(Annualised 80)

* Source: SESplan Housing Land Technical Note

5.8 The main difficulty with forecasting windfall sites however is that their delivery cannot be guaranteed. Consequently, windfall sites should be regarded as providing an additional element of flexibility as they present opportunities for redevelopment, regeneration and place making through the reuse of buildings and previously developed sites without requiring a specific allocation in the LDP.

5.9 Similarly, allowances for demolitions which occur over the plan period also need to be taken account of. Demolitions are a statistically small but nevertheless important component of both housing land supply and of need and demand in West Lothian and are also referenced in SDP [1] SG Housing Land Technical Note Table 3.7. It identifies 668 demolitions over the period 2009-2014 and 160 demolitions over the period 2024 to 2030.

Figure 6. Anticipated Demolitions in West Lothian 2009-2032

	2009-2019	2019-2024	2024-2032
Total number of houses	568	100	160
	(Annualised 57)	(Annualised 20)	(Annualised 20)

* Source: SESplan Housing Land Technical Note

6. Housing Land Requirements

6.1 The Housing Supply Targets (HSTs) set out in Figures 3 and 4 indicate the number of new homes expected to be built over the period 2009-2027 and in turn inform the Housing Land Requirement (HLR), which is the sum of the number of new homes to be built plus a generosity allowance.

6.2 The introduction by Scottish Government of SPP in June 2014 altered the policy context in planning for new housing. SPP 2014 (paragraph 116) requires that the HST be augmented by a margin of 10-20% in order to ensure that a generous supply of land for housing is provided. The exact extent of the margin depends on local circumstances and is a matter to be determined by the planning authority.

6.3 For the West Lothian LDP, the percentage of generosity adopted (10%) has been determined by a range of factors that include: -

- The variety of developable locations across the Strategic Development Area which provide a range and choice for both market and affordable housing;
- The ability of the house building industry to deliver new housing in these areas in the period of the Plan;
- Future funding for affordable housing;
- The environmental capacity of the area; and
- Infrastructure constraints, timescales and funding.

The definitive housing land requirements for the West Lothian LDP are set out in Figure 7.

Figure 7. Identifying the West Lothian LDP Housing Land Requirements

	2009-2019	2019-2024	2024-2027	2009-2027
LDP Housing Land Supply Target	11,420	6,590	1,899	20,794
10% Generosity Allowance	1,142	659	189	2,079
LDP Housing Land Requirement	12,562	7,249	2,088	22,873
	(Annualised 1,256)	(Annualised 725)	(Annualised 696)	

6.4 It should be noted that as the base date of SDP [1] is 2009, houses completed between then and the end date of HLA 2014 (31 March 2014) should be deducted from the Housing Land Requirement for the period 2009-2014. Housing Land Audit 2014 identified 2,440 completions but the figure does of course increase over time. It will also be observed that the annual average requirement for the first period (2009-2019) is considerably higher than for the second. This is mainly due to two factors:

- HNDA [1] identified a significant backlog of households currently in need of affordable housing which should be addressed early. This backlog is on top of newly arising need and demand and is all added to the housing land requirement of the first period; and

- House building during the first period has been adversely affected by economic conditions resulting in lower completion rates than required. The shortfall is added to the remaining requirement of the first period raising the annual average needed even further, to a level that has only every been achieved twice before in West Lothian.

6.5 Respondents who have commented on the *Proposed Plan* have expressed concern that there is a suggestion that the council is seeking to aggregate the individual land requirements in order to make the task of addressing them over a consolidated period of time that much easier, the issue being that the requirements are significantly more demanding during the first plan period (which only has three years remaining). This is not the council's intention. However, there is a practical difficulty in that less than 5 years remains in the first period of the plan (2009-2019). Consequently, there needs to be a mechanism for calculating the 5 year requirement where it straddles two periods in SDP [1]. No guidance is given on this matter in SDP [1] the Housing Land Supplementary Guidance or SPP 2014.

6.6 SPP 2014 indicates that these housing land requirements are capable of being met from a number of sources, including sites from the established supply (sites identified from previous plans) which are effective or expected to become effective in the plan period, sites with planning permission, proposed new land allocations, and in some cases, a proportion of windfall development. SPP 2014 also requires the LDP to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirements in full, ensuring a 5-year effective supply at all times.

6.7 A significant part of the SESplan housing requirement has already been accounted for and identified through sites previously allocated in the West Lothian Local Plan (and now carried forward to the LDP). In the Core Development Areas of Armadale, Winchburgh and Calderwood in particular there has been substantial progress.

7. The Housing Land Supply

The Housing Land Audit

7.1 The Housing Land Audit (HLA) is an annual assessment of the housing land supply in West Lothian. It has the dual function of demonstrating the availability of sufficient effective land to meet the requirement for a continuous five year supply and provides a snapshot of the amount of land available for the construction of housing at any particular time. It is undertaken by the council but with input from Homes for Scotland, private sector house builders, infrastructure providers and public agencies. It is used as a monitoring tool to ensure that the forecasts for estimated house completions over the five year ongoing effective land supply period remain robust and realistic.

7.2 Sites in the HLA include those under construction, sites with planning consent for housing, sites in adopted local development plans and other buildings and land with agreed potential for redevelopment for housing. Conversions and sub-divisions are included but refurbishment of existing housing stock is excluded.

7.3 The future build estimates shown in the HLA represent completions expected from the established land supply. However, in addition, there are a number of other sources that will provide additions to the supply in the schedules including constrained sites, windfall and other development and land specifically coming forward through Local Development Plans.

7.4 The Scottish Government in PAN 2/2010: *Affordable Housing and Housing Land Audits* (August 2010) advises that HLAs should indicate the output from effective sites for a five year period with and indicative figure for later years.

7.5 When quantifying the housing land supply for the West Lothian LDP, the most recent and most comprehensive source of housing land data available to the council was used, which at that point in time, was HLA 2014. An integral part of the process of preparing the HLA is consultation with representatives of the house building industry and other interested parties in order to try to reach agreement on the effective supply. In 2014 all of the site details recorded in HLA 2014, including the forward programming of completions, were agreed with Homes for Scotland with no disputed schedules and were held to represent levels of output that the house building industry was comfortable with and capable of achieving.

7.6 A number of respondents who have commented on the *Proposed Plan* have been critical of the council for not using HLA 2015 but the reason for this is it was not available to the council at the time when housing allocations were being made post MIR stage in the summer of 2015.

Figure 8. Summary Table from West Lothian Housing Land Audit 2014

Status	*Total site capacity*	*Total affordable units*	*All completions by 31/3/14*	*Total dwellings remaining*	***Programmed Completions***								
					14/15	*15/16*	*16/17*	*17/18*	*18/19*	*14 - 19*	*19/20*	*20/21*	*Post 2021*
Under Construction	4,446	525	968	3,478	624	471	337	261	179	1,872	53	53	1,500
Consent	2,905	770	0	2,905	40	392	285	200	120	1,037	30	10	1,828
No Consent	6,761	1,193	0	6,761	18	149	437	576	470	1,650	477	400	4,234
Small Sites	250	0	10	240	40	50	50	50	50	240	0	0	0
Total Effective Supply	**14,362**	**2,488**	**978**	**13,384**	**722**	**1,062**	**1,109**	**1,087**	**819**	**4,799**	**560**	**463**	**7,562**
Constrained	**7,953**	**0**	**0**	**7,953**									
Total Established Supply in West Lothian	**22,315**	**2,488**	**978**	**21,337**									

7.7 HLA 2014 shows 7 years of programming on effective sites with an indication of the number of house units remaining to be developed post-2021. This lack of programming information beyond 2021 does not necessarily imply any restriction on a developer to develop in advance of any stated programming. Neither the Housing Land Audit nor the Development Plan places any such restriction, except in a very small number of cases, on any site coming forward for development earlier than programmed, typically where there are known infrastructure impediments.

Effective Housing Land Supply

7.8 The **effective housing land supply** contains all sites which do not have identified constraints and are therefore expected to be available for housing development. For a site to be classed as effective, it must be free of constraints set out in Planning Advice Note 2/2010 *Affordable Housing and Housing Land Audits* that would prevent development on the following basis:

Ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land sales;

Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply;

Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;

Deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;

Marketability: the site, or a relevant part of it, can be developed to provide marketable housing; Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided by the developer or another party to allow development;

Land use: housing is the sole preferred use of the land in planning terms or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing becoming a realistic option;

Other: the site is free from other constraints not covered by the categories above.

Five Year Effective Housing Land Supply

7.9 The effective supply is divided into two subcategories; (1) the **five year effective housing land supply** and (2) the **post five year effective housing land supply**.

7.10 The five year effective housing land supply consists of the total number of units which are expected to come forward within five years of the base date of the audit and includes an estimate based on an analysis of completions over the past five years of the likely contribution within the period on small sites of five units or less. The five year effective

housing land supply is the figure used to measure the adequacy of the land supply for Plan monitoring purposes. SDP [1] Policy 6 requires the council to maintain a five years' effective housing land supply at all times. SDP [1]

7.11 HLA 2014 indicates that for the five year period from 2014 to 2019, the total number of houses forecast to be built in West Lothian was **4,799** (or an average of 960 houses per annum).

7.12 Based on figures taken from HLA 2014, the need for land over the 2014-2019 period is calculated as being for **5,321** houses (just under half of the 10 year SDP [1] HST of 11,420 with Figure 9 providing the calculation). This equates to **1,064** homes per year. As can be seen, the effective housing land supply of **4,799** falls short of this by **522** units. However, this 'shortfall must be viewed in the context of additional sites which have come forward in the interim and which are capable of delivery by 2019. The capacity of these additional sites is in excess of the calculated 'shortfall'.

Figure 9. Five Year Land Supply Using The Recalculated Average Method

Land Requirement 2009-2024	**18,010**	
Completions 2009-2014	2,440	
Completions 2014/15	763	
Completions 2015/16	756	
Total Completions	3,959	
Remaining Land Requirement 2016-2024	14,051	
Annual Requirement	1,756	Based on 8 years remaining to the end of the plan period
5 Year Requirement	8,782	
Identified supply 2016-2024	15,873	
Identified supply 2016-2021	10,381	5 years from the revised base year of 2016
Number of years supply	**5.91**	Calculated as identified supply (10,381) divided by the annual requirement (1,756)

7.13 Figure 9 demonstrates that an effective land supply of more than 5 years exists at 2016 taking into account land identified in HLA 2014, constrained sites becoming effective and new allocation in the *Proposed Plan*. As set out in paragraph 6.5 above, there is no prescribed mechanism for calculating the effective 5 year land supply where the five year period in question straddles the two plan periods set out in SDP [1]. It is inevitable, in the circumstances that some aggregation of housing land requirements over the two plan periods will be necessary. If this is not the case then any shortfall in the first period (2009-2019) would simply be lost.

7.14 As the five-year effective housing land supply is defined as that part of the land supply expected to be developed over a five year period, it should not be seen as a measure of land capacity or potential but what will be built over the period. It is invariably affected by market, economic and financial conditions which in turn have a strong bearing on the

actions of developers as much as it is affected by the availability of land. As reduced credit availability affected both the development industry and potential house buyers, this has been very apparent across Scotland during the last few years and throughout the economic downturn. It should however be emphasised again that the annual requirement set out in the Figure 9 is well in excess of any annual completions ever achieved in West Lothian and is almost three times the calculated annual requirement in HNDA [2]

7.15 The onset of the credit crunch in 2007 and subsequent recession witnessed a steep decline in the annual number of house completions due to a dramatic reduction in demand and this has impeded efforts to maintain an effective 5 year housing land supply. The completion rate in West Lothian had been generally above the required level for the first 5 years of the SDP but tailed off significantly post 2008. The number of completions achieved in 2010/11 was only 41% of that achieved during 2004/05 and in 2011/2012 there was a further substantial falling off to a so far unprecedented low of just 229 houses.

7.16 Data suggests that building rates, while still significantly adrift of where they were in the early to mid 2000's, are nevertheless recovering and the council is optimistic that the policies and proposals in this plan will continue to provide sufficient housing land to allow a five year supply to be maintained. However, simply allocating land does not achieve housing output. That requires a step change in housing output from the housing sector. The council's housebuilding programme will assist with this and will account for around 500 completions per year over the next two years. Figure 10 charts the number of completions since 2002 in West Lothian.

Figure 10. Housing Completions in West Lothian

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1,281	875	1,158	1,288	1,175	714	928	422	543	530	229	523	615

*

Source: West Lothian Housing Land Audits 2002 to 2014

7.17 If annual monitoring shows that a five year's effective supply is not being maintained, Policy 7 of SDP [1] provides a mechanism for increasing the effective land supply, either by bringing additional land forward through local development plans or granting planning permission for additional greenfield housing sites.

Post Five Year Effective Housing Land Supply

7.18 Units on effective sites which are programmed for completion beyond the five year period fall into the post five year effective supply. According to HLA 2014 there were **8,585** units programmed for development beyond 2019. At 31 March 2014, the total **effective housing land supply** in West Lothian, was **13,384** units.

Constrained Housing Land Supply

7.19 The constrained housing land supply consists of those sites or parts of sites which have problems preventing their development starting within five years from the base date of the audit. Where constraints exist on a site precluding its development, the site is considered to be 'non-effective' and no contribution towards meeting SDP [1] requirements can be assumed. This consideration does not, however, prevent a site from making a contribution in the future if the constraints can be resolved or if circumstances change.

7.20 HLA 2014 identifies a constrained housing land supply of **7,953** units. By definition, constrained sites are not programmed within the HLA. However, it is frequently the case that the constraint is to do with market conditions rather than a physical or planning limitation and many constrained sites are expected to contribute to the housing land requirement in the longer term.

7.21 Respondents to the Proposed Plan have generally argued that sites identified as constrained rather than effective should not be expected to contribute to the supply during the plan period. The council however maintains that these sites are constrained largely due to market conditions, or infrastructure considerations. They were assessed during the preparation of the HLSG and again recently and there is no reason to believe the sites will not come forward during the plan period, provided that market conditions improve and infrastructure provision is remedied. As the constrained sites were included in the HLSG Technical Note calculations, it follows that their potential contribution (inclusion) has been recognised as legitimate by Ministers and that it would be wrong to unilaterally discount such sites in their entirety from contributing to the supply.

Figure 11. Constrained Housing Land Supply 2009 to 2014

2009	2010	2011	2012	2013	2014	Change between 2009/14
7,927	8,220	9,856	8,566	8,063	7,953	+0.3%

* Source: West Lothian Housing Land Audits 2009-2014

7.22 Analysis of all sites in the West Lothian HLA 2014 that are constrained suggests that the main reasons are marketability, sites having no consent and site specific physical issues.

Figure 12. Constraint Analysis

Constraint	%
Contamination	**2**
Funding	**2**
No Consent	**30**
Infrastructure	**7**
Land Use	**6**
Marketability	**32**
Other	**0.5**
Ownership	**6**
Physical	**14.5**

* Source: West Lothian Housing Land Audit 2014

Established Housing Land Supply

7.23 The **established housing land supply** is calculated by adding together the five year effective housing land supply, the post five year effective housing land supply and the constrained housing land supply. The HLA 2014 identifies the West Lothian established housing land supply at **21,337** units at 31 March 2014.

Figure 13. Established Housing Land Supply 2009 to 2014

2009	2010	2011	2012	2013	2014
25,915	22,526	21,164	21,860	21,629	21,337

* Source: West Lothian Housing Land Audits 2009-2014

8. New Housing Allocations

8.1 While HLA 2014 holds details of the established housing land supply it is important to re-iterate that it does not capture the newly allocated sites in the *Proposed Plan.* Similarly it excludes most of the sites coming forward as part of the council's 1,000 social houses project and a significant number of sites granted consent since 31 March 2014 as the publication date of the plan did not coincide with that of HLA 2014. These are significant omissions which have consequences for the wider issue of housing land supply in West Lothian and this is addressed by **Appendix 1**, a spreadsheet which comprehensively identifies all of the sites which are expected to contribute to meeting the LDP housing land requirements (and which also underpins Figure 5 in the *Proposed Plan)*.

8.2 The new housing sites that are included in the *Proposed Plan* have been selected following extensive public engagement and consultation. In 2011 the council chose to undertake a 'call for sites/expressions of interest' exercise which invited members of the public, landowners, developers and other interested parties to identify land with potential for future development. It also sought information on development viability and effectiveness and subjected candidate proposals to close scrutiny, calling on the assistance of Key Agencies and other third party advisors to help identify constraints and to allow solutions to be identified. Successful sites submitted through this procedure, together with others identified by officials through settlement survey work were presented in the Main Issues Report (MIR) in 2014, and now form part of the spatial strategy outlined in the *Proposed Plan*.

8.3 It should be noted that Appendix 1 intentionally excludes those sites previously shown in HLA 2014 which have been built or were almost complete as it would have been inappropriate to have carried forward sites that were effectively 'spent'. Wholly completed sites with no remaining capacity are removed from the established land supply on an annual basis through the HLA although the units completed still contribute to the housing land requirement. This also explains why there may be some variations in the figures identified by those respondents to the *Proposed Plan* who have sought to enumerate the housing land supply and may have incorrectly assumed a straight read across from HLA 2014 to Appendix 1. While Appendix 1 also adopts a substantial element of the programming used in HLA 2014, the opportunity was taken to review and update this to better reflect the most current understanding of circumstances.

8.4 As set out above, a number of additional sites have obtained planning permission since 31 March 2014 i.e., after the period covered by Housing Land Audit 2014, and thereby boosting the pool of housing land. These sites should also be accounted for when seeking to understand and establish as comprehensive over view of the housing land supply position as possible. These sites, and their anticipated programming, are set out in Figure 15 below.

Figure 14. New sites that contribute to the housing land supply since 31 March 2014

Site Name	Total Nos	15/16	16/17	17/18	18/19	19/20	15-20	20/21	21/22	Post 2022
Armadale Bathville Cross	18	0	18	0	0	0	18	0	0	0
Armadale Netherhouse Phase 2	85	24	24	24	11	0	85	0	0	0
Bathgate 13-15 Glasgow Road	22	0	0	11	11	0	22	0	0	0
Bathgate Bathgate Com Ed Centre	0	0	0	0	0	6	6	0	0	0

Bridgend Auldhill	5	0	5	0	0	0	5	0	0	0
Broxburn Kirkhill	230	0	100	130	0	0	230	0	0	0
Calderwood CDA Almondell, Phase 1 Sites MWd	31	15	16	0	0	0	31	0	0	0
Calderwood CDA Almondell, Phase 1 Sites LKd	36	0	36	0	0	0	36	0	0	0
Raw Holdings West (Seven Wells) Site B Affordable	15	0	15	0	0	0	15	0	0	0
Livingston Deans South, Phase 1	42	0	42	0	0	0	42	0	0	0
Livingston Deans South, Phase 2	25	0	25	0	0	0	25	0	0	0
Livingston Deans South, Remainder	159	0	0	0	48	48	96	63	0	63
Livingston Land at Eliburn Office Park	87	0	0	40	47	0	87	0	0	0
Livingston Land North of Almondvale Stadium	20	0	10	10	0	0	20	0	0	0
Livingston Land South of Almondvale Stadium	17	0	10	7	0	0	20	0	0	0
Livingston Dedridge East (Former LammermuirHouse)	44	0	44	0	0	0	44	0	0	0
Livingston Almond Link Road (Civic Centre Junction)	20	0	20	0	0	0	20	0	0	0
Livingston Howden Road South	36	0	0	36	0	0	36	0	0	0
Philpstoun Philpstoun Bowling Green	5	0	5	0	0	0	5	0	0	0
Pumpherston Drumshoreland/Kirkfor thar Brickworks, Site B	86	0	50	36	0	0	86	0	0	0
Pumpherston Uphall Station Road (Pumpherston Primary School & Institute	14	0	14	0	0	0	14	0	0	0
Whitburn Polkemmet, Heartlands, Areas A6	20	10	10	0	0	0	20	0	0	0
Winchburgh Block Q1 & Q3 Site B	41	0	0	41	0	0	41	0	0	0
TOTAL						.	1,004			

* Source: West Lothian Council Draft HLA 2015

8.5 Appendix 1 includes a number of sites which were constrained in HLA 2014 (and now identified as effective in the *Proposed Plan)*, and also the re-programming of sites from the effective housing land supply.

8.6 Between 2015 and 2019, the first plan period, there are anticipated to be **4,422** programmed completions from sites identified in HLA 2014 as effective sites, and a further **642** completions assumed from sites previously identified in HLA 2014 as constrained. Additionally, there are **1,496** programmed completions from newly allocated sites not in HLA 2014 at all.

8.7 For the second plan period 2019 to 2024, the figures are **4,279** programmed completions from sites identified in HLA 2014 as effective sites, and **3,716** completions assumed from sites identified in HLA 2014 as constrained. There are **2,610** programmed completions from new allocated sites not in HLA 2014.

9. Addressing the Housing Land Requirements

9.1 It is important that there is an accurate representation and appreciation of what land is available for housing development in West Lothian. As explained previously, HLA 2014 is only a snapshot of the position at a particular point in time. Circumstances change and new sites present themselves for development. The HLSG clearly envisages a re-assessment of the housing land supply position during the preparation of each of the constituent LDPs and on that basis it is entirely appropriate that the council has the opportunity to put forward the most up-to-date and comprehensive iteration of the housing land supply position in order to demonstrate that the housing land requirements of SDP [1] can be met.

9.2 When the Main Issues Report (MIR) was published in August 2014 it referenced an Established Housing Land Supply of 22,847 units, a figure derived from HLA 2012. While it has subsequently been established that this figure was incorrect (it should have been recorded as 21,860) it is of no consequence because the MIR considered, evaluated and then settled on a growth scenario which undertook to provide land for 26,347 homes.

9.3 Having further reflected on the representations received to the MIR, HLA 2014, the requirements of the HLSG, the requirements of SPP 2014, and Circular 2/2010: *Affordable Housing and Housing Land Audits*, it was subsequently decided by the council at a meeting on 15 September 2015 that the LDP should move forward with different housing land allocations to those which had been set out in the MIR. The proposition was instead to recognise and provide for the full HLR, i.e. a total of **18,010** houses over the whole plan period (**11,420** between 2009 and 2019 and **6,590** between 2019 and 2024) **plus** a generosity allowance of 10% for each **of the two plan** periods. This amounted to a total of **19,811** homes, the number identified in Row C, Figure 5 of the *Proposed Plan*.

9.4 At that time, no provision had been made for any requirement beyond 2024. It has however been recognised that Scottish Planning Policy (SPP 2014) requires at paragraph 119 that: "Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met."

9.5 The council acknowledges the expectation in SPP (2014) that the plan must meet the housing land requirement up to year 10 of the assumed date of adoption (which is anticipated to be 2017) and has accordingly identified a HLR for the period 2024-2027 of **3,062** units (see para 5.4). It should be noted that there has in any event always been provision in the *Proposed Plan* for what is described as 'future proofing' and that Appendix 1 identifies at least 18 sites which are expected to deliver 7,779 homes beyond 2024. These sites are not programmed

Figure 15. The West Lothian LDP Housing Land Requirements

	2009-2019	2019-2024	2024-2027	2009-2027
LDP Housing Land Requirement	12,562	7,249	2,088	21,899

9.6 On the supply side, Appendix 1 serves to consolidate the housing land supply position in so far as it identifies all the housing land available for development. In the period from 2017–2024 this amounts to 17,192 units and post 2024 there is a supply of land capable of accommodating 7,779 homes.

10. Conclusions

10.1 The council has long anticipated that the delivery of housing would be a key issue for the LDP and that it would ultimately determine the success of its strategy. It is evident that the housing land issues being addressed through this LDP are not unique to West Lothian but are instead broadly the same as in all other local authorities across Scotland.

10.2 There have been some suggestions that the council is failing to maintain an effective five year land supply over the first period2009-2019 set out in SDP [1]. There is some difficulty with calculations over this period as there is no longer five years between now and March 2019. Therefore, the five year calculation must straddle the two period set out in SDP [1]. There is, however, no guidance in SDP [1] or indeed SPP as to how this situation should be addressed. This paper sets out two methodologies for doing so, both of which demonstrate an effective five year land supply.

10.3 The latest Housing Needs and Demand Assessment identifies a much reduced housing need and demand figure for West Lothian than does SDP [1]. Nevertheless, the plan continues to meet the housing land requirements set out in SDP [1] in full and, indeed, goes further than that requirement by including a generosity allowance. The plan, when read in the context of the latest needs and demand assessment provides for a generosity allowance of around 40%.

APPENDIX 3

West Lothian Council

West Lothian Council Local Development Plan (LDP) – *Proposed Plan*

Position Statement: *COUNTRYSIDE BELTS*

JUNE 2016

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Non-technical summary

This statement sets out the council's position in support of its approach to Countryside Belts, including policy and designations, as outlined in the West Lothian Local Development Plan – *Proposed Plan* (pp. 42, 44 and Maps 1 - 5).

Background evidence, process of review and main arguments for the designation of Countryside Belts as set out in the Proposed LDP are explained.

Compliance of the spatial designation and policy with regional and national planning is demonstrated in Section 2.0.

The key points regarding Countryside Belts for West Lothian in the Proposed LDP are:

- three existing Countryside Belts have been brought forward from the adopted (2009) local plan;
- two new Countryside Belts (East Calder / Kirknewton; Linlithgow / Philpstoun & Bridgend) have been designated in response to the LDP spatial strategy, change in other spatial designations, development pressures and to reflect a recent appeal outcome;
- minor additions and deletions to the existing Countryside Belts have been itemised, justified and recorded; and
- policy has been revised to comply with the current national and regional guidance as well as best practice.

Issues within representations to the LDP public consultation were raised regarding three Countryside Belts – Livingston, Winchburgh / Broxburn and Linlithgow / Philpstoun & Bridgend – with no representation received for those at Bathgate / Whitburn and East Calder / Kirknewton. There are no outstanding issues from the completed LDP Schedules 4s and thus no modifications are required with regard to policy and designations for Countryside Belts in the LDP.

Issues raised are also addressed indirectly through the points of principle in this position statement with detailed responses to specific respondents to the Proposed LDP consultation process addressed through specific Schedule 4s as summarised in Section 5.0.

A systematic approach to the review and compliance with national and regional policy on green belts and similar countryside designations has been completed to bring forward robust and purposeful Countryside Belts with supporting policy for the proposed plan: Policy ENV 7 *Countryside Belts and settlement setting*.

The council believes that its positon on Countryside Belts for the LDP is sound and justified.

1.0 West Lothian Local Development Plan context

1.1.0 Countryside Belts and the Local Development Plan

1.1.1 This position statement sets out the context for Countryside Belts as outlined in the West Lothian Local Development Plan – *Proposed Plan* (, LDP, pages 42, 44 and Maps 1 - 5) in support of Examination by The Scottish Government's Directorate of Planning and Environmental Appeals (DPEA). In addition, Position Statement: *Countryside Belts* sets out the review process for Countryside Belts and identifies relevant issues raised by representations to the public consultation process for the Proposed LDP.

1.1.2 The basis for the promotion of Countryside Belts for West Lothian as shown in the LDP follows national and regional policy guidance which requires their 'review and justification of additions and deletions (CD114, SDP2013, p. 54). The method to achieve this was through an 'in-house review' undertaken to update and align Countryside Belts with the spatial strategy for the LDP, other spatial countryside designations and changes in patterns of and pressures from development.

1.1.3 Countryside Belts in West Lothian and similar planning policy tools elsewhere are related to more statutory green belts. Green belt policy is one of the most well-known and respected concepts in post-war planning in the United Kingdom. Green belts are a spatial policy and tool used to contain urban sprawl as well as to provide access to the countryside. There is often confusion between the modus operandi of landscape designations and Countryside Belts: they are different designations serving different purposes. In short, green belts, that are the equivalent of Countryside Belts in West Lothian, have a planning purpose which may include countryside in need of improvement, even derelict land, whereas local landscape designations protect special landscapes which are identified as of high quality and worthy of conservation for the future. The related Position Statement: *Local Landscape Designation* (CDxxx) provides the context and case for West Lothian local landscape designations in the LDP.

1.1.4 Thus the key policy in the LDP framework is Policy ENV 7: *Countryside Belts and settlement setting* which announces the overarching approach to this spatial designation linked with urban edges and urban containment.

1.2.0 Background to adopted Countryside Belts in West Lothian

1.2.1 There are no formal, statutory green belts in West Lothian and the council is not involved in the multi-authority green belt for Edinburgh. Instead, West Lothian has promoted Countryside Belts (CBs) in relation to preventing coalescence of its smaller communities and larger towns and their corresponding settlement settings.

1.2.2 The *West Lothian Local Plan* (WLLP, 2009) (CD107) consolidated a set of five area based local plans, dating from *Broxburn Area Local Plan* (adopted 1991) to the *Bathgate Area Local Plan* (1998), which show earlier versions of Countryside Belts with supporting policies. Livingston Countryside Belt, deriving from the Livingston Local Plan in 1996, has almost twenty years standing.

1.2.3 The *West Lothian Local Plan* designates three Countryside Belts with reasons given in the local plan text (WLLP, 2009) (CD107, paras. 3.64 – 3.66). The three adopted Countryside Belts for the local plan are:

- Livingston,
- Bathgate / Whitburn, and
- Winchburgh / Broxburn.

1.2.4 The policy basis of the identified Countryside Belts is given in policies ENV 22 – 23 of the West Lothian Local Plan reflecting the reasons for their designation:

> ***Policy ENV 22 Countryside Belts: designation and enhancement***
>
> *Countryside Belts are designated at Livingston, Bathgate/Whitburn and Winchburgh/Broxburn as shown on the proposals maps.*
>
> *Opportunities to protect and enhance the landscape of these countryside belts will be sought and encouraged as part of the Central Scotland Forest initiative through woodland planting and managed access.*
>
> ***Policy ENV 23 Countryside Belts: coalescence resistance***
>
> *Within the Countryside Belts, development that will lead to coalescence between settlements and for which there is no*

specific locational need will be resisted. Proposals that would result in sporadic development, or the expansion of existing clusters of houses and for which there is no specific locational need, will be similarly resisted.

1.2.5 Since the local plan was adopted in 2009, The Central Scotland Forest, referred to in the policy above and its enabling organisation, have been superseded by the Central Scotland Green Network, which is identified as a national development priority in National Planning Framework 3 (NPF3, 2014) (CDX).

Figure 1 – Map of Countryside Belts in the West Lothian Local Plan 2009 (See maps at end of document)

1.3.0 Revised Countryside Belts for the LDP

1.3.1 West Lothian Council is required by national and regional policy to review, justify and give purposes for green belts, or similar countryside protection mechanisms. The council took a view that as part of the approach to rationalise the consolidated West Lothian Local Plan that the existing Countryside Belts would be rolled forward, amended and updated to support the LDP's spatial strategy and allocation requirements projected over the plan period up to 2024 and beyond.

1.3.2 The current purposes of the adopted Countryside Belts are taken forward from the adopted local plan into the Proposed LDP with minor revisions as given in the table below.

Figure 2 – Purpose of designation for adopted Countryside Belts

Adopted Countryside Belt	Purpose of designation
Livingston	▪ To prevent coalescence with other smaller surrounding settlements; ▪ To manage development and protect agricultural land, forestry and land of natural heritage value; ▪ To include substantial areas within public ownership at Easter Inch Moss, Cousland Wood and Seafield Law and intended to promote public access in these areas with a focus on the Edinburgh to Glasgow National Cycle Route 75; and ▪ To enhance landscape and wildlife habitat.
Bathgate / Whitburn	▪ To protect the potentially vulnerable and predominantly rural area between the four central West Lothian main towns grouping of Bathgate / Whitburn / Armadale / Blackburn from urban sprawl and inappropriate urban development; and ▪ To protect the individual character of each community by avoiding physical coalescence and enhancing their countryside settings.
Winchburgh / Broxburn	▪ To prevent coalescence of the settlements of Winchburgh and Broxburn particularly as they experience significant expansion as a CDA; ▪ To protect landscape integrity of the area; ▪ To address environmental management objectives , including landscape integrity, provision of community woodlands, recreational access linked to the setting, Scheduled monument and amenity value of Greendykes Bing; and ▪ To aspire to a proposed Heritage Park based on local industrial heritage and attractive countryside to counter balance adjacent Core Development Areas (see para. 7.80 in CDA section of WLLP).

1.3.3 Following on from the review of Countryside Belts and the formation of the spatial strategy for the LDP, two additional designations were required as set out below (- LDP, p. 44). See Section 3.0 and 4.0 for background to their designation though much of the rationale is self-evident from their purposes.

Figure 3 – Purpose of designation for new Countryside Belts

Countryside Belt	Purpose of designation
East Calder / Kirknewton	▪ To maintain separate urban identities and visual separation i.e. between Kirknewton and East Calder due to the CDA expansion of the latter and intensification of rail station usage at the former; ▪ To protect the landscape setting of these settlements i.e. when viewed from the A71, Shotts rail-line, National Cycle Route 75, nearby parkland and visitor attractions; ▪ To promote public access to green space for informal recreation i.e. National Cycle Route 75; ▪ To enhance landscape and wildlife habitat [i.e. as part of the Central Scotland Green Network; and ▪ To protect traditional farmland areas with some of the best soils in West Lothian.
Linlithgow / Philpstoun & Bridgend	▪ To maintain separate urban identities and visual separation i.e. between Linlithgow and settlements of Philpstoun and Bridgend lying to the east to protect this area of potentially vulnerable and attractive farmland; ▪ To protect the landscape setting of these settlements, in particular the eastern approaches to the historic burgh of Linlithgow via the M9, A803, Edinburgh-Glasgow rail-line, Union Canal towpath and the B9080; ▪ To promote public access to green space for informal recreation i.e. Union Canal towpath; ▪ To support enhancement of landscape and wildlife habitat i.e. as part of the Central Scotland Green Network; and ▪ To protect traditional farmland areas with some of the best soils in West Lothian.

1.3.4 With respect to Countryside Belt policy, major aims of the policy review of the adopted local plan for the LDP were:

- the reduction in numbers and the combination of policies for similar topics;
- compliance with current national and regional policy guidance; and
- clarity through identifying the purpose or direction of a policy, any specific exceptions to it and the criteria for assessment as applicable.

1.3.5 Policy ENV7 of the LDP proposed plan meets these aims through combining policies, complying with guidance, and clarifying strategic purposes and criteria for exceptions. Thus, Countryside Belt designations are underpinned by a robust policy in the LDP Proposed Plan which has three elements – declaration of designations, strategic purposes and exceptions criteria – as reproduced below.

POLICY ENV 7 Countryside Belts and settlement setting

The following areas, as indicated generally on the Proposals Map are designated as Countryside Belt:

- **Livingston;**
- **Bathgate / Whitburn;**

- **Winchburgh / Broxburn;**
- **EastCalder / Kirknewton;and**
- **Linlithgow / Philpstoun & Bridgend**

The strategic purposes of Countryside Belts are to:

- **maintain the separate identity and visual separation of settlements; protect the landscape setting of settlements;**
- **promote public access to green space for informal recreation; and enhance landscape and wildlife habitat; and**
- **protection and enhancement of the landscape of these Countryside Belts will be sought and encouraged as part of the Central Scotland Green Network and other opportunities, through woodland planting and managed access.**

Within designated Countryside Belts, development will not be permitted unless it can be demonstrated that the proposal satisfies the following criteria:

- **a proposal is environmentally acceptable and the criteria set out in the policies ENV 1 – ENV 6 of the LDP can be met;**
- **the proposal will not undermine any of the strategic purposes as set out above;**
- **the proposal will not give rise to visual or physical coalescence between settlements, sporadic development, or the expansion of existing clusters of houses (existing groups of houses in the countryside but not within a town or a village) by more than 20% of the number of houses within that group; and**
- **there is a specific locational need which cannot be met elsewhere and need for incursion into Countryside Belt can be demonstrated.**

1.3.6 A reduction in the total number of planning policies changes the approach to policy usage from very specific policies to fewer but more general policies which can be used for many purposes and in combination. Thus, Policy ENV 7 references the following six additional policies in the last paragraph above. The LDP policies cited in the exceptions criteria to Policy ENV 7 *Countryside Belt and settlement setting* are:

POLICY ENV 1: Landscape character and special landscape areas
POLICY ENV 2: Housing development in the countryside
POLICY ENV 3: Other development in the countryside
POLICY ENV 4: Loss of prime agricultural land
POLICY ENV 5: Soil Sustainability Plans
POLICY ENV 6: Peatlands and carbon rich soils

Figure 4 – Map of Countryside Belts in the LDP (See maps at end of document)

1.3.6 These five Countryside Belts are referenced in Policy ENV 7 and mapped on the LDP Proposals Maps. The council believes that these are the appropriate Countryside Belts for West Lothian underpinned by robust policy to support the spatial strategy, wider spatial and policy framework of the proposed plan.

1.37 Appendix Five of the Proposed LDP does not table any further supplementary or planning guidance for Countryside Belts.

2.0 Regional & national context

2.1.0 Regional context

2.1.1 The Strategic Development Planning Authority for Edinburgh and South East Scotland (SESplan) adopted its first Strategic Development Plan in 2013 (SDP1) (CD114). The SDP states in paragraph 132 that 'There are a range of countryside designations within the SESplan area including…..Countryside Belts in West Lothian' which 'provide

a similar function to Green Belts.' In accordance with SDP Policy 13: *Other Countryside Designations* (CDX, p. 54), the council has undertaken a review of Countryside Belts compliant with the SDP's approach which is set out in sections 3.0 and 4.0 below.

2.1.2 In addition, SDP Policy 13 requests that 'Opportunities for contributing to the Green Network proposals should also be identified in these areas.' The Proposed LDP offers support for contributions to the Green Network through Policy ENV 7: *Countryside Belts and settlement setting,* and more directly through Policy ENV 8: *Green Network* which is further detailed in Supplementary Guidance *Green Network (September 2015)*.

2.1.3 The LDP spatial strategy also reflects the preferred strategy set out in the Main Issues Report for SDP2 (CD115). This is important because the council's spatial strategy for development is an important influence on the shape of Countryside Belts in the Local Development Plan.

2.1.4 SESplan: Greenbelt Technical Note (2011) (CDX) was prepared in support of the first adopted Strategic Development Plan 2013 (CD114) and is based on the first, comprehensive Scottish Planning Policy produced in 2010. It does have some specific relevance to the review of Countryside Belts in West Lothian in that it recognises that Countryside Belts….

- 'generally meet the specification for Green Belts as set out in the SPP [2010], in that they have been established as part of the long-term settlement strategy for West Lothian' (CDX, para. 5.1), and that;

- 'the relevance of the countryside belts will become increasingly important within the SDP strategy, given the requirement for further growth within the SDP West Lothian strategic development area' (CDX, para. 5.2), and that;

- 'the SPP requires SDPs to justify Green Belts. There is no requirement to do so for Countryside Belts. However, given the similar role of the West Lothian Countryside Belts to Green Belt, the SDP has acknowledged their important function, and placed a requirement on the LDP to review and justify additions or deletions to Countryside Belts as appropriate' (CDX, para. 5.4), and further;

- the Technical Note places a similar requirement on the Countryside Around Towns (CAT) designation for Scottish Borders Council.

2.1.5 Countryside Belts as designated in the Proposed LDP are compliant with the terms of approved SDP Policy 13 and the Greenbelt Technical Note.

2.2.0 National context

2.2.1 Green Belts come under the 'Placemaking' section of Scottish Planning Policy 2014 (CD078, paras. 49 - 52). As has been established above, the principles of the development planning approach to green belts applies to Countryside Belts in West Lothian.

2.2.2 Paragraph 49 of SPP 2014 (CD078) gives authority for councils to designate 'green belts' around a city or town to support the spatial strategy for the LDP. There are three reasons given for making designations as quoted below and the follow through for these is evidenced in Section 3.0 *Reasons for the review of Countryside Belts for the LDP* of this position statement.

- *directing development to the most appropriate locations and supporting regeneration;*
- *protecting and enhancing the character, landscape setting and identity of the settlement; and*
- *protecting and providing access to open space.* (CD078, para. 49)

2.2.3 SPP 2014 also provides for the review of boundaries for Countryside Belts and that detailed boundaries should be shown on the LDP Proposals map. Establishment of '*clearly identifiable visual boundary markers based on landscape features'* has been achieved as shown on the LDP Maps 1 - 5. (CD078, SPP2014, paras. 50 and 51)

2.2.4 Paragraph 52 of SPP 2014 (CD078) states that the '*spatial form of the green belt should be appropriate to the location' and 'it may encircle a settlement or take the shape of a buffer, corridor, strip or wedge*.' Countryside Belts designated in the Proposed LDP have a wide range of spatial forms including encircling some settlements as shown below on the table in *Figure 9 – Table of spatial protection of encircled settlements in the LDP* (CD078, para. 51)

2.2.5 Paragraph 52 of SPP 2014 (CD078) also requires that '*Local development plans should describe the types and scales of development which would be appropriate within a green belt.'* A list of seven development types and uses follows which is covered in LDP Policies ENV 1 – 6 (as listed in paragraph 1.3.6 above) and through combination with other policies in the wider plan.

3.0 Reasons for the review of Countryside Belts for the LDP

3.1.0 Compliance with national and regional policy

3.1.1 For spatial strategies to deliver development for the LDP, paragraphs 48 – 52 of Scottish Planning Policy 2014 offer support that the function, spatial form, and the scale of any permissible development such as essential infrastructure, horticulture, agriculture, forestry and recreational uses within designation of Countryside Belt protection. The spatial strategy of the LDP works in tandem with the five designated Countryside Belts as well as other spatial designations to control and contain the spread of development, thereby supporting higher densities of development and ensuring that countryside is not used profligately as urban sprawl (CD078, paras. 48 - 52).

3.1.2 The Strategic Development Plan of 2013 also requires the review of spatial designations related to green belts and the justification of any additions or deletions. (CD114, Policy 13)

3.1.3 The five Countryside Belts as set out in the proposed plan meet national and regional policy requirements.

3.2.0 LDP Spatial Strategy

3.2.1 The spatial strategy for Proposed LDP and the countryside belt for protection of land beyond settlement boundaries are both interlinked to strategic planning for the longer-term. Large allocations of housing and employment land require to be fitted into the land in and around settlements based on a range of assessment criteria such as education capacity, transport, access, landscape, site requirements etc. are the forces "pushing outwards". Spatial containment of urban development and sustainability are the forces "pulling inwards" on the spread of development is primarily achieved through Countryside Belts and a number of other spatial policies including candidate Special Landscape Areas, and occasionally by designations such as Sites of Special Scientific Interest and historic Designed Gardens and Landscapes.

3.2.2 'Sustainability factors' are cited in the Proposed LDP as integral to determining the spatial strategy as well as site by-site decisions which have been assessed against the overarching aims to:

- *promote development in the most sustainable locations where its impact can be minimised;*
- *reduce the need to travel;*

- *prioritise sustainable transport modes;*
- *maximise the use of brownfield land; and*
- *conserve and enhance environmental resources.* (CD093, pp. 10-11, para. 5.2)

The emphasis on sustainability in the overall approach to selection of sites for development also acts as a brake on urban sprawl.

3.2.3 Large allocations have been brought forward from the adopted West Lothian Local Plan as in the quote from the spatial strategy below and many of these are contained by the three adopted Countryside Belts but additional targets to deliver development requirements has meant that some alterations were required to these to accommodate new sites.

> *"The LDP spatial strategy seeks to deliver sustainable development by continuing to support the established CDA allocations at Armadale, East Broxburn / Winchburgh and Livingston and the Almond Valley (i.e. Calderwood, East Calder and Gavieside, West Livingston) together with the strategic allocation at Heartlands, Whitburn. Further land allocations for development are required in order to meet SESplan requirements in full".* (CD093, PLDP, pp. 10-11, para. 5.4)

3.2.4 A particular case has been Linlithgow and Linlithgow Bridge, where a general 'area of restraint' policy on residential development has been in operation for over a decade due primarily to pressures on education capacity from previous large residential developments in the 1980s and early 90s. This 'area of restraint' is now lifted through the Proposed LDP (pp. 26-27) responding to and giving rise to increased pressures for development. Given that Linlithgow is heavily constrained by landscape designations, the application of a Countryside Belt to the east was considered and agreed.

3.3.0 Revision of Areas of Special Agricultural Importance (ASAI)

3.3.1 The West Lothian Local Plan (CD107, p. 20) designates the best farmland in West Lothian as "Areas of Special Agricultural Importance"(ASAIs) Three ASAIs were designated in the east of the council area along the boundary with Edinburgh as listed and shown on plan below:

- around Duntarvie and Woodend by the M9 north of Winchburgh;
- around Powflats and Muirend by the M8 south of Broxburn; and
- around Humbie and Whitehill by the A71 north of Kirknewton.

Figure 5 – Map of Areas of Special Agricultural Importance from West Lothian Local Plan 2009 (See maps at end of document)

3.3.2 After consideration, it was decided that these designations were better suited to a role as Countryside Belt with the policy framework being a better vehicle for the protection of agricultural land. This decision was based on a number of reasons:

- SPP increased soils protection emphasis giving a stronger policy basis;
- ASAI's were not fully consistent with highest classes of soils(1,2 and 3.1) in the Macaulay Soil Maps but recognised best areas of traditional farmland in West Lothian;
- ASAI's act as development constraints on at least one side where abutting settlement envelopes;
- ASAI's are adjacent to east West Lothian settlements & in close proximity to mutual boundary and Edinburgh Green Belt; and
- They are located within commuter distance to Edinburgh where considerable development pressures exist to "jump" the Edinburgh green belt.

3.3.3 Changing the ASAI's to Countryside Belt has the positive implication for the LDP spatial strategy in that there is better clarity over the underlying role of the ASAI spatial designation as protection from and constraints to development. The re-purposing of the ASAIs as Countryside Belt was ultimately preferable to their removal at such potentially sensitive locations.

3.4.0 Local Landscape Designation Review integration with Countryside Belts

3.4.1 Changes in local landscape designation boundaries and coverage arising from the Local Landscape Designation Review (CD103) and its integration with the LDP proposed plan have required decisions to be taken particularly for areas where countryside protection is diminished or lost. Some of these areas have been incorporated into Countryside Belts. A prime example is the area to the north of Livingston which included Area of Great Landscape Value (AGLV) within the settlement boundary at Dechmont Law and to the north along the M8 as an unwieldy appendage to the Bathgate Hills and Avon Valley AGLV was removed from the new Special Landscape Area and thus the section along the M8 became Countryside Belt to ensure that the settlements of Dechmont and Livingston retained their identities and did not coalesce.

3.4.2 Mapping of the LDP proposed plan is being done on Geographical Information Systems for the first time thus it has enabled analysis through the application of the new layer for proposed Special Landscape Areas to show where gaps and anomalies appear as minor errors. This is in part due to the use of a landscape character assessment with a blank slate approach to the creation from afresh of local landscape designations. Hence, Countryside Belts which were spatially designed to mesh with the adopted local landscape designations of the current local plan do not match the new Special Landscape Areas. This has resulted in the need for a series of minor technical changes through alterations to the Countryside Belt boundaries.

3.5.0 Development pressure along the eastern boundary

3.5.1 While the Edinburgh green belt does not extend into the West Lothian administrative area, there are nevertheless considerable development pressures arising from the vibrant and dynamic capital city of Edinburgh which influence development in West Lothian:

- proximity and growth pressures along and near the mutual boundary;
- transport hubs at Forth Road Bridge, M8 / M9 / Edinburgh Bypass, completion of tram line to Airport and pending completion of the Queensferry Crossing;
- intensification of development through the West Edinburgh Framework at Gogar, the airport, Edinburgh Park and general vicinity;
- growth and economic buoyancy of the important financial sector much of it based on the western fringe of Edinburgh; and
- constraints of the Edinburgh green belt itself resulting in development leapfrogging into the West Lothian area.

3.5.2 Concerns for West Lothian include ongoing expansion by the West Edinburgh Strategic Development Area into the Edinburgh greenbelt bringing it closer to Livingston; general issues regarding quality of the environment, landscape and biodiversity; and potential encroachment onto quality agricultural land. As a buoyant capital city, Edinburgh continues to expand and it is inevitable that it will press closer to communities nearby in West Lothian.

3.5.3 Where settlements in the east of the council area are under pressure, the council is cognisant of the need to avoid settlement coalescence and support the identity of local settlements. The designation and

reinforcement of Countryside Belt designations gives further protection to settlements in West Lothian beyond the Edinburgh green belt.

3.5.4 West Lothian Council is a consultee for development plans both from the adjacent City of Edinburgh Council and SESplan as the Strategic Development Plan Authority. The council also makes comment in relation to matters affecting Edinburgh Airport.

3.6.0 Settlement Settings – pressure and protection

3.6.1 Analysis of the relative distances and countryside between settlements under pressure from the risk of settlement coalescence has been identified in *Figure 6 – Settlement settings: pressure and protection*. In general, smaller distances between settlements reduce visual separation. Woodland and strong topographical features like sylvan river corridors and hillside backdrops tends to improve settlement setting, while derelict and uncared for land often detracts from the setting of settlements. Enhancement of the countryside and improved access are aims of Policy ENV 7.

3.6.2 In addition to countryside belts, there is a range of spatial designation which – where present – reinforce the same planning purposes as countryside belts in West Lothian. The Position Statement: Local Landscape Designations (CDX, p. x) includes a short discussion on the validation of settlement settings given by landscape character analysis work.

3.6.3 Areas of concern are identified below with measurements taken from closest points of Settlement Belts on adopted plan Proposals Maps (CD107, WLLP, Maps 1-5):

Figure 6 – Settlement settings: pressure and protection

(Distances of 500 metres or less between settlements highlighted in amber)

Land between settlements under pressure	**Settlement setting** (nearest distance between settlement boundaries in WLLP)	**Spatial & other protection in WLLP** (unprotected land)
Linlithgow / villages east of Linlithgow	Attractive traditional farmland, rural roads, Union Canal, rail-line, Pardovan Holdings, Champfleurie estate, groupings of cottages, woodlands (2.2 kilometres)	Area of Great Landscape Value (AGLV) to southwest, Scheduled Monument (Union Canal), Conservation Area
Winchburgh / Broxburn & Uphall	Faucheldean and Niddry Bings, mixed countryside and hamlets, golf course, Union Canal (.5 - 1.5kilometres)	Countryside Belt, Scheduled Monuments (canal & bings)
Broxburn & Uphall / Livingston & Uphall Station	Houstoun Mains Holdings, country hotel, golf course, A89, M8, rail-line, industrial areas, Beugh Burn (750 metres)	Countryside Belt
Dechmont / Livingston	North Woods, forest, M8 cutting, J3 – M8 (250 metres)	Area of Great Landscape Value, Countryside Belt
Dechmont / Uphall	Houstoun Mains Holdings, A899 / A89, Dechmont Roundabout, farmland, The Brox Burn, woodland (1.15 kilometres)	Countryside Belt, Conservation Area, Tree preservation Orders (2)
Mid Calder / East Calder	Mid Calder Bridge, Linhouse Water, Calderwood Country Park; woodland (less than 500 metres)	Area of Great Landscape Value, Countryside Belt, Conservation Area, Site of Special Scientific Interest
East Calder	A71, Shotts rail-line, traditional agricultural land	Countryside Belt, Area of Special

/ Kirknewton	(less than 750 metres)	Agricultural Interest
Livingston & Uphall Station / Pumpherston	Bounded to west by Houstoun Industrial Estate; mapped boundary (0.0 metres)	Within Settlement Boundary for Livingston, separated by industrial estate boundary
Livingston / Polbeth	Traditional farmland shelterbelt between housing site HLv136 and Brucefield Industrial Estate to east; to north is West Calder Burn and Harwood Water, traditional farmland, Limefield Glen, Brierstonhill Moss, Five Sisters Zoo, Polbeth Bing, established woodland (40 - 400 metres)	Countryside Belt
Polbeth / West Calder	West Calder Burn, farm land, park land, A71, rail-line (220 meters)	Countryside Belt, open space safeguard (white land)
Seafield / to west / to north / to east	A705, A779, rail-line, Easter Inch Moss, National Cycle Route 75, Seafield Law, Tailend Moss, established and afforested woodland, traditional farmland, cottages (800 metres / 820 metres / 600 metres) [River Almond to south and south-east is a robust edge]	Countryside Belts, Area of Special Landscape Control, Local Nature Reserves (2)
Blackburn / Bathgate (See also Seafield)	M8 corridor, Easter Inch Moss, pasture, woodland (30 metres)	Countryside Belts, Area of Special Landscape Control, Local Nature Reserve
West Calder / to west / to north (See Polbeth / West Calder above)	West Calder Burn, River Almond, local roads, rail-line, Five Sisters and Addiewell Bings, woodland shelter belts, established woodland, traditional farmland (500 metres / 800 metres)	Countryside Belts, Area of Special Landscape Control, Safeguarded Open Space, Scheduled Monument (Five Sisters Bing) (white land)
East Whitburn / to west / to north / to east	Traditional farmland, M8, A801, A705, River Almond, local roads, Overhead power lines & pylons, woodland and afforestation (190 metres / 370 metres / 760metres)	Countryside Belts, Area of Special Landscape Control
Whitburn / Armadale	M8, A706, rail-line, local roads, River Almond, Boghead Burn, traditional farmland, rural steadings / villas /hotel, disused workings, sewage works, policy woods, shelter belts, new woodland (1.2 kilometres)	Countryside Belts, Area of Special Landscape Control
Armadale / Bathgate	A801, A89, local roads, rail-line, policy and newer woodlands, lines of overhead wires and pylons, traditional farmland, cottages and steadings, travelling people's site (now demolished) (620 metres)	Countryside Belts, Area of Special Landscape Control
Bathgate / Livingston	M8 gyratory road system and roundabouts, rail-line, Caputhall Woodland, country hotel / villas / cottages, woodland, Tailend Moss (220 metres)	Countryside Belt, Site of Special Scientific Interest, Nature Reserve

3.6.4 Figure 6 – *Settlement settings: pressure and protection* shows that ten settlement settings highlighted in amber are limited to 500 metres or less between settlements. Many of these gaps between settlements are not only narrow but under pressure as suggested by the text.

3.6.5 Consequently, the council believes the LDP Proposed Plan is justified in extending, reinforcing and designating new Countryside Belts. It is recognised that there is an argument that communities in some instances should be amalgamated into larger settlements but due to the long history of former mining communities, the social identities of West Lothian towns are strong as represented by widespread tradition of annual Gala days and marching bands even in small communities – these are all strong indicators of settlement identity (See next section).

3.6.6 The historic physical separation of communities and decades of investment in urban, countryside and woodland regeneration continues with support through the proposed plan policy framework and the Central Scotland Green Network.

3.6.0 Settlement Identity – physical and cultural evidence

3.6.1 While there are traditional market towns across West Lothian, many settlements have their origins or basis for expansion in the shale and coal mining and other industries of the Victorian, Edwardian or more recent eras. Post-industrial public improvement schemes have done much to improve the quality of towns across West Lothian. For many former mining towns and other settlements across West Lothian settlement identity and character has a strong basis in cultural and civic traditions such as Gala Days, marching bands and the annual round of local activities which make these events happen. Physical evidence of settlement identity can be found in war memorials, community woodlands and parks.

3.6.2 Community woodlands and parks are a recent expression of community involvement and many in West Lothian reflect partnership with and dedication of the Central Scotland Forest Initiative, now re-invigorated as the Central Scotland Green Network. There is also much recent interest in allotments and community growing projects.

3.6.3 With respect to war memorials, from University of Edinburgh, Scotland's War, West Lothian's War, web-page (CDX):

> *The war memorials most commonly seen are the crosses and obelisks at prominent locations on a town's main street. These are typical of the way many communities chose to commemorate their dead. These memorials were chosen and paid for by locals. There was no government or council funding so there is a huge variation in the styles of memorial and the way the names are listed.*

3.6.4 West Lothian Council has taken a key role in a programme of activities to commemorate the centenary of the Great War. As part of this programme the council approved the creation of a £50,000 War Memorial Support Grant Scheme. (2014) War memorials are managed by the council.

3.6.5 Marching bands for community events have a long established tradition for communities in West Lothian many originating from former pits, mines and industrial works. There is a broad range of bands supporting community events across the area including marching bands; brass, pipe and reed bands, school, town and military bands.

3.6.6 With respect to marching bands in West Lothian, here is confirmation of their local importance in an extract from *Scottish Government: Review of Marches and Parades in Scotland, 2005 (*CDX, 4.46, 4.47) from the 'Traditions of processions in Scotland' section:

Many towns and villages across Scotland have annual gala days, bringing these areas together in a celebration of history and culture as well as community life. These events are often organised by voluntary committees. Historically, galas days took place in mining communities and there were often two gala days, one in May to celebrate the miners' one-day holiday and the other in June. Gala days were a chance to dress up. Bands turned out to play music for a procession of children, which ended in a park where the rest of the day's events took place……There are over 30 gala days in West Lothian including galas in Bathgate, Armadale and the Deans Gala in Livingston. Many gala days remain aimed at children such as the children's gala in Linlithgow & Linlithgow Bridge.

3.6.7 Set out below is fairly comprehensive but not exhaustive list to demonstrate the significance of community identity in West Lothian. It is noted that some of these settlements listed do not suffer from development pressure or coalescence with neighbouring settlements and thus do not require the protection of countryside belts but were recorded to demonstrate the strength of local communities which has lost in many more urban areas in Scotland.

3.6.8 All these communities have their own Settlement Boundary with the exception of Uphall and Broxburn which are included within one boundary. However, as with communities listed below they have their own distinct characters. The persistence of communities within Livingston new town & along its boundaries is also evidenced.

3.6.9 The purpose of Figure 7 – *Settlement identity: physical and cultural evidence* is to challenge negative expectations and prejudices about the former mining towns and small communities of West Lothian. Further it demonstrates that strong and vital communities are often more in evidence through the voluntary sector than the physical attributes of towns and villages. Unfortunately, much of this information is only available through local knowledge therefore there are gaps in the table where information could not be found given time constraints and in some parts only indicative information was obtained.

Figure 7 – Settlement identity: physical and cultural evidence

(Settlements highlighted in pale green are named in policy or abut Countryside Belts in the LDP Proposals Maps 1-5, CD107)

Settlement	Community woodland / park	War Memorial	Marching / Brass Band	Gala Day
Addiewell	North Addiewell Bing Community Woodland Addiewell Community Woodland (by station)	Loganlea green	Not known	Loganlea & district Gala - June
Armadale	Hardhill Millenium Woodland	South Street	Armadale Flute Band	June gala
Bathgate	Little Boghead Nature Reserve	War Memorial – Mid Street	Bathgate Brass Band Boghall and Bathgate Caledonia Pipe Band Regal Wind Band	June – Newland's Day
Blackburn	-	Yes – East Main Street	Not known	Blackburn Gala - June
Blackridge	Blackridge Community Woodland (by Bedlormie Drive)	Honour rolls on stained glass windows, Blackridge Parish Church	Blackridge Thistle Band	Yes – last Sunday in June
Breich	Community woodland (north of A71)	-	-	-
Bridgend	-	Not known	-	Yes - summer

Broxburn	Broxburn Community woodland	Recently erected sculpture on plinth at Strathbrock Partnership Centre	Broxburn and Livingston Band	Broxburn Gala Day - August
Dechmont	-	Dechmont Memorial Hall; War Memorial Chapel, Bangour Village Hospital	-	-
East Calder	Calderwood Country Park			East Calder & Wilkieston - June
East Whitburn	Whitrigg community woodland	Yes – Almond Square		
Eccles-machen		Ecclesmachen Cemetery – 27 WW1 war graves		Ecclesmachen & Threemiletown Gala - June
Fauldouse	Knowes Woodland	Bridge Street	Fauldhouse Heatherbell Flute Band	Fauldhouse chilrens' Gala - June
Kirknewton	Community woodland (by White Moss Rd).	Main Street		Yes - summer
Linlithgow	No community woodland; Linlithgow and District Allotment Society	Wooden memorial with honour roll, St Michael's Church; Yes - High Street, Westport	Linlithgow Reed Band	Linlithgow & Linlithgow Bridge Children's Gala - June
Livingston	Dedridge Ecology Project / (Dedridge Ponds) Bellsquarry Community Woodland (Bellsquarry Woodland Group) Murieston Trail & Campbridge Pond (Murieston Environment Group) Also Craigshill Greenspace group	West Lothian Civic Centre Livingston Village churchyard	Livingston Pipe Band	Deans Gala Day – June Livingston Village – June Pumpherston Gala - May
Longridge	Easter Longridge Wood	Corner of Fauldhouse Road & Main Street (was on external wall of kirk & moved when sold)	-	Not known
Mid Calder	Sommers Park Walled Garden Calderwood Country Park	Mid Calder War Memorial, Cemetery Gates, Main Street	-	Mid Calder Gala - june
Philpstoun		Not known	-	Historically, had a gala
Polbeth	Polbeth Community Woodland / Community Garden. PWCCG group lease old market garden and some woodland from WLC to provide outdoor leisure opportunities, including growing	-	-	Polbeth Gala - June
Pumphers-ton	-	Previously stone tablet / Roll of Honour was in recently demolished school; with project group to be re-sited in due	-	-

		course		
Seafield	-	Seafield Oil Works war Memorial	-	Seafield & District Children's Gala - July
Stoneyburn / Bents	-Loganlea Bing woodland Stoneheap woodland	Yes – Main Street	Stoneyburn Flute Band	Not known – but believed gala with band
Torphichen	-	Tablet memorials erected at Parish Kirk & United Free Church; Scottish Korean War Memorial (2km NE)	Torphichen and Bathgate Pipe Band	Torphichen Children's Gala - June
Uphall	Uphall Community Woodland (north of Thomson Court)	St Nicholas Church – Roll of Honour	-	Uphall Children's Gala - June
Uphall Station	-	Not known	Uphall Station Pipe Band	Uphall Station Gala - June
West Calder	Allotment; woodland at Hermand Park	Yes – by library	West Calder Brass Band	Parkhead Children's Gala - June
Whitburn	East Mains Community Woodland Hunter Grove Parkland	Yes – Manse Road	Whitburn Brass Band Whitburn Flute Band	Whitburn Gal Week - June
Wilkieston	-	War Blinded Hospital	-	With Kirknewton
Winchburgh	-	Main Street & Niddry Rd – grant given recently for commemorative bench	-	Winchburgh & district Children's Gala

Sources: *West Lothian Council Services; West Lothian Street Atlas, West Lothian Local Plan – Proposals Maps, West Lothian Local History Librarian; CSGN & Woodland Trust web-sites; The Scottish War Graves Project; Commonwealth War Graves Commission.*

Figure 9 – Photos supporting table of settlement identity

Community woodland/ park *- Damsel Fly, Dedridge Grassroots Project, Dedridge Pond Park, Livingston*

War Memorial **-** *Mid Calder War Memorial, Cemetery Gates, Main Street*

Marching / Brass Band **-** *Whitburn Brass Band*

Gala Day **–** *Blackburn, 1913*

3.6.10 The table and photographs above demonstrate the strong identity and vitality of settlements across West Lothian. Civic pride and activity continues to flourish in the settlements of West Lothian be it as occasional community events, seasonal town decoration, long term interventions such as war memorials, old and new gathering places, woodlands & path networks, community gardens and allotments. Consequently, it is important to protect these individual settlements, define their boundaries and resist their coalescence with the introduction of countryside belts.

4.0 Countryside Belt review and main outcomes

4.1.0 Approach to review

4.1.1 The existing settlement pattern in West Lothian has many sources. The origins of many settlements as stopping of points on routes between the cities of Edinburgh and Glasgow, Stirling and the north can be seen in the predominance of 'Main Streets' and linear settlement pattern. The east-west routes across West Lothian also explain the extent of settlement across the council area. The major exception is of course Livingston New Town overlaid on the fabric of rural and industrial hamlets in the Almond Valley from the 1960s onward.

4.1.2 The review of Countryside Belts for the Local Development Plan has proceeded in a methodical way based on examination of the WLLP Proposals Maps. Issues have been identified and justifications for additions and deletions set out. It has essentially been a two-step process and has been recorded in the two appendices at the end of this position statement.

Step 1 – Appendix 2: *Review of adopted Countryside Belts in WLLP for the West Lothian LDP* (pp. 27 – 33)

- identifies issues by location related to Countryside Belts in the adopted local plan;
- shows additions and deletions to Countryside Belts;
- integration with candidate Special Landscape Areas and where Areas of Special Landscape Control de-designated and re-designated as Countryside Belt;
- gives justifications for actions taken; and
- additional general comments, mapping issues, and improvements.

Step 2 – Appendix 1: *Summary of integration of Countryside Belts with proposed spatial designations for the proposed plan* (pp. 25 – 27)

- amendments given by location; and
- illustrates changes between adopted plan (WLLP) and LDP proposed plan.

4.2.0 Main outcomes of the review

4.2.1 The details of the amendments to Countryside Belts are given in the tables in Appendices 1 & 2 and underpin the main revisions to the adopted designations which have taken place. The primary changes for Countryside Belts in the proposed plan are:

- Areas of Special Agricultural Importance (ASAIs) have been re-designated as Countryside Belt to protect established farmland adjacent the City of Edinburgh boundary which are vulnerable to encroachment from development pressure from westward expansion into the settings and countryside areas near smaller settlement in east West Lothian;
- three existing Countryside Belts have been brought forward from the adopted West Lothian Local Plan;
- two new Countryside Belts have been designated in response to the spatial strategy, changes in other countryside designations, development pressures;
- new Countryside Belt between East Calder / Kirknewton arises from the re-designations of ASAIs;
- proposed Countryside Belt to the east of Linlithgow to protect the eastern approaches to the historic townscape, its landscape setting and established agricultural areas and, to reflect a recent planning appeal outcome at Burghmuir (see paras. 4.2.2 – 4 below);
- changes arising from the review of local landscape designation and integration with Special Landscape Areas;
- changes and reinforcements of Countryside Belts in response to the spatial strategy of the LDP including revisions of settlement boundaries;
- minor additions and deletions to Countryside Belts to support settlement settings and identity; and
- minor additions and deletions to Countryside Belts in response to development pressure along the council's eastern administrative boundary.

4.2.2 The Countryside Belt to the east of Linlithgow arose from a number of factors: lifting of the area of restraint policy; high scores for landscape quality through the Local Landscape Designation Review (CD103) and intimation through a planning appeal in the vicinity of Burghmuir, Blackness Road, at the eastern edge of Linlithgow. The decision notice for case appeal PPA-400-2045 'Land at Burghmuir A, East of Springfield, Linlithgow' (CDX, pp. 32 – 35, July 2015) includes a Section: *The character and setting of Linlithgow*. The Reporter makes a case for the

importance of protecting this area of Linlithgow from the development based on the appeal information and gives the following points for the retention of the land to protect the character and setting of Linlithgow:

> *"The historic town of Linlithgow sits down in the landscape and its character is dominated by the Loch, with the Palace and Kirk sitting above it. These lie just to the north of the historic High Street, on an old route between Edinburgh and places to the west and north. The town's setting is the rolling hills and woodland of the mostly agricultural Linlithgow / Queensferry Farmland landscape character area. (para. 4.13)*
>
> *In my assessment, Springfield is the most outlying residential area at Linlithgow. At present, the approach to the town on this side is across a ridge of open countryside, then downhill past Springfield and other suburbs into the centre of Linlithgow. With the proposed housing, the town would extend up onto the ridge, rising some 2 to 4 metres above Springfield on this side. This would make it apparent from considerably further afield and extend the built area of the town disproportionately along the major eastern route to the motorway. That would bring the built development perceptibly close to the motorway junction. Whilst currently the town is only seen in glimpses through the trees, it would become more prominent to those approaching the town from the motorway junction. Thus the new housing would significantly lengthen the suburban route into the town. It would also encroach onto that route, in contrast to the existing development at Springfield and the office building to the north of Blackness Road, which are mostly set back from the road edge, lower down and concealed in part by tree cover. (4.15)*
>
> *The landscape to the south of Blackness Road generally falls away to a shallow valley, through which run Edinburgh Road, the railway to Edinburgh and the Union Canal. The railway line at this point is at a similar level to the appeal site, which appears as a nearby ridge across open fields as the views open out from a low cutting. The Union Canal (a Core Path) is a few metres higher than the railway and affords clearer views of the appeal site. Edinburgh Road is further up the southern slope of the shallow valley opposite the appeal site. For a substantial stretch it provides clear views across to the site. All of these views are from the rural area on approach to the town. In these views, the existing development at Springfield is clearly seen, albeit set down and surrounded by trees. (4.16)*
>
> *The prominence of the site on a ridge, taken with its apparent linear extension along the road and its block projection into the countryside with little respect for topography would be unsympathetic to the character of the town and would erode its setting". (4.18)*

4.2.3 While the decision letter pertains to a particular proposal, the inferences regarding the countryside to the east of Linlithgow (located south of Junction 3 at the M9 and south to the Union Canal corridor), the Reporter concludes that development in this area '*would significantly harm the character and the setting of Linlithgow' (4.23*) due to:

- the town's setting is the rolling hills and woodland of the mostly agricultural Linlithgow / Queensferry Farmland landscape character area where it lies low down and largely unobtrusive within existing trees and shelter belts;
- extension of development up onto the low ridge and higher ground near Junction 3 of the M9 i.e. topography;
- lengthening of the suburban route into the town and would also encroach onto that route; and
- potential impacts on views from the rural area approach to the town from the Union Canal and the railway line.

4.2.4 Based on the above recent appeal decision, the council has designated a Countryside Belt to the east of Linlithgow at proposed plan stage.

4.3.0 Spatial protection of West Lothian towns and villages in the LDP

4.3.1 The settings and identities of West Lothian towns and villages which are enclosed and protected by Countryside Belts and or other spatial designations as shown in the LDP proposed plan Maps 1-5 are as set out in the table below. The measure is taken at the landward edge of settlement boundaries. The aim of spatial

designations around towns and villages varies but, regardless if it is Countryside Belt or not, designations immediately adjacent to settlement boundaries will have the added benefit of protecting the landscape setting of towns and villages.

4.3.2 SPP2014 (CD078, p. 15) in paragraph 51 of the Development Planning guidance to local authorities on green belts recognises that their spatial form may take a variety of forms including 'encircling' a settlement. In combination with other spatial designations and boundaries it is the case that settlement settings of many towns in West Lothian are indeed heavily protected as can be seen in Figure 9 below. Where settlement boundaries have been expanded there is a corresponding deletion in the adjacent Countryside Belt as detailed under 'Additional Information' column.

Figure 9 – Spatial protection of encircled settlements in the LDP

(Information based on West Lothian LDP Proposed Plan: Maps 1-5)

Settlement	**Spatial protection in LDP**	**Additional information (including settlement boundary changes)**
Bathgate	Countryside Belt, Special Landscape Area, Local Biodiversity Site, Open Space Safeguard	-
Blackburn	Countryside Belt, Local Nature Reserve, Local Biodiversity Site, Open Space Safeguard	-
Broxburn / Uphall	Countryside Belt, Local Nature Reserve, Local Biodiversity Site, Open Space Safeguard, Scheduled Monument, Conservation Area	Have been physically joined towns for nearly a century and thus within one settlement boundary; abut City of Edinburgh Council administrative boundary.
Dechmont & Bangour addition	Countryside Belt, Special Landscape Area, Conservation Area	Dechmont settlement boundary extended around Bangour addition.
East Calder	Countryside Belt, Special Landscape Area, Local Biodiversity Site, Open Space Safeguard	Abuts City of Edinburgh Council administrative boundary; small areas of white land across A71 at Langton Park and by Camps Viaduct not designated
East Whitburn	Countryside Belt, Local Biodiversity Site, Open Space Safeguard	-
Ecclesmachen	Countryside Belt, Special Landscape Area	-
Linlithgow	Special Landscape Area, Countryside Belt, Local Biodiversity Site, Conservation Area, Historic Battlefield, Open Space Safeguard, Union Canal Scheduled Monument	Western boundary with Falkirk Council area along River Avon.
Livingston	Countryside Belt, Special Landscape Area, Conservation Area, Local Biodiversity Site, Open Space Safeguard, Local Nature Reserve	Livingston settlement boundary has been altered from WLLP: shifted to west at Polbeth to reflect school re-development; Mid Calder, Uphall Station and Pumpherston given own settlement boundaries outwith Livingston; Dechmont Law AGLV area becomes Countryside Belt outwith settlement boundary; former AGLV area within boundary at Dechmont Law re-designated as open space.
Mid Calder	Special Landscape Area, Local Biodiversity Site, Open Space Safeguard, Countryside Belt, Conservation Area, Site of Scientific Special Interest	The LDP provides Mid Calder with its own settlement boundary as in the adopted local plan it is within the Livingston settlement envelope.
Polbeth	Countryside Belt, Local Biodiversity Site, Open Space	Eastern settlement boundary with Livingston shifted closer to Polbeth to reflect the

		affiliations of the adjacent housing sites.
Seafield	Countryside Belt, Local Nature Reserve, Local Biodiversity Site	-
Torphichen	Special Landscape Area, Conservation Area, Open Space	Small area of white land remains to south-west of Torphichen not designated
Uphall Station and Pumpherston	Countryside Belt, Local Biodiversity Site, Local Nature Reserve, Industrial Estate / Livingston Settlement Boundary	The LDP provides Uphall Station and Pumpherston with their own joint settlement boundaries as in the adopted local plan they were within the Livingston settlement boundary.
Wilkieston	Countryside Belt, Tree Preservation Order (TPO): Wilkieston (Linburn Hospital Area)	Settlement boundary shifted west to reflect underlying TPO.
Winchburgh	Countryside Belt, Local Biodiversity Site	Abuts City of Edinburgh Council administrative boundary; small area of white land to north-west not designated
Woodend & Newton	Countryside Belt, Special Landscape Area, Designed Garden and Landscape	-

4.3.2 The numbers of settlement encircled or nearly encircled by Countryside Belts and other spatial designations in Figure 9 above is balanced by an equivalent list of settlements in West Lothian which are not encircled by Countryside Belts and other designations. The communities listed below are not encircled by countryside belt designations but are surrounded mostly by 'white land' with spatial designations listed where they occur.

- Addiewell – Countryside Belt to north-west, Open Space Safeguard
- Armadale – Countryside Belt to east and south, Local Biodiversity Sites (2) to west
- Bridgend – unconstrained; relaxation of local landscape designation to south
- Blackridge – AGLV constraint retained to north as Special Landscape Area with extension of SLA to east along A89 to Barbauchlaw Burn
- Briech - Open Space Safeguard to north
- Fauldhouse – Local Biodiversity Site to south
- Greenrigg – abuts North Lanarkshire Council administrative boundary
- Kirknewton – Countryside Belt, to north; Local Biodiversity Site to south
- Longridge – Open Space Safeguards to south and south-west
- Philpstoun - Local Biodiversity Site to south; Open Space Safeguard to south-west
- Stoneyburn / Bents – Local Biodiversity Site to north-east; Open Space Safeguards
- West Calder – Countryside Belt protection to north extended to west; open space to east now outwith settlement boundaries; white land to south
- Westfield – SLA constraint to north retained; removal of AGLV constraint to south and south-west

- Whitburn – Countryside Belt to north-west, north and east, Local Biodiversity Sites to north and north-west (overlapping)

4.3.3 Protection from Countryside Belts, local landscape designations and to a minor extent designed landscapes, historic gardens and battlefields is offered to settlements in the east and north-east of West Lothian. These communities are closest to Edinburgh and many neighbour Livingston. Consequently, communities in the south and south-west of the council area are the least constrained though they are offered protection of their setting and identity through designation of Settlement Boundaries, spatial designations and accompanying planning policy.

4.3.4 Where 'white land' that is not identified through planning is outwith settlement boundaries, the policy framework of the LDP will apply including:

Policy ENV 2: *Housing development in the countryside*; and
Policy ENV 3: *Other development in the countryside*.

4.4.0 Evidence of settlements enclosed by spatial protection in other LDPs

4.4.1 While settlements encircled by Countryside Belts and other spatial designations is permissible through paragraph 51 of SPP2014 (CD078), the council is aware that there are challenges to settlement boundaries and Countryside Belts which have arisen through the MIR stage and the consultation on the LDP proposed plan – see section 5.0 below. West Lothian is not alone in being a planning authority with considerable numbers of settlements protected by designations and constrained from development.

4.4.2 The *Stirling Local Development Plan* (adopted 2014) and its proposals maps (CDxxx) show a number of smaller and larger settlements, akin to those of West Lothian, completely enclosed by Green Belt and / or Local Landscape Area. 'Local Landscape Area' is, like 'Special Landscape Area', another name for a local landscape designation. There are more than half a dozen settlements enclosed by spatial designations in the Stirling local authority area including:

- Ardeonaig (p. 108) enclosed and covered by Local Landscape Area
- Bridge of Allan (p. 120) enclosed by Green Belt and Local Landscape Area
- Dunblane (p. 148) enclosed by Green Belt
- Fintry (p. 166) enclosed by Local Landscape Area
- Gargunnock (p. 170) enclosed by Local Landscape Area
- Strathblane and Blanefield (p. 226) enclosed by Green Belt and Local Landscape Area

4.4.3 The South Lanarkshire Local Development Plan (June 2015) (CDxxx) on its north and south strategy plans indicates more than a dozen settlements which here too are enclosed by spatial designations including:

- Biggar (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area
- Carluke (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area
- Coulter (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area
- Douglas (Adopted Strategy North – adopted map) Special Landscape Area, Long Established and Other Woodland
- Dunsyre (Adopted Strategy North – adopted map) Special Landscape Area
- East Kilbride (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area, Prime Agricultural Land, Conservation Area

- Glassford (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area
- Larkhall (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area, Prime Agricultural Land, Ancient and Semi-natural Woodland; Long Established and Other Woodland
- Lamington (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area, Long Established and Other Woodland
- Leadhills (Adopted Strategy South – adopted map) Special Landscape Area, Prime Agricultural Land
- Stonehouse (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area
- Strathaven (Adopted Strategy North – adopted map) Green Belt
- Symington (Adopted Strategy North – adopted map) Green Belt, Special Landscape Area

5.0 Key issues arising from representations to the LDP

5.1.0 Schedule 4: 26L - Policy *ENV 7 Countryside Belts and settlement setting*

5.1.1 Issues raised in this Schedule 4 regarding the policy component of Countryside Belts in Policy ENV 7 include:

- Policy wording – additional justification for designations and provision of supplementary guidance;
- Policy wording – additional wording for exceptions criteria to facilitate greenfield residential development;
- Livingston Countryside Belt at Murieston – is not consistent with 'green belt' criteria for SESplan Policy 7: *Maintaining a Five Year Housing Supply;* and
- Policy ENV 7 is not robust due to inclusion of key infrastructure sites within designated area - Linlithgow / Philpstoun & Bridgend Countryside Belt.

5.1.2 The Schedule 4 states in summary that the council does not agree to any modifications of Policy ENV 7 in response to the above representations. Unfortunately, it is not possible to summarise the varied reasons here why these representations were not agreed to therefore readers are referred for further details to Schedule 4 – 26L Policy ENV 7 *Countryside Belts and settlement setting.*

5.2.0 Schedule 4: 1B - Spatial designations for local landscape protection and Countryside Belts

5.2.1 Issues raised in this Schedule 4 concerning designation of Countryside Belts for the proposed plan are summarised below into headlines and include:

Livingston Countryside Belt – issues

- Livingston Countryside Belt to south-east of Blackburn – does not support development of site EOI - 0136 Seafield Road;
- Livingston Countryside Belt at Uphall Station – land not consistent with strategic purposes of policy ENV 7;

Winchburgh / Broxburn Countryside Belt – issues

- Winchburgh / Broxburn Countryside Belt boundary – objections regarding area to north of Broxburn and south of Niddry Bing, Winchburgh;

Linlithgow / Philpstoun & Bridgend Countryside Belt – issues

- Linlithgow / Philpstoun & Bridgend Countryside Belt - location of key infrastructure sites within Countryside Belt designated area;

Linlithgow / Philpstoun & Bridgend Countryside Belt – support

- Linlithgow/ Philpstoun & Bridgend Countryside Belt – caveated support for designation;

Countryside Belts set out in the Proposed LDP where no issues / challenges received:

- Bathgate / Whitburn Countryside Belt;
- East Calder / Kirknewton Countryside Belt.

5.2.2 The Schedule 4 states in summary that the council does not agree to any modifications in respect of any of the issues raised in the representations regarding Countryside Belts. Unfortunately, it is not possible to summarise the varied reasons here why these representations were not agreed to therefore readers are referred for full information to Schedule 4: 1B - *Spatial designations for local landscape protection and Countryside Belts.*

6.0 Conclusion

6.1.0 Conclusions

6.1.1 To re-state from the introduction, the five Countryside Belts shown in the LDP Proposals Maps and the policy criteria set out in Policy ENV 7: *Countryside Belts and settlement settings* are upheld in this position statement. The council believes that these are the correct Countryside Belts and associated planning policy to support the wider spatial and policy framework of the LDP.

6.1.2 The council has offered a range of strong reasons why a review of Countryside Belts for the proposed plan was required:

- compliance with regional and national policy;
- needs of the LDP spatial strategy;
- revision and re-designation of Areas of Special Agricultural Importance;
- integration and mapping requirements associated with new single-tier of local landscape designations;
- development pressures along eastern boundary;
- settlement settings – pressure on and protection of; and
- settlement identity – physical and cultural evidence in support of strong local communities.

6.1.3 The results of the review of Countryside Belt designations have required additions and deletions which have been justified through the itemised and detailed tables in Appendices 1 and 2 as well as explanatory sections within this position statement.

6.1.4 The strength of the reasons for the review of Countryside Belt designations ultimately resulted in reinforcement of Countryside Belts in the face of heightening development pressures. The process and main outcomes of the review for the Proposed LDP are set out in Section 4.0 with the mainchanges being Areas of Special Agricultural Importance being re-designated as Countryside Belt; the three adopted Countryside Belts being rolled forward and two new Countryside Belts being designated.

6.1.5 Section 5.0 summarised the issues raised in Schedule 4s regarding Countryside Belt designations and policy. It was concluded that no modifications to the Countryside Belts in the proposed plan are accepted through the council's detailed responses within Schedule 4: 1B. Nor are plan changes proposed to Policy ENV 7 *Countryside Belts and settlement setting.*

References

CD107 – *West Lothian Local Plan* (West Lothian Council, 2009)

CD214 - Greenbelt Technical Note (SESplan, 2011)

CD103 - *West Lothian Local Landscape Designation Review* (Land Use Consultants, 2013)

CD114 – *Edinburgh and South East Scotland Strategic Development Plan* (SESplan, 2013)

CD094 – *Main Issues Report: West Lothian Local Development Plan* (West Lothian Council, 2014)

CD078 – Scottish Planning Policy (Scottish Government, 2014)

CD093 – *West Lothian Local Development Plan* (Proposed Plan) (and supporting documents including SEA) (West Lothian Council, 2015)

APPENDIX 1: Summary of integration of Countryside Belt designations with proposed plan

N.B. Refer to Position Statement: Local Landscape Designation (CDxxx) or West Lothian Landscape Designation Review (CD103) as relevant.

Location of change in area of Countryside Belt	**WLLP status (2009)**	**Proposed LDP status (2015)**
Livingston Countryside Belt		
Land north of Uphall Station alongside M8	White land	New area of Countryside Belt – due to close proximity of settlements in area
Area of AGLV south of Pumpherston Farm at River Almond	AGLV	New area of Countryside Belt - not brought forward as SLA because did

		not fit with incised river landscape character type; CB designated south and north of River Almond to protect settlement settings
AGLV south-west of Mid Calder / Livingston	AGLV / Countryside Belt	Almond and Linhouse Valleys SLA extended with areas of Countryside Belt re-designated as landscape protection
Breich Valley ASLC	ASLC / Countryside Belt / white land	New area of Countryside Belt west to B792 (Blackburn – West Calder road) – ASLC removed as overlapping and not meriting landscape designation
Land of A89, Dean Industrial Estate	Countryside Belt	Bathgate Hills SLA extended to A89; Countryside Belt de-designated
Land south of Dechmont at M8 by Deans and Knightsridge, Livingston	AGLV	New area of Countryside Belt – settlement boundary re-drawn to reflect more appropriate form of protection; AGLV area was detached from main designation
Bathgate / Whitburn Countryside Belt		
Boghall Policies ASLC	ASLC & Countryside Belt	ASLC de-designated as overlapping and not meriting landscape designation
Land north of Easton Road around Netherwood	White land	New area of Countryside Belt tied in and in support of extension to Bathgate Hills landscape protection to the east; also local development pressures
Almond Valley ASLC	Countryside Belt, ASLC & white land	ASLC de-designated as overlapping and did not merit landscape protection due to results of Local Landscape Designation Review; New area of Countryside Belt designated to retain protection of Polkemmet Country Park; New area of Countryside Belt designated south of Blackburn to retain protection extending east towards Seafield
Winchburgh / Broxburn Countryside Belt		
Re-designated ASAI as CB: to north of Winchburgh in vicinity of Old Philpstoun – Duntarvie - Newton	ASAI	New area of Countryside Belt
New LDP allocation H-WB 17 l/a NIddry Golf Course	Countryside Belt	Allocated housing site
Open Space safeguard north of Broxburn	Countryside Belt	Countryside Belt retained: GIS mapping issue does not show the CB designation below; to be resolved for adopted LDP with improved mapping and graphics
North of Dechmont / Uphall	AGLV & CB	SLA & CB: some of CB area taken

		forward as SLA; integration of CB extents to meet SLA
ASAI land south of Broxburn at Powflats & Kilpunt	ASAI	Re-designated as Countryside Belt
East Calder / Kirknewton Countryside Belt		
Re-designated ASAI as CB: Humbie and Milrig area	ASAI	New Countryside Belt
Existing CB south-west of East Calder / CDA	Existing CB	Joined to ASAI re-designation
Linlithgow / Philpstoun & Bridgend Countryside Belt		
East of Linlithgow	Not designated in WLLP	New Countryside Belt
Landscape designation south-east of Linlithgow	Not designated in WLLP	Special Landscape Area extends Bathgate Hills AGLV north to town boundary at Edinburgh Road to south of new CB

APPENDIX 2: Review of adopted Countryside Belts in WLLP for LDP

WLLP = West Lothian Local Plan, adopted 2009; LLDR = Local Landscape Designation Review 2014; LDP = West Lothian Local Development Plan – *Proposed Plan,* October 2015

N.B. – the maps referred to are those in the adopted local plan dating from 2009 and not the proposals maps for the LDP which were not extant when this stage of the review was undertaken.

Location (clock-wise)	**Issue**	**Addition/ deletion/ other**	**Justification**	**Comment/ Mapping changes (hi-lighted) / Improvements**
WLLP MAP 1: WEST LOTHIAN (1:100,000)				
Mapping	Difficult to read boundaries of CBs	MAPPING	Legibility, assessment and enforcement of designation	Legible map of all designated Countryside Belts needed showing boundaries
All West Lothian Countryside Belts	Difficult & impractical to map as separate CBs	MAPPING	Clarity and continuity	**Needs an A1 map/GIS layer**
Land North of Birdsmill House, between rail-line and River Almond	AGLV not taken forward as SLA in this area	ADDITION	Former AGLV north of M8 needs to be taken forward as CB; landscape protection	Noted in LLDR report and on Candidate SLA mapping. **Amend map/ GIS**
New LDP allocations & changes which impact on existing	As allocations to be taken forward from MIR to proposed plan stage	DELETIONS	Confirmed at Proposed LDP stage	Based on LDP committee submission, LDP consultation & DPEA Examination of LDP; **Amend map/ GIS – minor changes**

and proposed CBs				
Boundaries of all Countryside Belts	Avoidance of gaps between CBs and other mapped designations, allocations and settlement boundaries	MAPPING	To ensure clarity of land use allocation and countryside belt designation	**Amend map/ GIS – minor changes**
WLLP MAP 2: LINLITHGOW, BROXBURN & UPHALL (1:2500)				
East of Linlithgow (M9 Junction 3 south to Union Canal area)	DPEA decision (PPA-400-2045, July 2015) identified the importance of protecting the character and setting of the eastern approach to the historic burgh of Linlithgow	ADDITION	Protection of amenity of eastern approach and landscape setting To avoid suburbanisation of countryside east of Kingscavil Cemetery, Park Farm Prime agricultural land (Class 2) and traditional farm area	To road edge east of Burghmuir and Kingsfield, to M9 and north of A803 **Amend map/ GIS – new CB**
Re-designated ASAI as CBs: Old Philpstoun - Duntarvie	Loss of ASAI protection; best farmland; development pressures	ADDITION	Protection of best farmland and soils; avoidance of suburbanisation of countryside; additional pressure from new Forth Road Bridge crossing	Adjacent CEC boundary so supplement Edinburgh Green Belt; traditional farmland area so fits approach; add to existing Winchburgh / Broxburn CB **Amend map/ GIS**
Re-designated ASAI as CB: Powflats - Kilpunt - Muirend	Loss of ASAI protection; best farmland; development pressures	ADDITION	As above and promotes the amenity of Union Canal corridor which traverses area Also, Brox Burn between Kilpunt and Burnside indicated on WLLP as prone to flooding thus strong presumption against development	As above River Almond, rail-lines & M8/M9 corridor holding back Newbridge **Amend map/ GIS**
North of Illieston	Small SLA extension into ASAI	Amendment to ASAI area	Area currently in ASAI to be adopted as small extension to SLA and not taken forward as CB	**Amend map/ GIS**
SW of Uphall: area of ELv64 & EUB14	Creeping fragmentation of CB - South of A89	NO CHANGE – PROTECT THROUGH POLICY	N/a	North of A89 Uphall Golf Course and Houstoun House estate are critical areas to avoiding coalescence
North of Uphall	SLA extends AGLV to Binny Burn	DELETE/ RATIONALISE	CB area taken forward as SLA; CB extends to meet SLA	**Amend map/ GIS**
Square of land south of Binny Burn	Area of AGLV not in cSLA	ADD as CB	To avoid discontinuity of unattached section of	**Amend map/ GIS**

			white land between SLA and CB, take forward as CB for consistency	
North of Broxburn	Potential core SLA area analysed in LLDR	LANDSCAPE IMPROVEMENT Issue for CSGN & SG Industrial Heritage	N/a	Area scored just below cut-off for SLAs; justification for promotion as informal countryside recreation area
WLLP MAP 3: LIVINGSTON AREA (1:2500)				
Dechmont Law	Detached area of AGLV not taken forward as SLA; bisected by settlement boundary	PART – ADDITION: Area north of town boundary & M8 corridor to be added as Countryside Belt joined into CHANGE TO SETTLEMENT BOUNDARY	Maintains Countryside Belt at this point as continuous countryside protection designations Extend Countryside Belt to include south side of M8 along Woodland Park, main track, north edge of golf course to reflect CB designation of M8 corridor west & east Dechmont Law & conifer forests important for landscape setting of north Livingston and for the M8	Open Space not appropriate so close to the M8; though CB does have access component AGLV area south of Woodland Park, main track and golf course to be designated Open Space up to re-drawn Settlement Boundary – SLA **Amend map/ GIS**
Uphall/Dechmont/ North Livingston at M8-J3	Mostly motorway junction and employment site albeit Dobbies now built	NO CHANGE – PROTECT THROUGH POLICY M8 ARTWK – LANDSCAPE IMPROVEMENT	Potential for further M8 public art work in NW of cloverleaf junction – consider a landscape integrated work as more trees desirable to mitigate coalescence and to support this thin area of CB but well landscaped at present	M8 corridor & M8-J3 critical to stopping Livingston spreading north into adjacent communities Consider adding to brief for Public Art proposed at M8-J3
M8 corridor north of Uphall Station to Roman Camp	Obvious omission; M8 included in CBs all other points where by M8	ADDITION	Continuity of protection of M8 corridor & CB	Reason why this section of M8 not included in CB – possibly a WLLP drafting error. **Amend map/ GIS**
Whiteland at Drumshoreland Muir	Gap in Livingston CB by Pumpherston; Re-designation of ASAI at Powflats - Kilpunt - Muirend as CB to east; highlights area of white land	REVIEW	Improves continuity of CB at Pumpherston and with ASAI to east Avoidance of coalescence especially for settlement setting and identity with town edges nearby in WLC and CEC areas	Pressure from Edinburgh expansion westward & WLC not in Greenbelt so WLC settlements vulnerable to development pressure along eastern flank

			CDA to south of Almondell Country Park suggests need to reduce urban pressures on park and area east of Livingston	
South of Pumpherston Farm	Area of AGLV from to Camps Viaduct reduced in SLA	ADDITION	Extend CB for landscape protection of River Almond Valley and to maintain settlement boundary at Pumpherston Road / B8046; consistency with AGLV	**Amend map/ GIS – as AGLV boundary**
Polbeth - area by site HLv136	Settlement identity issues due to encroaching development to east, north and west	DELETION/ NO CHANGE LANDSCAPE IMPROVEMENT	DPEA decision on WLLP inquiry to approve HLv136; createsvisual join with Livingston; however narrow tree belts either side of site reinforced by pipeline corridor and Limefield Glen to west still give some degree of visual separation for Polbeth along the A71 and Shotts rail-line	Settlement Boundary for LDP drawn to include HLv136 housing sites into Livingston adjacent Brucefield Industrial Park; and pulling back Settlement Boundary for Polbeth to West Calder HS Some limited opportunities for landscape improvements along sterilised pipeline corridor to reinforce shelterbelt at this point and Countryside Belt
Re-designation of ASLC at Breich Water as CB	Undesirable over development of countryside at Freeport Village; 5 Sisters Zoo and Gavieside nearby; Park Homes development at SE corner of B792 / B7015	ADDITION	Re-designate ASLC as Countryside Belt as far as B792 north of Addiewell; further west less development pressure and steeper sides of Breich Valley Covers loss of protection from ASLC designation and simplify countryside protection Existing boundary along roads, Five Sisters etc. is defensible	Within existing Countryside Belt by West Livingston CDA; much overlapping and overly complicated countryside designations ENV policy added to LDP to protect riparian areas / banks upstream & no defensible boundary west of B792 until A706 **Amend map/ GIS – Livingston CB**
Re-designation of ASLC at River Almond near Blackburn	Pressure for expansion South of River Almond at Blackburn due to proximity of town cross / Main Street	ADDITION	Re-designate ASLC south of Blackburn and Seafield as CB; move west section boundary south to Blackburnhall Rd to give defensible boundary Protect landscape setting of Blackburn, Seafield, River Almond, Blackburn House	Again overlapping designations and appears overly complicated on WLLP proposals map **Amend map/ GIS**

Deans Industrial Estate, Livingston & Boghall, Bathgate	Less than a field apart with different uses & countryside broken up by road uses: 3 roundabouts, road and rail embankments	NO CHANGE TO CB LANDSCAPE IMPROVEMENT	Proximity of Deans Industrial Estate to Bathgate / Boghall compounded by transport corridors & motorway junction Caputhall Woodland, Tailend Moss and wetland areas have high biodiversity value but isolated by M8 Desirable to extend CB east into Deans IE through 'greening'	Some benefit from Bathgate Hills SLA extending down to A8 north of Deans IE CSGN project proposal to consider in area to improve tree cover though sight line limits from transport needs Deans IE and road system consider as feasible: Landscape improvements to be considered / landscape artwork to reinforce Countryside Belt
CB to north of A89 and Deans Industrial Estate	LLDR extends AGLV as SLA to A89 from Boghall to Bangour	DELETION	CB upgraded to SLA status through LLDR due to needs of integrity, defensible boundary and high score of Bathgate Hills SLA	**Amend map/ GIS**
ASLC within Livingston Settlement Boundary	Recorded as part of LLDR sign-off/ committee report/ SLA documentation	NO CHANGE -MAINTAIN PROTECTION THROUGH COM2 safeguarding	Protection of riparian/ habitat/ recreational corridors as well as large areas of open space & landscape framework 3 small sections outwith Settlement Boundary but covered by existing CB: ▪ Williamston Bridge – Manse Covert, Bankton ▪ Campbridge Park – Murieston Trail ▪ Northwood, Brucefield	Overlapping designations very clear on WLLP Map 3
WLLP MAP 4: BATHGATE AREA (1:2500)				
Extension of AGLV as SLA north of Belvedere, Hilderston Farm & adjacent white land north of Easton Road	Gap between new CSLA at Belvedere and CB south of Easton Road where undesirable for urban expansion	Extension of CB north along A800 to East-West C-road at South Coustoun	Protection of landscape setting of town and A801 Avoidance of urban sprawl	**Amend map/ GIS**
Re-designation of CB as SLA, east of Boghall near Deans Industrial Estate	See under Livingston	-	-	-
Re-designation of Almond Valley ASLC, south of	De-designation of ASLC	NO CHANGE TO CB	Overlaps existing CB designation to south of Bathgate	-

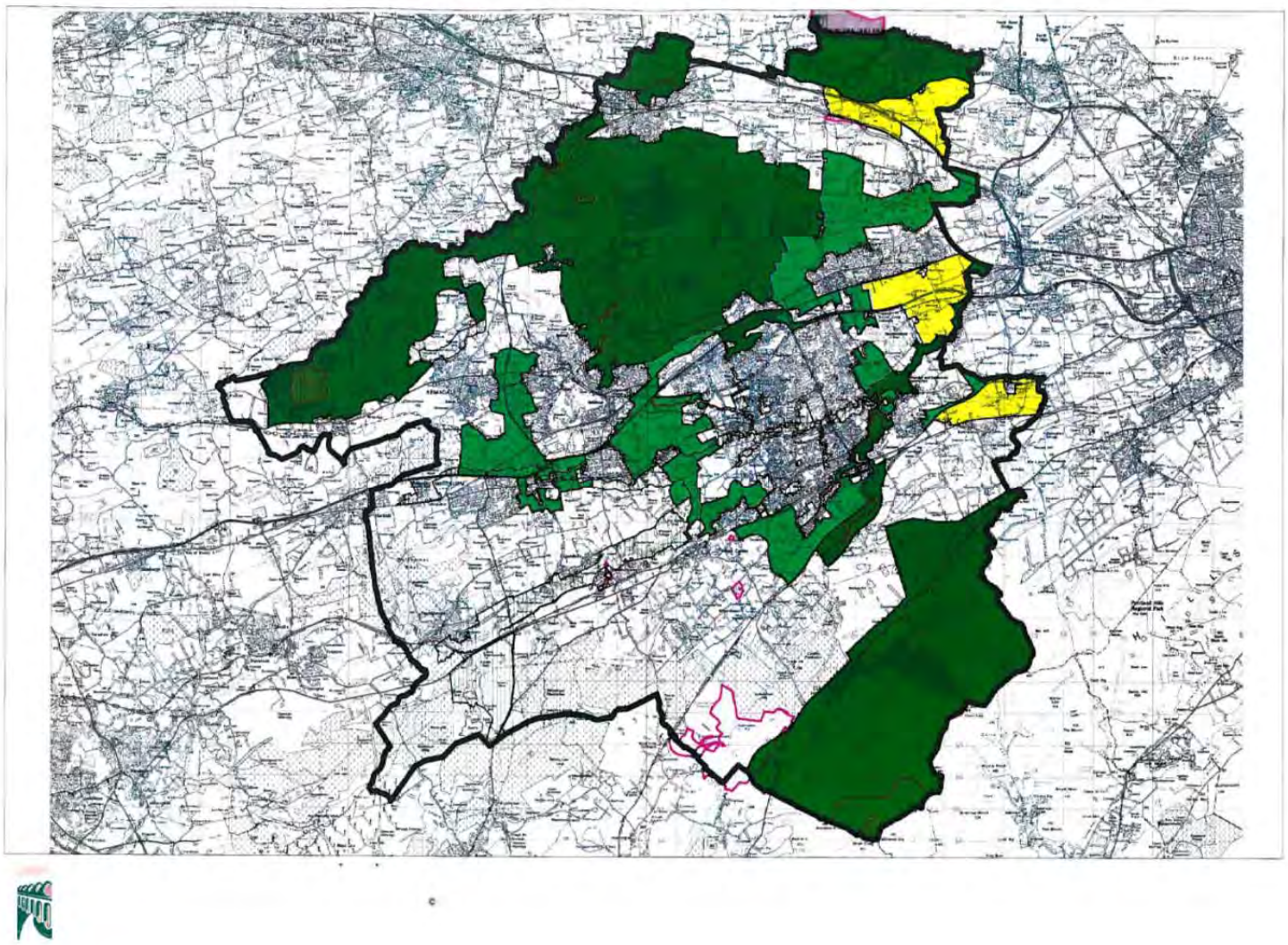
Pottishaw/ Inchcross				
De-designation of Boghead House Policies ASLC, Falside and Whiteside	De-designation of ASLC	NO CHANGE TO CB	Overlaps existing CB designation west of Falside/ Whiteside/ Birniehill	-
East Whitburn	Fully constrained by existing CB	NO CHANGE TO CB	-	-
De-designation of River Almond ASLC, Whitburn NW town boundary (Polkemmet Country Park)	Potential impacts of removal particularly for park	ADD TO CB	Unlike Beecraigs and Almondell Country Parks, Polkemmet CP has no other protection except through public ownership Given proximity of Cowhill employment site & M8, Polkemmet CP could benefit from CB protection including a buffer zone	**Amend map/ GIS**
Re-designation of Barbauchlaw Glen ASLC & reduction of Blackridge Heights AGLV Armadale	Loss of countryside protection	NO CHANGE TO CB	Lower scoring area in LLDR for landscape quality; steep burnside in parts Coalescence not an issues	Rely on LDP policy & SGs re landscape character, development in the countryside & protection of riparian areas
WLLP MAP 5: VILLAGES (1:2500)				
Land east of B792, Cuthill Bridge, Stoneyburn	See Livingston above – Breich Water ASLC	-	-	-
Re-designation of ASLC at Breich Valley	Loss of the ASLC removes a constraint to expansion and coalescence	ADDITION / POLICY REVIEW	ASLC performs a similar task to CBs in restricting / controlling urban expansion? Policy protection for riparian corridors and development in the countryside to be reviewed / considered	Rely on LDP policy & SGs re landscape character, development in the countryside & add policy protection of riparian areas
Land north and south of West Calder	Limited CB & constraints; Lowland crofting policy boundary line co-terminus with West & South town boundary	ADDITION & REVIEW	Re-designation of Breich Valley ASLC as CB as Livingston above; consider extension in Tenant's March / Cleuch Brae area	-
East Calder town boundary	Completely constrained except at Langton area;	REVIEW & ADDITION	CDA land supply; long-term, post- CDA approach given	**Amend map/ GIS**

	ASAI re-designation as below		proximity to Edinburgh and desirability of area	
Re-designated ASAI as CB: Milrig – Humbie – Linburn, north of Kirknewton	Loss of ASAI protection; best farmland; development pressures Wilkieston entirely constrained by ASAI/ new CB	ADDITION	Adjacent CEC boundary so supplements Edinburgh Green Belt; traditional farmland area so fits approach Add ASAI to existing CB south of East Calder & extend west to Langton Park track	Rely on LDP policy & SGs re landscape character and development in the countryside
Location (clock-wise)	**Issue**	**Addition/ deletion/ other**	**Justification**	**Comment/ Mapping changes (hi-lighted) / Improvements**

FIGURES / MAPS

Figure 1 – Map of Countryside Belts in the West Lothian Local Plan 2009

(P. 4 - text reference; CD107 mapping; not to scale)



MAP KEY

Bright Green = Countryside Belts

Dark Green = Areas of Great Landscape Value

Bright Yellow = Areas of Special Agricultural Importance

Dark Pink = bio-diversity designations

Figure 4 – Map of Countryside Belts in the LDP

(P. 6 - text reference; not to scale)

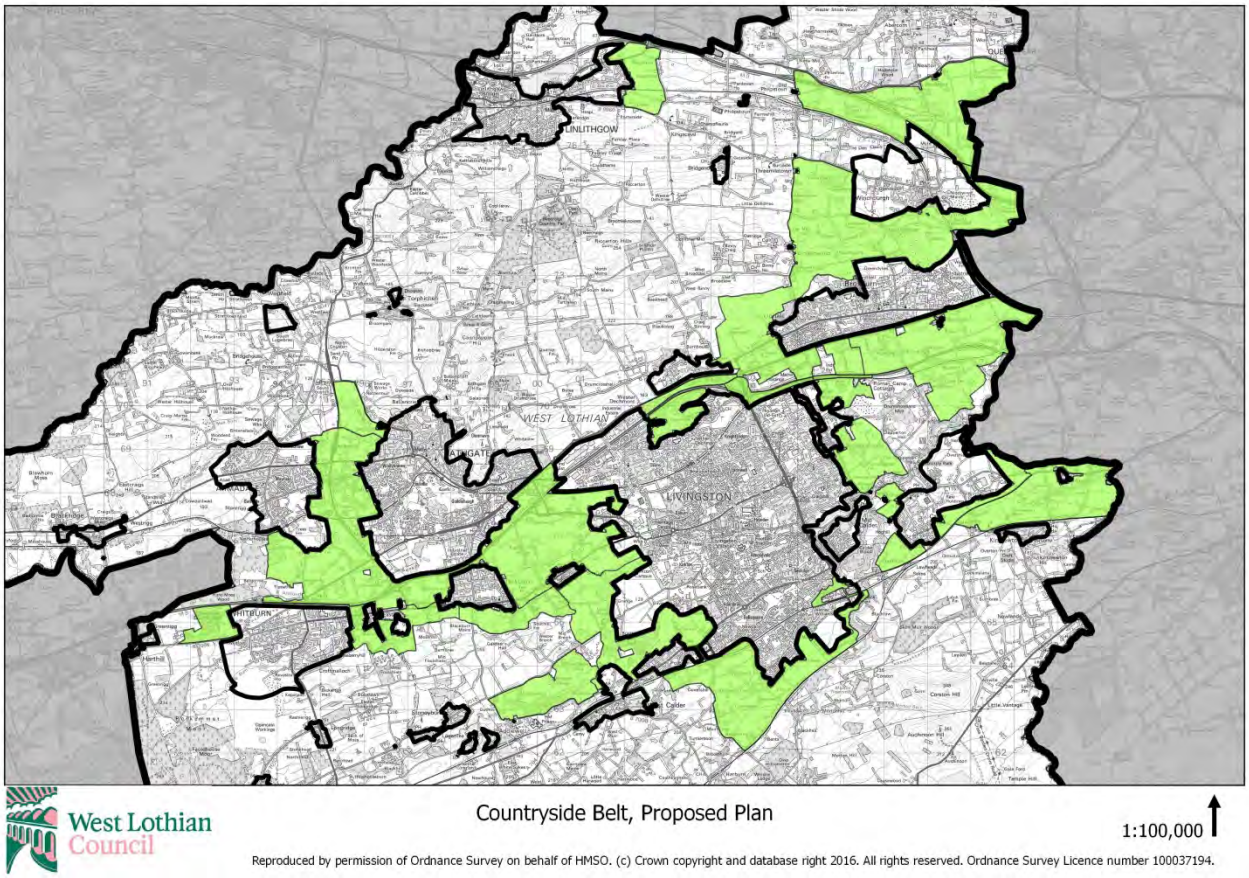
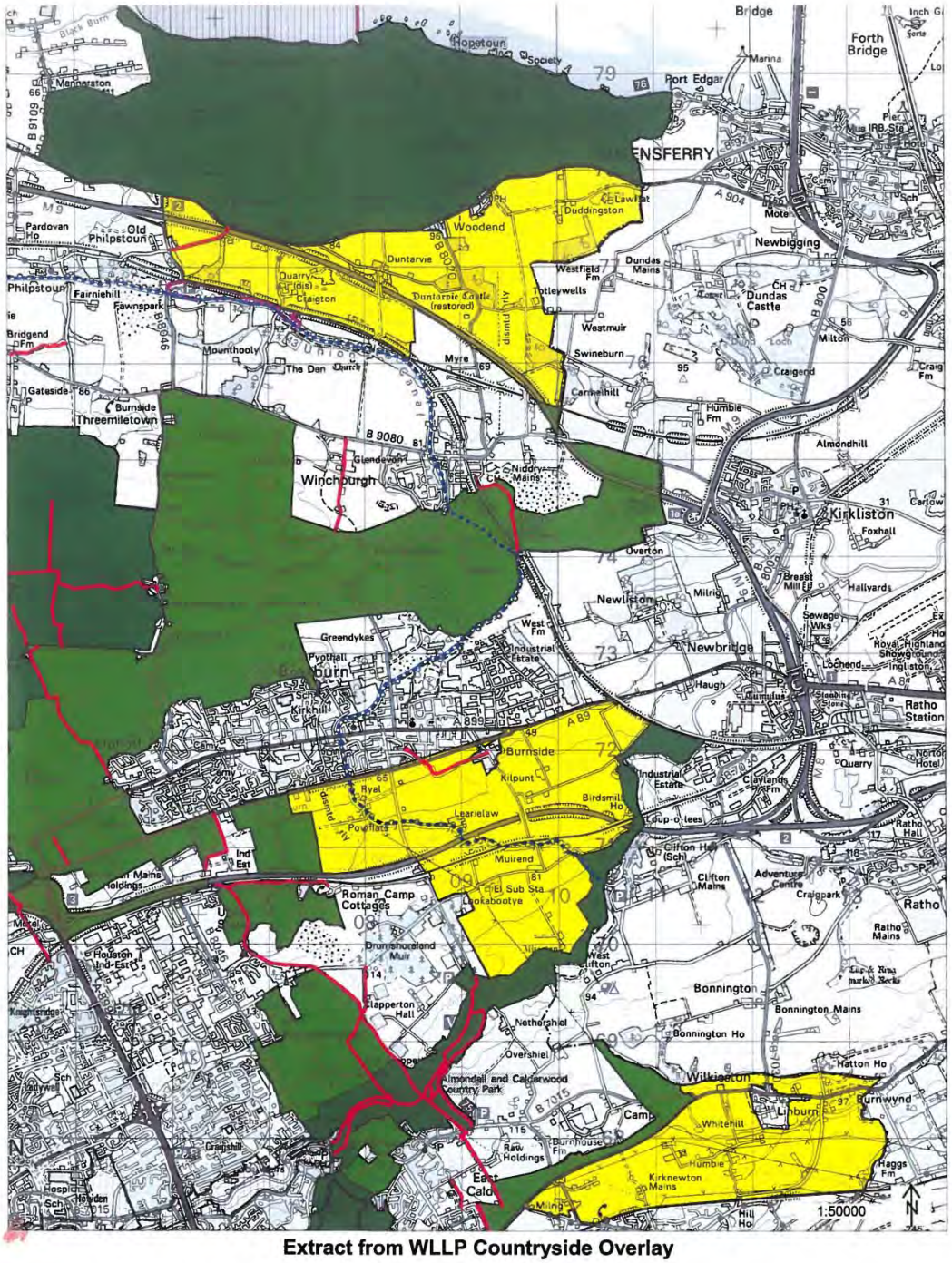


Figure 5 – Map of Areas of Special Agricultural Importance (ASAI) from West Lothian Local Plan 2009

(P. 9 - text reference; CD093, WLLP mapping: areas in 'yellow' are the three ASAIs; not to scale)



Extract from WLLP Countryside Overlay

West Lothian Council

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June 2016

APPENDIX 4

West Lothian Council

West Lothian Council Local Development Plan (LDP) – *Proposed Plan*

Position Statement: *Local Landscape Designation*

JUNE 2016

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APPENDIX ONE: Integration of SLAs with LDP

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Figure 5 – Time-line of process for progress of local landscape designations from two to single tier stage
(See end of document for all Figures except Figure 5 which is within the text)

Non-technical Summary

This statement sets out the council's position in support of its approach to local landscape designation, including policy and identified Special Landscape Areas, as set out the in the West Lothian Local Development Plan – *Proposed Plan* (CD093: Pages 41, 42, 268 and Maps 1 - 5) 2015.

Background evidence, the review process and main arguments for Special Landscape Areas as portrayed in the Proposed LDP are set out. Compliance of this spatial designation and related planning policy with regional and national planning policy is demonstrated.

In summary, the key points regarding local landscape designation for West Lothian in the Proposed LDP are:

- the exercise was carried out be Land Use Consultants following a proven methodology and supported by steering group including advisors from Scottish Natural Heritage;
- 7 Special Landscape Areas (SLA) have been identified through an 'all landscape approach' consultancy commission – i.e. not a straight review of existing designations – though the new designations largely correspond to and support the existing Areas of Great Landscape Value;
- Special Landscape Areas offer superior landscape protection through their robust approach to designation, clear identifiable boundaries and 'Statements of Importance' for each SLA;
- the adoption of the single tier approach to landscape protection is in accordance with national guidance and results in the loss of the lower tier of landscape designations known as Areas of Special Landscape Control (AoSLC) though these were largely devised to support environmental and access improvements and many have protection through overlapping designations such as "Countryside Belts" and through the policy framework of the plan ;
- public consultation has been undertaken in parallel with the Proposed Plan; and
- minor additions and deletions to the Special Landscape Areas proposed in the LDP have been itemised, justified and recorded.

Policy ENV 1: *Landscape Character and Special Landscape Areas* continues principles in the adopted local plan, has been condensed into one policy, seeks to accord with best practice and complies with the current national and regional guidance on landscape planning designations.

Unresolved issues arising from representations to the LDP public consultation have been raised regarding the Bathgate Hills SLA and the Blackridge Heights SLA as well as Policy ENV 1 and addressed through Schedule 4s. All issues raised have been addressed in the council's response and no modifications to the proposed plan are recommended.

A systematic approach to review and compliance with national and regional planning policy has been completed to bring forward robust and purposeful local landscape designations and supporting policy for the proposed plan.

The council believes that its position on local landscape designations and Policy ENV 1: *Landscape character & Special Landscapes Areas* in the LDP is sound and justified. There are no outstanding issues in the LDP Schedules 4s. No modifications are required.

In Appendix 5 of the Proposed LDP an Express Statement is provided for subsequent Planning Guidance on "*Landscape Character and Local Landscape Designations".* This is where the council intends to publish finalised citations for each Special Landscape Area - subsequent to the outcome of the LDP Examination - incorporating the West Lothian Landscape Character Classification (CD102, 2014).

1.0 West Lothian Local Development Plan context

1.1.0 Landscape protection and the Local Development Plan

1.1.1 In support of Examination of the proposed local development plan for West Lothian by the Scottish Government's Planning and Environmental Appeals Division (DPEA), this statement provides background to the council's approach to local landscape designation, including policy protection and identified Special Landscape Areas (SLA). Position Statement: "*Local Landscape Designation"* describes the steps taken by the council to audit its adopted two tier local landscape designation system and progress towards a nationally compliant single tier of Special Landscape Areas to offer protection through designation to identified areas of West Lothian of such merit.

1.1.2 This position statement further advises of the outcome of consultation on the West Lothian Local Landscape Designation Review (LLDR, Land Use Consultants, 2013) in parallel with the Main Issues Report in the late summer of 2014. Responses received following consultation have informed the proposed plan for the West Lothian Local Development Plan (LDP) and its integration with the West Lothian Local Development Plan at proposed plan stage.

1.1.3 Public consultation on the landscape designations and policy as integrated into the West Lothian Local Development Plan – *Proposed Plan* (CD093: Pages 41, 42, 268 and Maps 1 - 5) was undertaken in October and November 2015. The position statement further facilitates the council's response to 'Schedule 4s for Unresolved Issues' arising from the public consultation by consolidating background information and evidence on landscape protection in West Lothian into one document.

1.1.4 The starting point for any review of local landscape designation in Scotland is the 'Guidance on Local Landscape Designations' published by Scottish Natural Heritage and Historic (Environment) Scotland in January 2006. It defines the main terms as follows:

"Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. (CD143, p. 8)

"Landscape protection" means actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity. (CD143, p. 8)

"Landscape character" means the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape. (CD143, p. 30)

"Landscape character assessment" means the process of systematic description, classification and assessment analysis of landscape, in order to identify, describe and understand its character. (CD143, p. 30)

"Landscape evaluation" means the process of attaching value to a landscape, through the application of a consistent methodology and agreed criteria. (CD143, p. 30)

"Landscape sensitivity" means the degree to which the character and qualities of the landscape are affected by specific types of development and land-use change. (CD143, p. 30)

1.2.0 Adopted local landscape designations in West Lothian

1.2.1 There are no National Scenic Areas designated in West Lothian. The adopted West Lothian Local Plan (CD107, WLLP 2009, pp. 26 - 30) designates six Areas of Great Landscape Value (AGLV) and six Areas of Special Landscape Control (ASLC), a two-tier system with AGLVs being the premier designation. The adopted designations are shown in the plan below and are listed as set out in the adopted local plan:

Bathgate Hills and River Avon Valley Area of Great Landscape Value
Forth Shore Area of Great Landscape Value
Airngarth Hill Area of Great Landscape Value
Blackridge Heights Area of Great Landscape Value
Almond and Linhouse Valleys Area of Great Landscape Value
Pentland Hills Area of Great Landscape Value

The Briech Valley Area of Special Landscape Control
Levenseat, South Fauldhouse Area of Special Landscape Control
The River Almond Area of Special Landscape Control
Livingston Area of Special Landscape Control
Boghead House Policies Area of Special Landscape Control
Barbauchlaw Glen, Armadale Area of Special Landscape Control

Figure 1 – Map of local landscape designations in the West Lothian Local Plan 2009 (source: West Lothian Local Plan 2009) (See end of document for all Figures)

1.2.2 The policy framework of the adopted local plan (CD107, WLLP 2009, p. 28) is extensive and includes three specific policies which apply to the Areas of Great Landscape Value (AGLV) and Areas of Special Landscape Control (ASLC) as below.

> ***Policy ENV 19***
> *Within the six AGLVs shown on the proposals map there is a presumption against development which would undermine the landscape and visual qualities for which the areas were designated.*
>
> ***Policy ENV 20***
>
> *Development proposals outwith an AGLV which would affect its setting from important viewpoints will be subject to detailed visual appraisal and will not be supported if it adversely affects the designated area.*
>
> ***Policy ENV 21***
>
> *The council will protect the six Areas of Special Landscape Control shown on the proposals map from intrusive development in order to retain their landscape character.*
>
> *The council will promote opportunities to enhance the six Areas of Special Landscape Control and their accessibility to the public for recreational and educational purposes in a manner that does not undermine their landscape character and biodiversity value.*

1.2.3 The first two policies for AGLVs control development within and without the designation and cite protection of their landscape and visual qualities which are related in a short paragraph for each designation. The lower tier policy for Areas of Special Landscape Control offers protection for retention of landscape character whilst encouraging enhancement and access.

1.3.0 Update of local landscape protection and policy for the LDP

1.3.1 In January 2013, the council engaged Land Use Consultants to undertake a review of landscape protection from a first principles approach, , rather than a more limited review of existing local landscape designations. A main feature of the approach is the use of landscape character as an established methodology for classifying, analysing and evaluating landscape. A steering group was formed from council officers with the expert guidance of landscape advisors from Scottish Natural Heritage to oversee the process of moving from an outdated set of local landscape designations to a more robust and policy compliant set of landscape designations in accordance with the aims of the project brief and to inform the preparation of the new LDP for West Lothian.

1.3.2 The finalised report for the *West Lothian Local Landscape Designation Review* (CD103 – LLDR, Land Use Consultants, 2013) was delivered in June 2013 to the project steering group and produced a single tier of designations to be known as Special Landscape Areas when finally adopted. Seven candidate Special Landscape Areas resulted as listed and shown in map form below:

Airngarth Hill candidate Special Landscape Area
Forth Coast candidate Special Landscape Area
Avon Valley candidate Special Landscape Area
Bathgate Hills candidate Special Landscape Area
Blackridge Heights candidate Special Landscape Area
Almond and Linhouse Valleys candidate Special Landscape Area
Pentland Hills candidate Special Landscape Area

Figure 2 – Map of local landscape designations in the LDP (See end of document for all Figures)

1.3.3 As can be seen at a glance, the lower tier of Areas of Special Landscape Control has disappeared and the upper tier of Areas of Great Landscape Values have largely been vindicated with some adjustments to their form and the division of the largest AGLV, the unwieldy *Bathgate Hills and River Avon Valley* Area of Great Landscape Value, into its constituent parts of the *Avon Valley* candidate Special Landscape Area and the *Bathgate Hills* candidate Special Landscape Area. The detailed reasons for why and how the local landscape designations in the adopted local plan were subjected to review are covered in sections 3.0 and 4.0 of this paper.

1.3.4 Along with the revised local landscape designations, the related policy framework was revised and updated to be compliant with national policy guidance and following examples of best practice. A single policy reflecting the importance of landscape character and linkage to National Planning Framework 3 (CD092, 2014) for the Central Scotland Green Network has emerged and is outlined below.

> ***Policy ENV 1 Landscape character and special landscape areas***
>
> ***Development will not be permitted where it may significantly and adversely affect local landscape character. Where development is acceptable it should respect this landscape character and be compatible in terms of scale, siting and design. New rural development will be required to incorporate design elements to maintain the diversity and distinctiveness of local landscapes and to enhance landscape characteristics where they have been weakened.***
>
> ***Within the Special Landscape Areas (SLAs) shown on the proposals map there is a presumption against development which would undermine the landscape and visual qualities for which the areas were designated.***

Development proposals 'outwith' these areas which would affect its setting from strategic viewpoints will be subject to detailed visual appraisal and will not be supported if it adversely affects the designated area.

Development proposals which are likely to have a significant landscape impact must be accompanied by a landscape and visual impact assessment demonstrating that, with appropriate mitigation, a satisfactory landscape fit can be achieved.

The council will seek to protect and enhance landscape character and local landscape designations in accordance with Supplementary Guidance 'Landscape character and local landscape designations' and 'Green Networks'.

2.0 Regional & national context

2.1.0 Regional context

2.1.1 Working outward from the Local Development Plan, the next planning policy level up is regional policy. The Strategic Development Planning Authority for Edinburgh and South East Scotland (SESplan) adopted its' Strategic Development Plan in 2013 (SDP1) (CD114). However, the SDP is not a guiding document for landscape protection, probably due to the lack of regional or conjoined local landscape designations to designate.

2.1.2 There are eight local landscape designations adjacent to the council's boundary in the neighbouring local authority areas of: City of Edinburgh, Scottish Borders, South Lanarkshire and Falkirk Councils which have a bearing on the formation of designations in West Lothian. Through the *West Lothian Local Landscape Designation Review* (CD103, pp. 31-32), Land Use Consultants illustrate the cross-play of these designations on plan, in table form and in text. At the time of writing, (Spring 2013) neither Falkirk nor North Lanarkshire councils had undertaken a review of their landscape designations following the process set out in the SNH/HS Guidance on Local Landscape Designations (CD143). At that time, Falkirk and North Lanarkshire council's had yet to update their local landscape designations in accordance with national guidance.

2.1.3 Since the LLDR for West Lothian was undertaken, Falkirk Council has produced supplementary guidance in support of its local development plan based on landscape character principles and has renamed and repurposed its existing Areas of Great Landscape Value as Special Landscape Areas. For all intents and purposes, the boundaries of the renamed SLAs for the Falkirk area remain unchanged and are highly unlikely to have any significant effect on the adjacent designations in West Lothian. (CDxxx) SG09 *Landscape Character Assessment & Landscape Designations,* Falkirk Council, July 2015

2.1.4 As far as can be ascertained, North Lanarkshire Council has not updated its local landscape designations and there do not appear to be any which adjoin the West Lothian Council area.

2.2.0 National context

2.2.1 The Guidance on Local Landscape Designations produced by Scottish Natural Heritage and Historic Scotland in January 2006 (CD143) was a watershed moment for local landscape designations across Scotland because it offered an 'all-landscapes approach' through inclusive use of landscape character assessment across a planning authority area, as opposed to selected areas; and offered roles for local landscape designations to be used as tools for different roles:

- *to safeguard important landscape and landscape features which are particularly valued and may have limited capacity for change;*
- *to promote understanding and awareness of the distinctive character and special qualities of the landscape of a local authority area;*
- *to promote some of the most important outdoor settings for recreation and tourism within a local authority area; and*
- *to contribute to wider policies for guiding urban expansion, specifically identifying and safeguarding areas of landscape within, or close to, existing settlements*. (CD143, pp. 12 – 13)

2.2.2 Critically, a clear process for reviewing local landscape designations is detailed through eight key steps:

I. describe the key characteristics and qualities of the landscape of the local authorities area
II. develop objectives to underpin all-landscape approach
III. review role of, and need for, local landscape designation
IV. develop criteria to select areas of search for designation
V. identify and agree areas of search
VI. identify and agree specific areas for designation
VII. identify and agree boundaries for each area to be designated
VIII. develop planning and other policies for each designated area. (CD143, p. 20)

2.2.3 The council took heed of this guidance and the process can be seen in detail in the pages of the consultancy report "*West Lothian Local Landscape Designation Review"* (CD103, June 2013).

2.2.3 Since the council carried out its consultancy work on local landscape designations, the second version of Scottish Planning Policy (SPP, 2014) (CD078) was released which had greater influence on the policy development stage and finalisation of special landscape areas for the proposed plan. The lead policy principle in the "Valuing the Natural Environment" section (CD078, para. 194) suggests that the planning system should: "*facilitate positive change while maintaining and enhancing distinctive landscape character".*

2.2.4 Guidance for development plans in Scottish Planning Policy (CD078, paras. 196 -201) sets out the purposes for areas of 'local landscape value' as threefold:

- *safeguard and enhance the character and quality of a landscape which is important or particularly valued locally or regionally; or*
- *promote understanding and awareness of the distinctive character and special qualities of the local landscapes; or*
- *safeguard and promote important local settings for outdoor recreation and tourism.*

2.2.5 Policy ENV 1 *Landscape character and special landscape areas* and the Special Landscape Areas as set out in Maps 1 – 5 and pages 41 – 42 of the Proposed Plan take cognisance of national guidance. Of note is that most local authorities have preferred the '*special landscape area'* nomenclature to the '*areas of local landscape value'* suggested in SPP (CD078, p. 197).

3.0 Reasons for the review of local landscape designations

3.1.0 Compliance with national policy and landscape character approach

3.1.1 Scottish Planning Policy (SPP2014, CD078, p. 45) identifies the European Landscape Convention (2000) as a key document in local landscape designation and as the cornerstone of modern landscape protection through a standardised 'landscape character' approach. Landscape character assessment is a process which classifies, evaluates and analyses landscape as a basis for decision making. The aim of SPP2014 is for a consistent, methodical and robust approach yielding a single-tier of local landscape designation across Scotland.

3.1.2 West Lothian's current set of local landscape designations – Areas of Great Landscape Value and Areas of Special Landscape Control – are neither single tier nor based on a landscape character approach. Landscape protection of the Forth coastal area, the Pentland Hills and Torphichen and Bathgate Hills (as they were known) are many decades old and predate the current local authority boundaries and arise from the original guidance for local landscape designations that was prepared by the Scottish Office in 1949.

3.2.0 Deficiencies in current set of landscape designations

3.2.1 The current set of local landscape designations in West Lothian evolved over many decades and lacked clearly defined boundaries, justification for selection of areas, and clarity over the landscape qualities and values for which they were designated. These weaknesses leave potential for challenges at planning appeal or inquiry.

3.2.2 These and other deficiencies were addressed in the landscape protection section of the adopted local plan (CD107, WLLP 2009, p. 26) and commits the planning authority to undertaking a review of local landscape designations during the plan period. The consultancy project with Land Use Consultants and Scottish Natural Heritage was undertaken to meet this commitment and produced the West Lothian Local Landscape Designation Review in June 2013 (CD103).

3.3.0 Mapping issues

3.3.1 Maps for the earlier style of Local Plans focus on mapping urban change and addressing development issues within or near settlements. Thus, the West Lothian Local Plan does not have an overview map of the all the local landscape designations it covers and in the case of the *Bathgate Hills and River Avon Valley* Area of Great Landscape Value this designation cannot be viewed in its entirety and exists in sections on five different plans at different scales. This is a very unhelpful position for the assessment of development against local landscape designations.

3.3.2 The current set of adopted local landscape designations exist as paper maps or scanned images. The migration of local landscape designations from static graphics packages to the iterative and digitised Geographical Information Systems further required the review and update of mapping techniques.

4.0 Approach to and outcomes of review of local landscape designation

4.1.0 Process

4.1.1 The review of local landscape designations in West Lothian is based on the following three documents and accompanying project work:

Landscape Capacity Study for Wind Energy Development in West Lothian (David Tyldesley Associates, December 2011) (CD165) (LCS, DTA)

West Lothian Local Landscape Designation Review (Land Use Consultants, 2013) (CD103) (LLDR, LUC)

West Lothian Landscape Character Classification (West Lothian Council Planning, 2014) (CD102) (WLLCC, WLC Planning)

4.1.2 An update of landscape character classifications for West Lothian was a starting point for the review and a report on revised landscape character classifications in West Lothian was published in 2011 as part of the work undertaken by David Tyldesley Associates for the council's landscape capacity study into wind energy. For the Local Landscape Designation Review, Land Use Consultants (LUC) undertook survey work and analysis which updated and confirmed these classifications and informed the LLDR.

4.1.3 The revised landscape character classification for West Lothian form the baseline for the review of landscape protection and designation for the authority and can be seen in the figures below.

Figure 3 – List of revised landscape character units (Source: CD 102 – WLLCC, p. 10)

Figure 4 – Map of landscape units and types in West Lothian (Source: CD 102 – WLLCC, p. 11)

(See end of document for Figures and maps)

4.1.4 Land Use Consultants (LUC) undertook the West Lothian LLDR under the direction of a steering group which included representatives from Scottish Natural Heritage and relevant council services. The steering group was keen to support a positive view of the cultural heritage evidenced in West Lothian landscapes from the Neolithic landscape of the Bathgate Hills to the distinctive red shale bings of the recent industrial past.

4.1.5 The methodology followed by Land Use Consultants was based on that set out in the Guidance on Local Landscape Designations (CD143) and comprised five principal stages:

- establishment of the landscape baseline;
- quantitative evaluation of the landscape baseline;
- qualitative analysis of the evaluation results and selection of core areas;
- refinement of core areas through application of practical criteria; and
- written statements of importance.

4.1.6 The LLDR was conducted as an exercise from first principles. A ranking mechanism for qualitative analysis scored the top third of landscape units as strongly correlated to the existing AGLVs. The Western Pentland Hills landscape unit ranked highest at 29/30.

4.2.0 Status of documents and landscape designations

4.2.1 The West Lothian Local Landscape Designation Review (LLDR, CD103) together with the West Lothian Landscape Character Classification (WLLCC, CD102) act as supporting documents to the proposed plan and have had consideration and approvals through the council's democratic processes as set out below.

4.2.2 The process by which Candidate Special Landscape Areas (cSLA) move forward to becoming Special Landscape Areas (SLA) involves many steps which are set out in the time-line below. Due to the requirements of the spatial strategy for the LDP, effectively the allocation of new sites and identification of required infrastructure, candidate SLA are unlikely to be adopted exactly as recommended through the LLDR report. The LLDR consultancy report is an expert view based primarily on landscape and visual analysis which feeds into the formation of the settled approach to the council's Local Development Plan, along with a range of specialist input on other factors and land uses such as transport, education and employment. Targets for the allocation of land for housing and employment are a prime driver of the shape of the spatial strategy for the LDP with potential sites assessed against a range of factors including the recommended candidate Special Landscape Areas.

4.2.3 In the case of the West Lothian candidate Special Landscape Areas, it is plan requirements and the balancing of the broad range of factors which feed into the formation of the Proposed Plan and at time require the amendment and integration of designations to result in Special Landscape Areas. The LDP Proposed Plan is a material consideration in the determination of any planning applications for development in West Lothian; thus the Special Landscape Areas in the Proposed Plan take a step towards finalisation and adoption. The amended SLAs are shown on LDP Proposals Maps 1-5.

4.2.4 Thus cSLA become SLA through integration with the LDP spatial strategy. The LDP Examination will confirm or make amendments to the Special Landscape Areas in the proposed plan confirming their final boundaries and details. The subsequent publication on-line of the adopted Special Landscape Areas as ratified by council in planning guidance will be the point when existing AGLVs and ASLCs will be superseded by a single tier of robust Special Landscape Areas. Until that time, the current local landscape designations as set out in the adopted West Lothian Local Plan of 2009 remain in force.

Figure 5 – Time-line of process for progress of local landscape designations from two to single tier stage

Date	***Committee / LDP stage***
January – June 2013	*West Lothian Local Landscape Designation Review* (Land Use Consultants, 2013) (CD103) (LLDR, LUC) – consultancy project undertaken led by steering group formed from Scottish Natural Heritage and relevant council officers recommending Candidate Special Landscape Areas (SLA).
5 June 2014	LLDR approved by the West Lothian Council Development and Transport Policy Development and Scrutiny Panel (PDSP) for forwarding to the Council Executive for approval for consultation alongside the Main Issues Report for the West Lothian Local Development Plan.
19 June 2014	The Main Issues Report (MIR) was approved by the Council Executive for consultation (including Candidate SLA in LLDR).
24 August – 17 October 2014	Consultation on LLDR was undertaken in parallel with the MIR publishing Candidate Special Landscape Areas.
14 April 2015	The MIR consultation was reported to the PDSP (including comments related to Candidate SLA in the LLDR).

Autumn 2014 – Summer 2015	Preparation of detailed spatial strategy for the LDP and integration of other spatial designations including any necessary amendments to Candidate Special Landscape Areas.
Spring / Summer 2015	Preparation of the *West Lothian Landscape Character Classification* (West Lothian Council Planning, 2014) (CD102) (WLLCC, WLC Planning) in support of the LLDR and Proposed LDP.
07 September 2015	Summary of Public Consultation Responses and Proposed Changes to Special Landscape Areas reported to PDSP as an Appendix to the West Lothian Local Development plan – Proposed Plan.
15 September 2015	Council Executive approved the public consultation for the West Lothian Local Development Plan – Proposed Plan (including the West Lothian Local Landscape Designation Review).
12 October – 22 November 2015	The Proposed LDP (including Special Landscape Areas) was published on the 12 October 2015 for consultation.
21 June 2016	Approval at Council Executive for the Proposed LDP and supporting documentation to be submitted to Scottish Reporters for LDP Examination stage (including the LLDR & WLLCC, and this Position Statement).
Summer / Autumn 2016 (estimated)	Examination of the proposed plan including supporting documents, examination documents and this Position Statement.
Autumn 2016 / Winter 2017 (estimated)	Preparation of Planning Guidance "*Landscape Character and Local Landscape Designations".*
Winter 2016 - 2017 (estimated)	Report back from Scottish Reporters on the LDP Examination for West Lothian including confirmation of, or amendments to, Special Landscape Areas.
Winter 2016 – 2017 (estimated)	Publication of Planning Guidance *Landscape Character and Local Landscape Designations* including finalised Special Landscape Areas.

4.2.5 In Appendix 5 of the Proposed LDP, an Express Statement is provided for Planning Guidance *Landscape Character and Local Landscape Designations* to be produced subsequent to the outcome of the LDP Examination. This planning guidance is where the council intends to publish finalised citations on each Special Landscape Area. It will also incorporate the West Lothian Landscape Character Classification (CD102, 2014) including "Important Viewpoints" as well as identified views from transport routes identified earlier in the Landscape Capacity Study for Wind Energy (CD166, 2012). The intention is to provide one informative document primarily in on-line form for Landscape and Visual Impact Analysis for the planning application process for users of the council's planning services.

4.3.0 Main outcomes of the review: Candidate Special Landscape Areas

4.3.1 The main finding of the LLDR is the identification of seven Candidate Special Landscape Areas (cSLA) as follows:

- Pentland Hills cSLA
- Almond and Linhouse Valleys cSLA
- Blackridge Heights cSLA
- Avon Valley cSLA
- Bathgate Hills cSLA
- Airngarth Hill cSLA, and
- Forth Coast cSLA.

4.3.2 Critically, Section 7 of the LLDR gives a "*Statement of Importance"* for each of the cSLAs including statements of significance, forces for change, management recommendations and plans showing defensible boundaries. These will be the basis for presentation of the finalised Special Landscape Areas through supplementary guidance.

4.3.3 Further outcomes from the draft LLDR include:

- compliance with national requirements for single tier local landscape designations;
- evaluation of 'views' criteria shows that West Lothian landscapes are highly visible due to the many transport corridors which traverse the area; and
- evaluation of 'settlement setting' criteria shows how landscape setting is vital for local towns and villages throughout West Lothian.

4.3.4 The eventual replacement of the existing AGLVs and ASLCs in the West Lothian Local Plan by Special Landscape Areas through the review of landscape protection in West Lothian is a complex process. Figure 7.9 of the LLDR "*Candidate Special Landscape Areas and Existing Designations"* illustrates the differences between the existing landscape designations and the proposed designations. LUC estimates that the existing coverage of all local landscape designations is 15,830ha, 37% of the council area, with AGLVs covering 13,845ha, most of the total. Coverage by proposed single-tier cSLA is 12,894ha, 30% of the council area. Therefore, while there would be a 7% loss in landscape protection from re-designations there would be a significant increase in quality through the more robust single-tier Special Landscape Areas.

4.3.5 A comparison with existing designations and other relevant factors, such as overlapping designations, has been undertaken to assess the implications of the proposed move to a single-tier. The main findings of this comparison of the existing AGLVs and AoSLCs with the proposed cSLAs are that:

- the seven proposed cSLA reflect the existing AGLVs and provide a stronger basis for their designation through justification and clear boundaries as set out in each *Statement of Importance*; and
- none of the six current AoSLCs are taken forward, however, other protection is available from overlapping spatial designations, development plan policy and potential environmental improvements resulting in a limited loss of protection. Inappropriate areas such as quarries and waste disposal sites have been identified as not warranting landscape protection.

4.3.6 The West Lothian LLDR has been produced to comply with Scottish Government policy and to provide a comprehensive investigation of the appropriate level of landscape designation for West Lothian. The existing local landscape designations – AGLVs and AoSLCs - adopted through the West Lothian Local Plan will remain in force until the proposed cSLAs complete the process for adoption through the West Lothian LDP and associated supplementary guidance.

4.4.0 Public consultation at Main Issues Report stage

4.4.1 The draft LLDR was the subject of public consultation in parallel with the Main Issues Report for the West Lothian LDP. Consultation was undertaken over an eight week period commencing on 25 August and ending on 17 October 2014. Consultation was undertaken with community councils, landowners, developers, key agencies such as SNH and SEPA and with local communities.

4.4.2 Of the 254 comments received on the MIR, 21 were related to the LLDR report and were reported to the council's Development & Transportation Policy and Development Scrutiny Panel tabled in Appendix 1: *Summary of consultations to LLDR.*

4.4.3 Key points to note from the consultation on the LLDR at MIR stage are that:

- the preferred approach to landscape designation as set out in the MIR is well supported;
- support for the alternative approach to landscape designation (i.e. the status quo) as set out in the MIR is limited and unclear;

- the preferred approach to the West Lothian natural environment set out in the MIR for the LDP allows for the usage of LLDR as a criterion with other relevant factors in the consideration of the release of greenfield sites for development;
- there is general support for the methodical and rational approach of the Local Landscape Designation Review; hence, the preferred approach has been refined and is to be taken forward to the Proposed Plan;
- proposed supplementary guidance relating to landscape designations should explain what is meant by candidate Special Landscape Areas (cSLA) and what the process is for a cSLA to become a SLA; and, reflect paragraph 197 of Scottish Planning Policy (SPP2014) on areas of local landscape value and consider the role of local landscapes in West Lothian in contributing to the purposes outlined in the SPP2014; and
- landscape criterion is one of a range of criteria in site assessment for LDP purposes and as SNH states there will '*inevitably be issues where landscape designations abut urban areas'*.

4.4.4 No significant issues were raised on the LLDR report or the candidate Special Landscape Areas at MIR stage which could not be addressed through the Proposed LDP or subsequent planning guidance. The general level of positive comments was welcomed at MIR stage.

4.5.0 Integration of Special Landscape Areas with Proposed LDP

4.5.1 It was reported to the 7 September 2015 that a number of changes to Candidate Special Landscape Areas (cSLA) would be required to take them forward from the Main Issues Report as described in the Local Landscape Designation Review to be incorporated into the Proposed Plan.

4.5.2 The main changes required to bring forward and adopt Special Landscape Areas (SLA), arise primarily from the strategic and spatial needs of the LDP. The key amendments require that:

- minor adjustments are to be made to three of the seven candidate Special Landscape Areas;
- several adjustments to the Bathgate Hills cSLA boundaries will be required to accommodate development identified in the spatial strategy for the LDP;
- due to GIS mapping of the new landscape designations for the Proposed Plan, further minor boundary changes to SLAs may be required at supplementary guidance stage to avoid inconsistencies, overlaps or gaps; and
- where these changes to cSLA impinge on high quality landscape, a correspondingly high quality of on-site landscaping will be required, including a detailed landscape plan.

4.5.3 Technical issues including GIS mapping were identified through meetings with planning staff to identify changes to Candidate Special Landscape Areas which would be required to accommodate the allocations required as part of the spatial strategy for proposed plan.

4.5.4 Appendix 1: *Integration of SLAs with LDP* includes two detailed tables which give background and further understanding to the complexities of a wholesale change from an adopted two tier to a single tier system of local landscape designation consistent with national guidance as described in Section 2 of this position statement. The aim of the tables in Appendix 1 is to summarise and identify issues raised by this process.

4.5.5 Table 1 describes the candidate Special Landscape Areas which ranked high enough to be worthy of designation as Special Landscape Areas and which relate well to the adopted Areas of Great Landscape Value which they replace. Table 2 summarises the adopted landscape designations – Areas of Special Landscape

Control - which the process was not able to support with reasons and mitigating circumstances. For further information refer to the following tables in Appendix 1 *Integration of SLAs with LDP:*

TABLE 1: *Amendments to candidate SLA required for integration with proposed plan.*

TABLE 2: *Further background information arising from Local Landscape Designation Review process related to formation of the Proposed LDP.*

4.6.0 Landscape settings and spatial protection of West Lothian towns and villages

4.6.1 The 'Views' and 'Settlement setting' criteria for the assessment of landscape character used in the LLDR (CD103, p. 38, 40) shed a positive light on the role of landscape character and the settings of West Lothian's towns and villages.

4.6.2 The evaluation criteria for 'Views' shows that only the two most incised of the Lowland River Corridor units, the landscape character areas for the Avon and Almond (lower area) Valleys, do not score as 'medium' or 'high' in terms of their visibility, reflecting the limited views inward and outward of the landform. Paragraph 4.9 of the Local Landscape Designation Review states that…..

> *This reflects the high visibility of West Lothian from several key transport corridors radiating out from Edinburgh. The M9, M8, A71 and A70, as well as several train lines, all traverse West Lothian, and its landscapes are seen by large numbers of people using these strategic routes. Landscapes containing hills or other upstanding landmark features, such as prominent bings, were ranked most highly.*
> (CD103, p. 34)

4.6.3 'Settlement setting' is another of the ten evaluation criteria which positively reflects on the role which landscape setting and landscape character play in supporting the visual environment of towns and villages in West Lothian. The point is made that all but one landscape character area or unit, North-west Pentland Fringe, have a role in settlement setting demonstrating the '*extent of settlement across*' the local authority area.

> *The hills of West Lothian provide the setting for many of the settlements in the area, and were ranked high. The Pentlands (unit 1) provide a backdrop to several settlements across the southern and central parts, while the Bathgate Hills and fringes (units 5, 20 and 21) form a more immediate setting to Linlithgow, Bathgate, Livingston and Broxburn/Uphall. The Blackridge Heights (unit 12), Greendykes Bing (unit 15), and the Breich Water valley (unit 19) all play key roles in local settlement setting. Otherwise, all but one of the landscape units (unit 2) were ranked medium, reflecting the extent of settlement across West Lothian.*
> (CD103, p. 34, para. 4.13)

4.6.4 Section 4.5.0: Spatial protection of West Lothian towns and villages in the LDP in the Position Statement on Countryside Belts (CDxxx) offers information and discussion regarding this topic. Suffice it to say that, there is a range of towns where settlement setting is heavily protected by a range of spatial designations including Special Landscape Areas, and, there is a comparable range of unconstrained communities largely or completely surrounded by 'white land'.

5.0 Key issues arising from representations to the LDP in Schedule 4s

5.1.0 Schedule 4: 26J - Policy ENV 1: *Landscape character & special landscape areas*

5.1.1 Issues raised in this Schedule 4 concerning the policy component of landscape protection include:

- Policy wording – addition;
- Policy ENV 1 preamble wording – revision;
- Status of supporting documents;
- Housing allocation conflicts with terms of Policy ENV 1;
- West Lothian Local Landscape Designation Review – omission of landscape protection from areas adjacent to Westfield and Bridgecastle; and
- West Lothian Local Landscape Designation Review – omission of landscape protection from woodland in Barbauchlaw Glen.

5.1.2 The Schedule 4 states in summary that the council does not agree to any modifications of Policy ENV 1 in response to the above representations. For further details see Schedule 4 – 26J Policy ENV 1: *Landscape character & special landscape areas.*

5.2.0 Schedule 4: 1B - Spatial designations for local landscape protection and Countryside Belts

5.2.1 Issues raised in this Schedule 4 concerning local landscape designation for the Bathgate Hills and Blackridge Heights include:

Bathgate Hills Special Landscape Area – issues at Linlithgow

- Objections / reservations to site H-LL 12 Preston Farm, Linlithgow on the basis that it has AGLV status / recommended as Special Landscape Area;
- Object to site H-LL 12 Preston Farm, Linlithgow on the basis that it is “Green Belt”;
- Objections to site H-LL 4, Manse Road on the basis of loss of local landscape protection; and
- Objections to site H-LL 11 Wilcoxholm on the basis of landscape impact.

Bathgate Hills Special Landscape Area – support at Linlithgow

- Support for current areas of landscape protection for Linlithgow; and
- Support for site H-LL 12 Preston Farm, Linlithgow on the basis of acceptable landscape mitigation / outcomes.

Bathgate Hills Special Landscape Area – issues at Bathgate

- Objections to extension of local landscape protection in vicinity of EOI – 126 Dykeside Farm, Bathgate.

Blackridge Heights Special Landscape Area – issues

- Objection to removal and reduction of local landscape protection in vicinity of Westfield and Bridgecastle.

5.2.2 The Schedule 4 summary states that with respect to Special Landscape Areas as set out in the Proposed Plan, the council does not agree to any modifications. For further details see the relevant sections of Schedule 4: 1B - *Spatial designations for local landscape protection and Countryside Belts.*

5.2.3 There were five local landscape designations as set out in the Proposed LDP where no issues or challenges were received:

- Airngarth Hill Special Landscape Area;
- Almond and Linhouse Valleys Special Landscape Area;
- Avon Valley Special Landscape Area;
- Forth Coast Special Landscape Area; and
- Pentland Hills Special Landscape Area.

6.0 Conclusion

6.1.0 Local landscape designation

6.1.3 The West Lothian Local Landscape Designation Review project of early 2014 is the first rigorous study undertaken across West Lothian since the landscapes were designated for protection with the importance of the Forth coast, Bathgate and Pentland Hills landscapes recognised as early as the end of the Second World War.

6.1.2 The updated Landscape Character Classification of West Lothian and the Local Landscape Designation Review are integral to the formation of the West Lothian Local Development Plan (LDP) and other initiatives and service requirements across the council where landscape character is used as a baseline.

6.1.3 Through a clear methodology, landscape analysis and evaluation process, a robust and coherent single-tier of Special Landscape Areas has been produced.

6.2.0 Finalisation of Special Landscape Areas

6.2.1 Candidate Special Landscape Areas as consulted upon at the Main Issues Report stage and identified in the West Lothian LLDR have, with minor amendments in support of the spatial strategy for the LDP, were published in amended from as Special Landscape Areas in the Proposed Plan for the LDP. The amended SLAs are shown on Proposed LDP Maps 1-5.

6.2.2 Finalisation of Special Landscape Areas will occur through the outcome of the LDP Examination and their subsequent publication on-line in planning guidance when existing AGLVs and AoSLCs will be superseded by a single tier of robust Special Landscape Areas. Until that time, the current local landscape designations as set out in the adopted West Lothian Local Plan of 2009 remain in force.

6.2.3 The project to revise the adopted local landscape designations will have achieved its aims when the new set of Special Landscape Areas come into force as adopted designations for landscape protection.

References

CD143 – *Guidance on Local Landscape Designations* (Scottish Natural Heritage / Historic Scotland, 2006)

CD107 – *West Lothian Local Plan* (West Lothian Council, 2009)

CD165 - *Landscape Study for Wind Energy Development in West Lothian* (David Tyldesley Associates, December 2011)

CD103 - *West Lothian Local Landscape Designation Review* (Land Use Consultants, 2013)

CD114 – *Edinburgh and South East Scotland Strategic Development Plan* (SESplan, 2013)

CD078 – Scottish Planning Policy (Scottish Government, 2014)

CD094 – *Main Issues Report: West Lothian Local Development Plan* (West Lothian Council, 2014)

CD102 - *West Lothian Landscape Character Classification* (WLC Planning, 2014)

CD093 – *West Lothian Local Development Plan* (Proposed Plan) (and supporting documents including SEA) (West Lothian Council, 2015)

APPENDIX ONE: *Integration of Special Landscape Areas with Proposed LDP*

TABLE 1: ***Summary of amendments to candidate SLA required (cSLA) for integration with proposed plan***

Proposed change to candidate SLA for progress to Special Landscape Area	LDP formation source of potential change	Justification & mitigation if required to adopt as Special Landscape Area	Mapping change
Pentland Hills cSLA			
No change.			
Almond and Linhouse Valleys cSLA			
No change.			

Proposed change to candidate SLA for progress to Special Landscape Area	LDP formation source of potential change	Justification & mitigation if required to adopt as Special Landscape Area	Mapping change
Blackridge Heights cSLA			
No change.			
Avon Valley cSLA			
H-WF 1 North Logie Brae & South Logie Brae, Westfield – remove small section of cSLA where site extended across B8047	LDP proposed housing site	To accommodate land adjacent former papermill site and improve east entrance to village Appropriate high quality of on-site landscape will be required including a detailed landscape plan	Yes – GIS database
Bathgate Hills cSLA			
H-LL 4 Land east of Manse Road, Linlithgow – remove small section of cSLA	LDP proposed housing site	Housing site is to go forward to support LDP housing allocation and strategy Appropriate high quality of on-site landscape will be required including a detailed landscape plan	Yes – GIS database
H-LL 10 Clarendon Farm with amended boundary, Linlithgow – remove small section of cSLA	DPEA/ LDP proposed housing site	DPEA appeal (PPA-400-2046) decision indicates that although of some landscape value; with appropriate screening and landscape design housing development could go forward at this site Appropriate high quality of on-site landscape will be required including a detailed landscape plan	Yes – GIS database
H-LL 12 Preston Farm site with amended boundary, Linlithgow – remove small section of cSLA	LDP proposed housing site	A housing allocation at Preston Farm of a smaller scale than that identified in the MIR is proposed for inclusion in the LDP to support LDP housing requirements and the spatial strategy for the LDP Appropriate high quality of on-site landscape will be required including a detailed landscape plan	Yes – GIS database

Proposed change to candidate SLA for progress to Special Landscape Area	LDP formation source of potential change	Justification & mitigation if required to adopt as Special Landscape Area	Mapping change
H-DE 3 Burnhouse, Dechmont – remove small section of cSLA	LDP proposed housing site	A housing allocation at Burnhouse is proposed for inclusion in the LDP as a site to assist delivery of the adjacent Bangour Hospital site. Appropriate high quality of on-site landscape will be required including a detailed landscape plan	Yes – GIS database
Airngarth Hill cSLA			
No change.			
Forth Coast cSLA			
E-LW 1 Newton North Newton by South Queensferry - remove small section of cSLA to accommodate site	LDP proposed employment site	For continuity with WLLP and clarity it is proposed to alter the cSLA boundary to reflect.	Yes – GIS database

TABLE 2: ***Further background information arising from Local Landscape Designation Review process related to formation of the Proposed LDP***

N.B. References relate to CD103 - *West Lothian Local Landscape Designation Review* (Land Use Consultants, 2013)

LLDR Issue	Details (LLDR source location)	Comments Potential actions for MIR and / or LDP
Livingston ASLC - not designated as cSLA	Acceptable change as entirely covered by Open Space and Countryside Belt designations; ranked below cSLA designation cut-off.	No action required
Levenseat ASLC - not designated	Acceptable change: no overlapping designations; not appropriate to have designation partly focused on Levenseat Quarry; ranked below cSLA designation cut-off.	No action required
Breich Valley ASLC - not designated	Acceptable change; other designations present i.e. Skolie Burn SSSI, North Addiewell Bing Scottish Wildlife Nature Reserve; ranked below cSLA designation cut-off.	▪ Policy support for water environment and biodiversity protection ▪ Include as initiative in CSGN
River Almond ASLC - not	Acceptable change; overlaps with parts of Countryside Belts at Whitburn, Blackburn and Livingston; Polkemmet Park in	▪ Policy support for water environment

designated	west; ranked below cSLA designation cut-off.	and biodiversity protection ▪ Consider with review of Countryside Belts ▪ Include as initiative in CSGN
Boghead House Policies ASLC - not designated as cSLA	Acceptable change as entirely overlapped by Bathgate-Whitburn Countryside Belt designation; ranked below cSLA designation cut-off.	Consider with review of Countryside Belts
Barbauchlaw Glen ASLC - not designated cSLA	Acceptable change; ranked below cSLA designation cut-off.	▪ Policy support for water environment and biodiversity protection ▪ Include as initiative in CSGN

FIGURES / MAPS

Figure 1 – Map of local landscape designation in the West Lothian Local Plan 2009

(P. 3 - text reference, p. CD107, mapping)

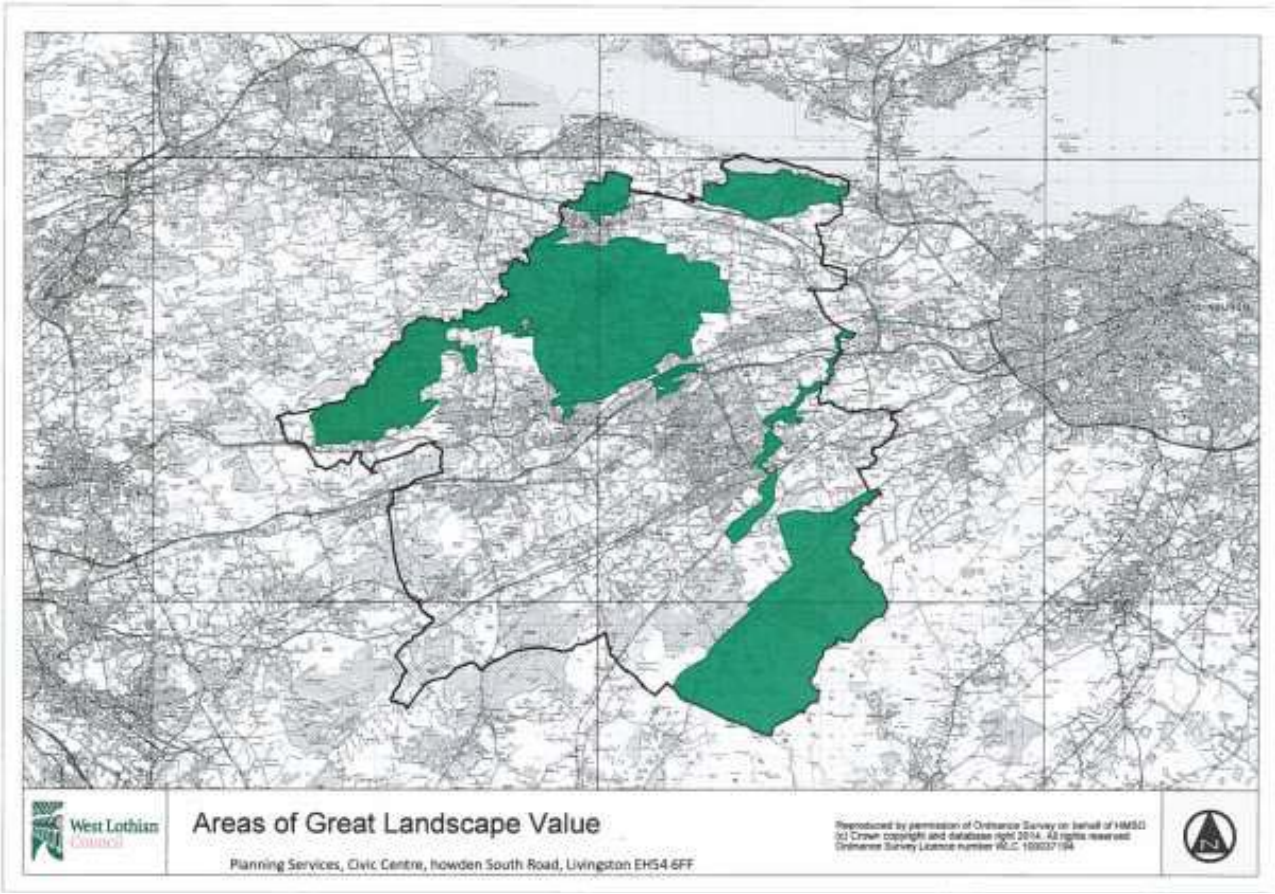


Figure 2 – Map of local landscape designation in the LDP

(P. 5 - text reference; CD103,LLDR)

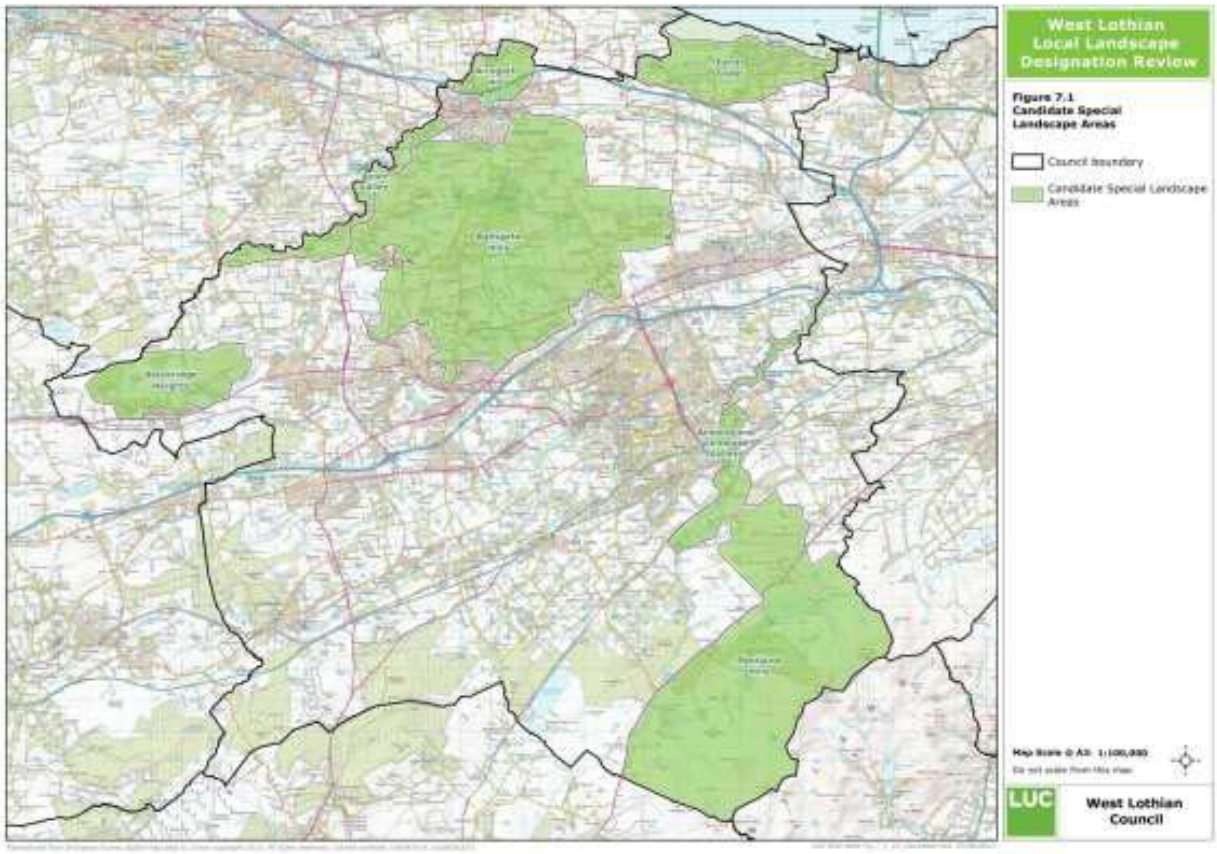


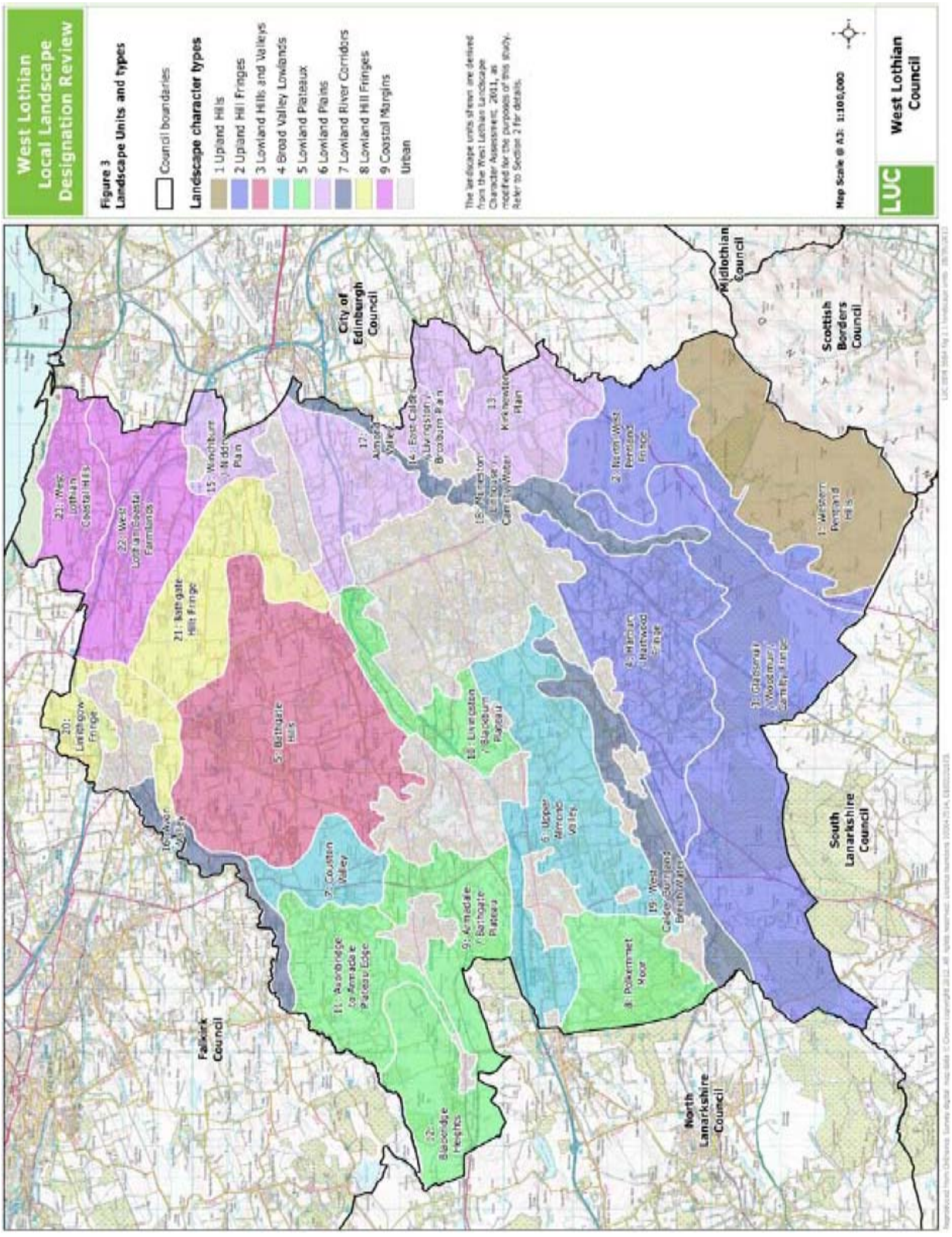
Figure 3 – List of revised landscape character units

(P. 8 - text reference; CD102, p. 10)

No.	Landscape unit name	Landscape type
1	Western Pentland Hills	Upland Hills
2	North-west Pentland Fringe	Upland Hill Fringes
3	Gladsmuir/Woodmuir/Camilty Fringe	Upland Hill Fringes
4	Harburn/Hartwood Fringe	Upland Hill Fringes
5	Bathgate Hills	Lowland Hills & Valleys
6	Upper Almond Valley	Broad Valley Lowlands
7	Coustoun Valley	Broad Valley Lowlands
8	Polkemmet Moor	Lowland Plateaux
9	Armadale / Bathgate Plateau	Lowland Plateaux
10	Livingston / Blackburn Plateau	Lowland Plateaux
11	Avonbridge to Armadale Plateau Edge	Lowland Plateaux
12	Blackridge Heights	Lowland Plateaux
13	Kirknewton Plain	Lowland Plains
14	East Calder / Livingston / Broxburn Plain	Lowland Plains
15	Winchburgh/Niddry Plain	Lowland Plains
16	Avon Valley	Lowland River Corridors
17	Almond Valley	Lowland River Corridors
18	Murieston / Linhouse / Camilty Waters	Lowland River Corridors
19	West Calder Burn and Breich Water	Lowland River Corridors
20	Linlithgow Fringe	Lowland Hills Fringes
21	Bathgate Hills Fringe	Lowland Hills Fringes
22	West Lothian Coastal Farmlands	Coastal Margins
23	West Lothian Coastal Hills	Coastal Margins

Figure 4 – Map of landscape units and types in West Lothian

(P. 8 - text reference; CD102, p. 11)



APPENDIX 5

WEST LOTHIAN LOCAL DEVELOPMENT PLAN (LDP) – PROPOSED PLAN

EDUCATION POSITION STATEMENT

1.0 Introduction

1.1 West Lothian Council has a plan led approach to education planning and has previously obtained senior counsel advice to ensure that its methodology is appropriate, consistent and robust. The West Lothian Local Development Plan (LDP), prepared in accordance with SESplan, now provides the development context for education planning in West Lothian.

1.2 The guidance entitled "Planning for Education" sets out some detail on this matter and although set within the context of the West Lothian Local Plan adopted in 2009 still provides an appropriate overview (CDX). All supplementary guidance that the council has previously prepared on education matters will in due course be modified and updated to accord with the new plan position, once approved. The LDP Proposed Plan makes reference to this in Appendix 4, pages 265-272.

1.3 The council approves updated medium term school roll forecasts on a regular basis, of which the most recent forecast are those approved in March 2014 (2012 Base) and the latest update in December 2015 (2015 Base), [DOC's 1 & 2]. A medium term forecast [DOC 3], has been prepared based on the December 2015 Base to illustrate the full impact of the LDP the detail of which is discussed later in this document.

1.4 The council also makes extensive use of information on school aged population and known household characteristics specific to West Lothian and will when necessary and appropriate make reference to any material changes in its information base. For example the council has, as of 30 March 2016, made decisions on pupil placements for school session 2016/17 in accordance with The Education (Placing in Schools Etc - Deemed Decisions) (Scotland) Regulations 1982. The council is therefore using this information as the source for the 2016/17 school roll rather than that contained in any previous forecast, this being actual information.

1.5 This is therefore the framework that the council works within when considering residential development identified in the LDP or indeed non-allocated residential sites that come forward from time to time (windfall sites).

2.0 Information Base

2.1 This section will set out aspects of household and school aged population in some detail, but note that the appendices to DOC's 1 & 2 also provides relevant detail.

2.2 The council currently makes extensive use of a 0-18 Population and Household Database which for every verified residential address in West Lothian provides the number of children in that household, if any, attributes of those children e.g. gender, age, school attendance, and attributes of the property itself e.g. age, number of rooms, council tax band. It has linked satellite sub-system databases that deal with pupil placement, pre-school, wraparound care, primary and secondary.

2.3 Households can be aggregated at differing geographic or administrative levels, e.g. Scottish Assessors property reference, school catchment area and local authority. A selection interface has been developed [DOC 4] but note that as with most databases one off queries can also be produced. Each summary report produced using the selection tool provides the following default analysis tables: 0-18 population, catchment population trend, gender profile, school attendance patterns, housing ratio calculations, housing profile, child household calculations, pre-school participation and response. DOC's 5-7 have been provided as illustration, DOC 5 - Simpson Primary School – Housing less than 5 years old, DOC 6 – West Lothian (All Catchments) – Villas only and DOC 7 - James Young High School. This routinely provides data on for example, pre-school children and child per house ratios for the medium term forecast, likely residential development 0-18 population profile (as this may have more children than the use of forecast averages may suggest), data to inform the relevant selection of developer obligations, etc.

2.4 The 0-18 Population and Household Database is cross matched and validated nightly along with the production of a range of standard reports, including data used for pupil placement. The general menu interface to using these information sources is shown at DOC 8 which also features pre-school data as illustration. Through a tab selection process it is possible to switch from pupil placement applications for admissions, (DOC 9 provides a sample crossover matrix), to school roll forecasts (including residential site mapping), school rolls and capacities, catchment review, school roll forecast factors, 0-18 Population, SEEMIS (Scottish school management system) reports and general information.

2.5 The council was instrumental in the introduction of guidance on school capacity through Circular No 3/2004 December 2004 [DOC 10] and indeed closely collaborated with the recent updated guidance on primary school capacity 24 October 2014. This more recent guidance sought to introduce an understanding as to how class size maxima relate to class organisation and capacity. West Lothian Council has had since the introduction of class size reductions the ability to interactively model class potential organisations against capacity. This is illustrated at DOC 11. Table 1 shows the interface used for calculating class organisation against a blank medium term forecast summary with default selection shown. There are 2 general approaches used to calculating class organisations both of which have 2 potential outcomes i.e. "Top Down" and "Bottom Up" both of which have 2 variants –"Unoptimised" (the default) and "Optimised" (less likely given complexity). Table 2 shows a worked example for a sample single stream school using top down analysis, this being unoptimised. In this case the class organisation is calculated from P7 downwards. Table 3 shows an unoptimised bottom up analysis. Optimisation would seek to evenly distribute pupils by stage across composite classes and by class within individual stages. This class organisation model also calculates core staff requirements and can link with other education related data e.g. SIMD Rank, and physical school capacity information, e.g. number of classbases, number of primary stages, and restrictions on class size. It is therefore possible for the council to take a primary school forecast and select any year within that forecast and determine staffing and capacity implications in advance.

2.6 The council is in a position to use and contrast forecast information and trends against actual live information specific to West Lothian, particular locations, particular schools and even particular stages of education. This ability was crucial in the Court of Session decision delivered by Lord Drummond Young where Hallam Land Management had lodged an appeal under section 239 of the Town and Country Planning (Scotland) Act 1997 against a decision by a reporter appointed by Scottish Ministers who had refused an application for residential development between Blackburn and Seafield, West Lothian in terms of SESplan Policy 7(c); DOC 12 illustrates. In accordance with The Education (Placing in Schools Etc - Deemed Decisions) (Scotland) Regulations 1982 the council has made its decisions on secondary and primary school places for Session 2016/17. Table 1 of DOC 12 gives the current anticipated secondary school roll for school session 2016/17 using updates from pupil placement in respect to actual determined S1 applications, with updates from SEEMIS (current pupils at S1, S2 and S3). As the date by which the council can make session 2016/17 placements passed in mid-March this updated known school roll information is used to not only as shown but also to update the medium term school roll forecast.

2.7 The council's SPG Planning for Education (CDX) and report to council's Education Executive (DOC's 1 & 2) describe the forecast methodology used by the council. The council's forecast type itself is designed as a medium to long-term tool. Other methods cover the immediate next year school roll (DOC 12, Table 1) and a longer term model deals with the council area as a whole. The figures shown in the medium term forecast need to be interpreted against the council's SPG Planning for Education (CDX) and the report to the council's Education Executive on the 2015 Base School Forecasts (DOC 2). When the base 2015 school roll forecasts were presented to committee in December 2015, the council was already in possession of newer population information (live), housing completion data (Scottish Assessor) and had receipt of some of the 2016/17 school session P1 and S1 applications which by 15 March 2016 had been determined. Having actual P1 data provides the first guide as to potential S1 admissions, seven years later as this data deals with actual known children only.

2.8 Document 12, also provides in Table 2 and Table 3 two views on future S1 admissions and aggregates primary school rolls by their catchment school and enrolment eligibility year or by associated secondary school by year/stage of actual attendance. It is compared with S1 Intake limits and where the stage roll is in excess of the S1 intake limit that particular year/stage is highlighted as a potential capacity shortfall. Four aggregates of secondary school numbers are also shown as routine including overall denominational secondary school admission position and Livingston secondary schools overall. Neither view adds children expected from new housing.

2.9 The view on Potential S1 Admissions – Analysis by Associated Primary School Catchment Area becomes available each year on 1 July as this is when the school enrolment year is incremented (DOC 12, Table 3). This data is updated each night and refined as the school year progresses, in direct comparison with DOC 12 Table 2 which although school census based, is static and does not alter during the school year. The Table 3 data shows known numbers of primary children by their school enrolment eligibility year and provides an upper marker that the council needs to consider in education planning terms – note that certain aged children can defer when they commence primary school (currently 168 children). The children are also aggregated by secondary school catchment only and thus the effect of placing requests is excluded. This data will now be in sync with DOC 12 Table 1 which is now tracking actual applications and school attendance pattern at S1_S3, the 2016/17 school sessions S2-S4 pupils. An understanding of the catchment analysis still needs to be considered alongside current actual attendance patterns, net of deferment and parental choice, the Analysis by Associated Primary School Attendance (DOC 12, Table 2).

2.10 This table in Document 12 uses the 2015 school census. This sheet is available once the primary school census rolls are processed, typically September/October each year. The medium term forecast will automatically update itself at this time so that the first year of the forecast then changes from the last recorded pupil placement position as discussed above but to an actual school census for 2016/17. This update to the 2015 Base forecast could be available before an updated 2016 Base has been prepared for committee approval and indeed the 2015 base could subsequently update itself with actual approved applications for school session 2017/18, if left untouched. It must be stressed that these tables provide known quantities rather than forecast quantities and can therefore be used with confidence in updating the councils' information base for decision taking purposes.

2.11 West Lothian Council currently has and has had an extensive range of quality data and systems available to assist in its planning for education provision to support its current population and that arising from new planned development. Note that not all of the systems and reports are set out in this document.

3.0 Updated 2015 Base School Roll Forecasts

3.1 The council's medium term forecast is a demand led model, this model being developed to take account of placing request legislation introduced in the early 1980s. Councils have a statutory duty to ensure that their school provision is efficient and to forward plan school provision. It is thus the case that only a third of primary schools in West Lothian could accommodate all their catchment children – these, mainly being smaller schools in more rural parts of the authority. No secondary school could accommodate all its catchment children if all catchment pupils chose to attend. Since the early 1980s it has been impossible for education authorities to simply plan for catchment only school populations. The authority must ensure that there are sufficient places overall.

3.2 The council's demand led medium term forecast therefore take account of all placing request pressures within school sectors and across denomination. By law, placing requests must be granted unless there are one or more statutory grounds of refusal and each placing request refused has a statutory right of appeal.

3.3 The 2015 Base School Roll Forecast is therefore at the stage were automatic updates have been applied to take account of actual decision's on P1 and S1 applications and also current school attendance, as noted above in paragraph 2.8 for secondary school but also P1-P6 for primary school. There is a reducing allowance for new pupils from potential house completions to tie in with the start of the new school session in August 2016.

3.4 The 2015 Base School Roll Forecast (December 2015) applied control totals to housing completion scenarios, e.g. housing growth capped at 900 units per annum. The updated 2015 Base LDP School Roll Forecast (DOC 3) does not apply any control totals so as to model the full impact of the housing scheduled, summarised at appendix d. There has been some updating of housing sites to reflect the current LDP position rather than the housing position noted in the autumn of 2015 when the 2015 Base was in preparation. The adjustment for council housing noted in the December 2015 report to the council's Education Executive on the 2015 Base School roll forecasts is unchanged (DOC 2, page 4).

3.5 In addition, school intake and capacity limits have been applied to schools where this is notably a physical capacity issue and/or relates to the opening of a new school. The LDP strategy is therefore not entirely demand led as demand is curtailed and relocated to the most likely recipient school for the excess pupils (normally alternate catchment, or new school) in a number of cases to indicate how the strategy can be implemented.

3.6 Crucially, to model the LDP education infrastructure requirements, new primary and secondary schools have been introduced into the model to coincide with higher level housing completion rates. These new schools, their names and catchment arrangements are purely indicative and shown without prejudice to formal consultation arrangement's that may be required as a consequence of the Schools (Consultation) (Scotland) Act 2010. There may well be options or variation other than those shown, e.g. an extension at St Margaret's Academy. But note that an extension at St Margaret's would not support development across West Lothian whilst it would support the Core Development Area in the east of West Lothian (Winchburgh/East Broxburn/Uphall). The options shown fully support LDP development across West Lothian and assume viable funding solutions are possible (reference will be made to the secondary school position for the Livingston and Almond Valley CDA later). These are strategic multimillion pound decisions for the council and need to be made appropriately.

3.7 The context for considering the provision of new education facilities has been rehearsed through the Court of Session, in particular education solutions which are not currently in place, the delivery of which cannot be prejudged, i.e. the new schools noted above. Reference has been at paragraph 2.6 to the Opinion of the Court of Session delivered by Lord Drummond Young in the Appeal under section 239 of the Town and Country Planning (Scotland) Act 1997 by Hallam Land Management Ltd. One of the two material considerations examined in that Opinion directly related to educational infrastructure capacity.

3.8 Lord Young supported the Reporter's decision to refuse planning permission on the grounds of a lack of educational capacity to serve the proposed development. The following quoted paragraphs from the Opinion are particularly relevant.

3.9 As discussed at 2.6 above, paragraph 23 of the opinion states: *"The Reporter found the Council's approach more convincing. We are of opinion that he was fully entitled to take such a view. Two reasons may be given in support. First, by concentrating on the first year of secondary education, it is possible to establish whether there are adequate places for children at the stage when they enter secondary education. If such places are lacking, it is clear that educational provision is inadequate. Secondly, the Council's numbers were based on information derived from the feeder schools to Bathgate Academy and St Kentigern's Academy, namely the local primary schools. Those numbers are, in the Reporter's words (paragraph 80), 'known quantities rather than forecast quantities'. Thus they may be used with a confidence that is lacking in other types of estimate or forecast."*

3.10 In relation to school capacity, Para 25 of the opinion states: "*...an extension to a secondary school is likely to involve substantial building works, which must be planned and completed before any additional demand can be met. Consequently it cannot be supposed that an offer of a contribution is sufficient to solve the fundamental problem of lack of educational capacity. The increased capacity must be properly planned and must be capable of completion by the time when any development is occupied*". The Education (Scotland) Act 1980, Part I, section 7(4) also sets out that accommodation should also be "*available*" for education.

4.0 The LDP Strategy Forecast Summary (DOC 3)

4.1 The format of the summary is broadly similar to that used within the 2015 Base School Roll Forecasts (December 2015, DOC 2) with tables that cover:

- total primary rolls – appendix a
- forecast primary one intakes – appendix b
- forecast non-catchment primary one intakes – appendix c
- scheduled housing by secondary school – appendix d(i)
- scheduled housing by denominational primary school – appendix d(ii)
- scheduled housing by non-denominational primary school – appendix d(iii)
- forecast secondary one intakes – appendix e; and total secondary rolls – appendix (f)

4.2 Note that with the exception of the caveats at paragraphs 3.3 - 3.6 no other 2015 Base forecast factors have been altered.

4.3 Note that individual school roll forecasts contain more detail than presented in the forecast summary.

4.4 The LDP Strategy Forecast Summary should be considered alongside the December 2015 Base forecasts.

4.5 The effect of the scale of residential development set out in appendix d is that primary school rolls would increase from 15,536 pupils in 2015 to 19,594 pupils in 2026. Some of that population growth could be managed through pupil placement, but there would also need to be new primary school provision. The table identifies new primary schools that are required to model secondary school implications, i.e. a new primary school at Broxburn and at Calderwood, but note that new primary school provision is assumed for Holy Family Primary School and Winchburgh Primary School. These are not separated out as there is no impact on secondary school and the pupil numbers are already contained within the appropriate secondary school arrangements. Note that the demand for places at St Nicholas has been constrained to that school's maximum capacity with pupils displaced back to their other catchment school, e.g. Uphall Primary School, and Kirkhill Primary School. Development pressure remains in Armadale and Bathgate where the development plan position would anticipate school extension. In all cases there may be a need for school catchment changes and or specific delays to housing whilst new primary school arrangements are put in place.

4.6 Appendix b reflects the scale of growth arising from a rapidly increasing build rate. Appendix c is unchanged but there would be an increase in the overall number of non-catchment requests.

4.7 Appendix d summarises scheduled housing as input to the medium term forecast. A total of 17,530 units is scheduled across the forecast time period, 2015/16 – 2026/27, averaging at 1,461 units per annum. Scottish Assessor records indicate that West Lothian has previously achieved a maximum occupation rate of 1,232 units in 1996/1997. Note that 6,102 units are allocated outwith the forecast time period which is largely the balance to the extensive CDA housing allocations. Appendix d(ii) shows substantial residential development in the Our Lady of Lourdes Primary School catchment area. This is the balance of the West Livingston (Gavieside) CDA which also covers the catchment area of St Mary's, Polbeth. Both of these primary schools are presently associated with St Kentigern's although for modelling purposes St Mary's Polbeth has been associated with St Margaret's Academy. The West Livingston (Gavieside) CDA site also covers 2 non-denominational primary school catchment areas, Parkhead Primary, West Calder and Seafield Primary. Given the scale of this CDA it has been assumed that Gavieside would require a new non-denominational primary school in its own right (both primary schools also have insufficient potential for sufficient school extension). In non-denominational primary school terms the Gavieside CDA allocation is wholly allocated to Parkhead (note that this would require a school consultation). Appendix d(iii) indicates that housing at East Calder and at West Calder (Parkhead Primary School) has substantial numbers of houses in the post forecast period. An earlier site start at the West Livingston (Gavieside) CDA would significantly impact on the secondary school roll forecast shown at appendix f, strongly indicating the need for additional capacity at West Calder High School, altered secondary school arrangements or simply a new secondary school. It is the present anticipated timeline that pushes these decisions to beyond 2023 and largely outwith the forecast time period. Note that appendix d does not include any allowance for planning applications presently at appeal other than for the units put forward in the LDP for these sites, if any.

4.8 Appendix e demonstrates the impact of creating 2 new secondary schools within the LDP forecast summary (a scenario or option forecast in its own right). The very difficult decision with opening a new secondary school is clear. It is always difficult to have a suitable starting school roll. It is notable that accommodation pressures remain at Armadale Academy if that CDA progresses whilst pressure at Bathgate Academy is reduced by the change of arrangements for St Kentigern's Academy, where for modelling exercise requirements St Joseph's Primary School, Linlithgow is associated with the new Winchburgh denominational secondary school and St Mary's Primary School, Polbeth is associated with St Margaret's Academy, thereby allowing some pupil transfer from Bathgate Academy to St Kentigern's Academy as at present. Broxburn Academy comes under pressure even with a new Broxburn CDA primary school feeding to a new non-denominational secondary school in Winchburgh. Deans Community High School currently shows ongoing school roll decline. Inveralmond remains within capacity throughout whilst Linlithgow Academy has some ongoing pressure. St Kentigern's Academy and St Margaret's Academy would have some capacity throughout this time period that would allow for some pupil movement across the secondary school sector. In common with all the Livingston secondary schools The James Young High School has a declining pupil intake after the forecast mid period. It is known that pupils presently in the Livingston secondary school associated primary schools create an excess of S1 pupils by school session 2020 which diminishes in the mid part of the next decade. For modelling purposes St Nicholas Primary School, Broxburn has been associated with the denominational secondary school at Winchburgh. As noted in paragraph 4.7 S1 intakes at West Calder High School start to become a problem within current arrangements by 2023, whilst the rate of residential development in the catchment of Whitburn Academy does not create a problem throughout the forecast period.

4.9 Appendix f shows the follow through of S1 intakes into total secondary school rolls. The most notable problem would appear to be with Armadale Academy on present assumed construction rates. It is noted that further development allocated in the LDP would still influence secondary school roll growth as would potential additional housing releases later in the LDP timeline.

4.10 It should also be noted that there are various caveats that individual forecast summaries would highlight. In particular, there is a notable decline in the early pre-school age groups that may in fact be a simple understating of catchment children.

4.11 Perhaps the most significant factor in the LDP Strategy Summary relates to house building set in the context of ongoing concerns re economic recessionary pressures. Nevertheless the strategy does indicate steps required to work through this scale of residential development in West Lothian.

5.0 Summary

5.1 The LDP strategy requires provision of 18, 010 houses over the period 2009 – 2024. The LDP forecast schedules some 15,011 houses over the remaining time period to 2024, 1,501 units per annum on average which is almost 300 units more than the maximum recorded in West Lothian by the Scottish Assessor. Scottish Assessor Data (DOC3, Appendix 5) indicates that some 3,232 houses were completed (council tax liable) since 2009. The LDP forecast may therefore slightly over allocate housing in this time period.

5.2 To achieve a level of completions of 1,500 – 1,800 per annum will require a step change by the development industry. This level of completion has yet to be achieved in West Lothian. The council has and continues to contribute to housing completions through its own council house building programme.

5.3 Clearly, if there is a reduction in actual completions from the 1,501 average above then the forecast scenario's outlined in the 2015 Base School Roll Forecast (December 2015), become more likely. If there is an increase in completion rates, arising for example, from an earlier site start at Gavieside, then the need for additional primary school and secondary school capacity increases.

5.4 It is still the case that either of the housing growth options in the 2015 Base School Forecast (December 2015) ultimately need additional school capacity and do not preclude a later increase in housing output. All of which means that the council must carefully plan and manage it's education strategy, not only from a financial perspective but more importantly to ensure that pupils educational needs are fully met.

Document 1

5. 2012 BASE SCHOOL FORECASTS

The Education Executive considered a report (copies of which had been circulated) by the Head of Planning and Economic Development advising of the 2012 base school forecasts which would be used for future revenue and capital plans, pupil placement decisions, education planning and consultation and development plan consultations. The report also included an updated methodology summary. The Education Executive then considered the amended contents of appendices 1(a) and 2(a) (tabled at the meeting) which were updated to reflect current capacity figures for Armadale, Boghall, Simpson, St Paul's and Whitdale Primary Schools. The Planning and Information Manager also advised that the acronym AULP in the heading on appendix 2(a) was short for Base Audit and Local Plan Summary.

The report explained that medium term primary and secondary school forecasts were critical elements in the forward planning of revenue and capital investment in West Lothian. The current base forecast covered a time range from school session 2012-2013 with forecast school rolls from 2014-2015 through to 2023-2024. The housing component of the forecast was based on Audit 13. The updated forecasts and methodology would be used in association with the SPG on Planning for Education.

The 2012 Base had been updated with the 2013 school census and would also be updated when the session 2014 pupil placement applications for P1 and S1 were determined in late March 2014. There was also a requirement for on-going monitoring to determine if revised methodological development was required and that any such changes were fit for purpose. The report went on to provide details of the current school roll forecast caveats for 0-18 year old population trends and for housing allocations post 2019. It was noted that whilst the trend in primary school rolls was generally downward in the last decade, this was reversing, short term at least, irrespective of economic conditions as the potential pupils had already been born and were living within West Lothian. It was likely that primary school rolls would increase and remain above the 2013 roll total of 14,888 pupils for the next four years for demographic reasons irrespective of new housing development.

Information on the 2012 base school roll forecast was summarised in the report and whilst both secondary school roll forecasts showed some decline in the last two years of the forecast time period, the anticipated growth in the 2016 and 2017 cohorts could completely remove the current forecast reductions. The Base Auditable Forecast, as detailed in the appendices attached to the report, highlighted an increase in total primary rolls from 14,685 pupils in school session 2012-13 to 16,108 pupils in school session 2023-24.

During the question and answer session the Education Executive was advised that a report would be submitted to a future meeting providing details in relation to the August 2014 intake for Armadale Primary School. A report would also be submitted to a future meeting of the Education Executive providing an update in relation to Simpson and Windyknowe

Primary Schools.

In conclusion, the updated school roll projections indicated growth in the pre-school and primary sectors over the forecast period with a period of limited decline in secondary rolls. If there was more sustained housing recovery then school rolls would likely show stronger increases and less decreases. There was a need to continue to monitor the broader economic context in updating school rolls and projecting school capacity requirements. It was important to review forecasts in light of any material changes, such as demographics, but particularly so with house building completions as this was the greatest single factor influencing school roll forecasts. Further school consultation and capacity enhancement would be necessary to ensure sufficient pre-school and school places were available.

It was recommended that the Education Executive:

- Agree the forecast update on pupil rolls, including the assumptions and methodology applied in producing these data, and

- Agree the school roll forecasts as being the basis for future education provision planning and consultation on development planning.

Decisions

1. The Education Executive noted the updated appendices 1(a) and 2(a) tabled at the meeting;

2. Agreed that a report would be submitted to a future meeting of the Education Executive providing an update on the intake for Armadale Primary School relevant to the August 2014 intake;

3. Agreed that a report would be submitted to a future meeting of the Education Executive providing an update in relation to Simpson and Windyknowe Primary Schools; and

4. Agreed the terms of the report.

DATA LABEL: PUBLIC

West Lothian Council

EDUCATION EXECUTIVE

2012 BASE SCHOOL FORECASTS

REPORT BY HEAD OF PLANNING AND ECONOMIC DEVELOPMENT

A. PURPOSE OF REPORT

The main purpose of this report is to inform the Education Executive of the updated 2012 base school forecast that will be used to inform future revenue and capital plans, pupil placement decisions, education planning and consultations and development plan consultations. An updated methodology summary is also attached at appendix 5.

B. RECOMMENDATION

It is recommended that the Education Executive:

1. agrees the forecast update on pupil rolls, including the assumptions and methodology applied in producing these data, and

2. agrees the school roll forecasts as being the basis for future education provision planning and consultation on development planning.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; making best use of our resources; working in partnership
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	Senior legal opinion has previously been obtained in relation to forecast methodology, reserved places and school capacity. It is necessary to consider school provision and catchment area arrangements in the context of the West Lothian Local Plan and The Edinburgh and South East Scotland SDP.
III	**Implications for Scheme of Delegations to Officers**	The proposal will have no effect on the scheme of delegation.
IV	**Impact on performance and performance Indicators**	It is anticipated that the proposal will have little effect on performance and performance indicators

V	**Relevance to Single Outcome Agreement**	The proposal supports delivery of Outcomes 1, 2, 3, & 8 in the Single Outcome Agreement 2013-2023.
VI	**Resources - (Financial, Staffing and Property)**	Management of pupil placement and school capacity impinges significantly on the revenue and capital planning processes. Medium term school forecasts inform forward revenue and capital planning.
VII	**Consideration at PDSP**	It was agreed at PDSP 25 February 2014 that the report be forwarded to the Education Executive with the recommendation that it be approved.
VIII	**Other consultations**	Queens Counsel advice was obtained on forecast methodology in February 2008. Presentation on school roll forecast methodology made to Association of Directors of Education, Scotland (ADES), June 2008, and to school parent council representatives, January 2009. Supplementary Planning Guidance (SPG) – Planning for Education, 25 November 2008. Internal consultations have taken place with finance and planning. Updated methodology summary was last approved 9 October 2012.

D. TERMS OF REPORT

Background

Medium term school primary and secondary school forecasts are critical elements in the forward planning of revenue and capital investment in West Lothian. The current base forecast covers a time range from school session 2012-2013 with forecast school rolls from 2014-2015 through to 2023-2024. The housing component of the forecast is based on Audit 13. The updated forecasts and methodology will be used in association with the SPG on Planning for Education. It may be necessary to update the SPG from time to time to ensure its currency with the latest school forecast methodology. It should also be noted that approval of this latest school forecast and methodology will enable progress to be made on revision of existing and provision of new SPG for Schools (developer contribution policies) to be brought to future Development and Transport Policy Development and Scrutiny Panels for consideration.

D.2 Medium Term School Roll Forecast Methodology

The 2012 Base has been updated with the 2013 school census and will also be updated when the session 2014 pupil placement applications for P1 and S1 are determined in late March 2014.

There is a requirement for ongoing monitoring to determine if revised methodological developments are required and that any such changes are fit for purpose.

D.3 Current School Roll Forecast Caveats

0-18 Year Old Population Trend

It is important to note that, whilst the trend in primary school rolls was generally downward in the last decade, this is currently reversing, short term at least, irrespective of economic conditions as the potential pupils have already been born and are living within West Lothian (current data generally confirming this position put forward with the last forecast update report). These potential West Lothian school pupils are graphed at appendix 3a by school enrolment year (some children may attend a non-West Lothian school). As previously advised, individual single year cohorts of children, or enrolment years, have recently increased substantially. This data should be considered in the context of previous school roll trends and admissions, particularly at primary school, appendix 3b illustrating the variability in actual data trends.

Tracking pupil cohorts from birth to P1 entry indicates sustained growth in the short term and P1 intakes of a higher level than in previous years. Although appendix 3a currently shows reduction in the 2016 and 2017 P1 cohorts, these cohorts are expected to increase before actual enrolment at P1 as exhibited by the current 2015 P1 intake cohort.

This cohort, reported in the 2011 Base School Forecast, has increased by over 200 children since the data was last reported to Education Executive in October 2012. Reference has been made to this fact in recent responses on major planning applications.

It is likely that primary school rolls will increase and remain above the 2013 roll total of 14,888 pupils for the next 4 years for demographic reasons irrespective of new housing development.

Appendix 4 illustrates the overall trend in house completions from 1992-2011. The strong downward trend from 2005 continues into 2012 but there is good evidence to indicate that there is ongoing recovery in housing completions. Current information from building standards indicates a monthly completion rate of around 60 units per month and this is expected to increase as new sites commence in East Calder, Whitburn and Winchburgh. The expected upturn in housing completions is reflected in the housing model for the “Base Auditable with Local Plan” forecast although it may be towards the end of the forecast period before completions match the rates experienced previously, in 2001-2005 – with consequent increases in demographic growth.

The housing market has a current emphasis on “family” housing that is resulting in strong demographic growth even though the total number of completions is at a relative low point. These housing trends need to be set in the context of a feature of pre-school cohort trends in recent years and the increase in the number of pre-school children prior to their actual enrolment in primary school. Therefore the current reduction in the 2016 and 2017 cohorts could be considerably offset through the impact of new housing.

It is thus reasonable to assume that, irrespective of the substantial, but delayed residential development in West Lothian, that the total school aged population is not likely to decrease in West Lothian, but is much more likely to grow over the next five years. It is also likely that local hot spots on school capacity will remain as there appears to be no change in the underlying population structure. A recovery in the housing market will be the key as to the scale of school roll growth.

Housing Allocations Post 2019

It is crucial to note the scale of housing allocations post 2023. Currently, some 3,908 houses are programmed for completion 2023 onwards that are not included in the Base Auditable forecast and 11,249 in the Base Auditable with Local Plan forecast. This indicatively equates to some 2,600 secondary school aged pupils and 4,600 primary school aged pupils (prior to the application of house completion programming and forecast factors). Any increase in the forecast housing programme will result in higher school rolls at an earlier date, and, the difference could be very significant.

The forecast is sensitive to any improvement or deterioration in economic circumstances.

D.4 2012 Base School Roll Forecast

The 2012 Base Auditable Forecast and Base Auditable with Local Plan forecasts are attached at Appendix 1 and Appendix 2 respectively.

Whilst both secondary school roll forecasts may show some decline in the last 2 years of the forecast time period, as noted in D3 above, the anticipated growth in the 2016 and 2017 cohorts may completely remove these current forecast reductions.

Appendix 1 and 2 have the same summary headings, including, total primary rolls – appendix (a), forecast primary one intakes – appendix (b), scheduled housing by secondary school – appendix (c), forecast secondary one intakes – appendix (d) and total secondary rolls – appendix (e). These sub sections are all drawn from a generic forecast summary.

In brief, the Base Auditable Forecast at appendix 1(a) shows an increase in total primary rolls from 14,685 pupils in school Session 2012-2013 to 16,108 pupils in school session 2023-2024 – an increase of some 1,423 pupils. The increase is significantly greater in the Auditable with Local Plan forecast at appendix 2(a).

This scale of growth is matched by an increase in forecast P1 intakes rising from 2,254 pupils in school Session 2012-2013 to 2,383 pupils in school Session 2023-2024, appendix 1(b), again significantly greater in the Auditable with Local Plan forecast at appendix 2(b).

Base Auditable Forecast, appendix 1(c) sets out housing assumptions for the forecast period to school Session 2023-2024. This assumes early, but modest, sustained recovery of housing to around 50% of previous peak years, somewhat in excess of 600 completions per year. It is not until 2018 in the Auditable with Local Plan forecast at appendix 2(c) that housing completions are anticipated as returning to previous levels. Any suppression of economic recovery will mean that forecasts will be closer to those in appendix 1 rather than appendix 2.

The Base Auditable Forecast secondary one intakes are shown on appendix 1(d) and dip from 1,952 pupils in school Session 2012-2013 for 2 years then rise and fall back to 1,997 pupils in the school session 2023-2024. The Auditable with Local Plan forecast at appendix 2(d) shows a more sustained pattern of growth in S1 pupil numbers.

The last part of appendix 1 and 2, part (e), shows the total secondary school rolls from

school Session 2012-2013, of 11,089 pupils, falling for 2 years then rising to 11,709 pupils in school session 2023-2024. The Auditable with Local Plan forecast at appendix 2(e) shows a more sustained pattern of growth.

D.5 Summary

The forecasts show a particular demand for school places with some schools likely to avoid the effect of school roll decline whilst others show significant increase/decrease. The council has recently completed a series of school consultations that have dealt with primary/secondary school associations and also primary school catchment boundary changes. Ongoing school consultation and review of education provision arrangements is essential to support the development plan at this time. It should be noted that forecasts are demand led and will, in reality, be annually adjusted by actual placing request decisions which may accentuate secondary school rolls in particular. It will be necessary to balance all demand with significant school catchment revisions as well as the proposed school extensions and new build schools.

E. CONCLUSION

The updated school roll projections indicate growth in the pre-school and primary sectors over the forecast period with a period of limited decline in secondary rolls. If there is more sustained housing recovery then school rolls are likely to show stronger increases and less decrease – these being illustrated in Appendix 2. There is a need to continue to monitor the broader economic context in updating school rolls and projecting school capacity requirements. It is also important to review forecasts in light of any material changes, such as demographics, but particularly so with house building completions as this is the greatest single factor influencing school roll forecasts. Further school consultation and capacity enhancement will be necessary to ensure sufficient pre-school and school places are available.

F. BACKGROUND REFERENCES

9 October 2012 Education Executive report: *2011 Base School Forecasts*.
West Lothian Local Plan 2009

Appendices/Attachments:

Appendix 1 - 2012 Base School Roll Forecasts using Auditable Housing

Appendix 2 - 2012 Base School Roll Forecasts using Auditable Housing and Local Plan Allocations

Appendix 3 - 0-18 Population Trend by Single School Enrolment Year Cohorts 2001 – 2017

Appendix 4 - Historical House Completions, 1992 – 2011

Appendix 5 - Medium Term Forecast Methodology (July 2012)

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Appendix 1

2012 Base School Roll Forecast using Auditable Housing Sites only

Base_Auditable Summary of Primary School Roll Forecasts as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current Capacity
Addiewell	95	96	99	93	88	85	85	85	83	80	80	81	120
Armadale	442	473	542	498	495	495	504	517	529	527	534	552	415
Balbardie	413	419	428	439	444	452	455	446	445	435	432	438	415
Bankton	331	327	326	323	304	299	288	278	272	267	268	269	415
Bellsquarry	190	196	193	184	169	172	177	177	178	177	181	192	198
Blackburn	59	43	44	41	42	45	46	45	47	47	46	47	198
Blackridge	143	149	145	147	147	146	147	150	149	151	149	150	198
Boghall	254	265	271	272	276	287	295	292	294	294	295	294	387
Bridgend	78	69	76	80	84	78	76	72	71	68	65	67	120
Broxburn	362	375	395	390	403	422	446	453	464	478	498	519	415
Carmondean	402	400	387	376	369	359	356	369	360	357	359	357	415
Croftmalloch	206	200	192	180	174	171	166	158	154	158	164	162	387
Deans	258	258	290	292	289	296	288	286	278	273	266	269	360
Dechmont	14	18	20	17	11	11	14	18	16	16	15	14	47
Dedridge	172	163	160	155	158	150	152	154	152	151	152	151	279
East Calder	256	256	250	283	329	364	389	422	461	496	535	572	415
Eastertoun	333	328	321	322	307	310	302	305	309	311	306	316	360
Fallahill	168	160	159	157	163	159	167	164	170	172	170	166	360
Greenrigg	111	118	128	145	162	184	201	220	236	252	271	293	171
Harrysmuir	404	429	445	467	491	483	488	503	501	500	495	486	415
Holy Family	60	65	73	79	82	75	77	79	82	82	82	83	71
Howden St Andrew's	322	338	341	338	323	326	321	309	309	308	311	309	387
Kirkhill	249	237	236	213	207	200	206	204	201	199	197	194	387
Kirknewton	186	192	197	207	193	190	187	186	180	178	173	178	198
Knightsridge	250	265	271	269	268	283	282	279	284	280	285	288	415
Letham	204	213	207	198	194	193	190	197	195	199	201	201	279
Linlithgow	417	414	405	406	402	390	381	376	365	359	356	354	415
Linlithgow Bridge	199	201	195	202	186	168	165	156	146	140	131	136	198
Livingston Village	225	224	216	210	191	181	175	171	167	165	165	169	198
Longridge	92	85	81	80	80	76	76	74	76	76	75	76	120
Lowport	208	220	211	209	205	198	198	194	185	189	188	190	198
Meldrum	199	210	213	213	210	211	208	202	196	193	190	194	231
Mid Calder	291	288	280	265	242	240	234	226	216	219	224	234	415
Murrayfield	254	261	278	280	291	304	302	292	291	279	274	277	306
Our Lady of Lourdes	148	129	136	130	130	130	124	123	125	122	119	120	171
Our Lady's	54	52	52	53	57	56	52	44	47	46	44	43	96
Parkhead	356	349	355	360	365	363	364	360	371	367	364	365	415
Peel	408	388	383	385	370	389	397	409	418	418	413	419	415
Polkemmet	169	164	172	168	162	157	151	149	150	151	150	155	306
Pumpherston and Uphall	171	183	204	216	226	230	231	232	233	240	249	270	231
Riverside	254	257	261	243	242	247	243	234	229	233	239	239	306
Seafield	115	113	115	108	99	89	85	83	82	78	76	76	120
Simpson	339	397	457	505	557	583	614	631	644	644	651	641	387
South Armadale	0	0	0	118	154	192	201	212	223	231	240	250	
Springfield	301	307	297	314	315	319	299	289	279	282	283	291	415
St Anthony's	193	194	204	202	197	198	201	207	211	216	221	229	198
St Columba's	126	123	130	133	135	135	136	134	137	136	136	136	171
St John Ogilvie	368	377	379	382	377	387	391	393	392	387	385	388	415
St John The Baptist	177	185	188	191	198	196	206	207	208	212	210	209	198
St Joseph's Linlithgow	125	131	118	120	111	106	105	101	97	97	97	98	198
St Joseph's Whitburn	207	227	245	258	274	289	288	282	286	292	293	301	252
St Mary's Bathgate	401	404	407	423	433	434	429	427	430	432	434	438	462
St Mary's Polbeth	115	117	126	133	141	145	153	161	163	162	162	163	252
St Nicholas	365	375	380	384	376	384	394	393	393	395	400	410	387
St Ninian's	282	263	248	229	223	219	212	204	195	191	191	193	387
St Paul's	117	120	122	121	131	145	161	164	175	189	202	217	198
St Thomas'	36	30	31	27	23	22	22	23	21	21	21	21	96
Stoneyburn	97	86	91	89	92	90	88	95	96	96	94	91	150
Toronto	258	261	282	285	293	308	299	290	282	275	278	279	415
Torphichen	71	75	77	74	70	66	59	54	54	51	50	50	71
Uphall	300	310	307	314	310	317	315	309	305	301	295	303	387
Westfield	38	50	51	52	57	55	53	49	46	48	46	44	71
Whitdale	346	375	374	391	377	363	350	350	340	343	332	338	415
Williamston	409	395	378	370	354	332	322	304	280	270	266	270	415
Winchburgh	102	105	135	171	187	192	201	212	216	218	220	224	198
Windyknowe	363	362	379	435	456	472	478	496	506	522	522	527	415
Woodmuir	27	29	30	32	29	30	30	33	32	33	32	33	47
West Lothian	**14685**	**14888**	**15187**	**15445**	**15499**	**15642**	**15699**	**15710**	**15730**	**15773**	**15849**	**16108**	**18615**

Base_Auditable Summary of Forecast P1 Intakes as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Abercorn	0	0	0	0	0	0	0	0	0	0	0	0
Addiewell	13	16	17	13	11	13	13	13	13	13	13	13
Armadale	81	80	103	81	68	73	76	76	79	80	81	82
Balbardie	68	64	74	66	57	65	68	67	67	67	66	66
Bankton	47	45	44	37	37	36	39	39	39	39	38	38
Bellsquarry	32	31	33	20	11	27	27	28	29	29	28	28
Blackburn	9	5	8	9	7	7	7	7	8	8	8	7
Blackridge	21	26	23	27	23	23	24	24	24	24	24	24
Boghall	44	43	46	46	47	50	48	47	47	47	48	48
Bridgend	16	10	14	12	8	9	10	10	10	10	10	10
Broxburn	62	61	61	53	55	66	68	68	70	72	74	77
Carmondean	45	60	54	48	52	48	52	55	54	54	53	53
Croftmalloch	29	26	18	17	25	23	23	23	23	22	22	23
Deans	34	42	41	44	35	38	40	39	40	40	40	39
Dechmont	5	8	7	3	1	7	6	6	6	5	5	5
Dedridge	24	29	27	23	26	22	24	24	24	24	24	24
East Calder	30	36	41	42	50	45	55	61	68	74	80	86
Eastertoun	40	40	42	49	33	50	45	44	44	44	44	44
Fallahill	28	18	23	26	28	23	26	26	26	27	27	27
Greenrigg	15	19	19	19	20	27	28	30	33	35	37	40
Harrysmuir	53	73	72	77	80	62	70	72	71	71	72	71
Holy Family	8	9	13	13	12	9	11	12	12	13	12	12
Howden St Andrew's	59	46	47	43	48	43	46	46	46	46	45	46
Kirkhill	29	25	27	26	26	25	26	26	26	26	26	26
Kirknewton	31	36	31	34	19	27	29	29	29	29	28	27
Knightsridge	44	36	45	35	39	48	43	42	42	42	42	42
Letham	24	36	28	30	32	32	31	32	32	31	31	32
Linlithgow	61	64	58	55	53	44	51	53	53	52	52	51
Linlithgow Bridge	29	30	26	29	14	15	20	20	21	21	20	19
Livingston Village	31	31	29	26	20	28	27	26	26	26	26	26
Longridge	13	9	11	12	10	12	11	11	11	11	11	11
Lowport	32	40	23	30	26	28	30	29	29	28	29	29
Meldrum	33	33	30	30	23	28	29	28	28	28	28	27
Mid Calder	41	44	29	26	22	39	35	34	34	32	32	32
Murrayfield	43	35	46	39	34	38	40	39	40	40	40	39
Our Lady of Lourdes	20	14	21	20	17	16	18	18	18	18	18	18
Our Lady's	15	3	8	9	8	6	7	7	7	7	7	7
Parkhead	46	50	48	47	46	48	53	53	56	55	54	54
Peel	59	49	60	65	52	66	64	63	63	64	64	63
Polkemmet	24	20	23	25	27	22	24	24	23	23	23	24
Pumpherston	0	0	0	0	0	0	0	0	0	0	0	0
Pumpherston and Uphall	30	28	30	30	22	23	28	29	31	34	36	38
Riverside	42	40	29	28	34	37	35	35	34	33	34	35
Seafield	13	12	17	14	11	9	11	12	12	12	12	11
Simpson	74	80	98	89	104	95	98	99	99	100	100	99
South Armadale	0	0	0	24	24	26	28	30	31	33	34	35
Springfield	47	46	34	37	32	44	41	40	40	38	39	39
St Anthony's	29	30	31	31	26	29	31	32	33	33	34	35
St Columba's	22	17	24	21	23	23	22	22	22	22	22	22
St John Ogilvie	55	55	60	57	52	55	56	57	57	57	57	56
St John The Baptist	31	31	28	32	32	28	31	31	31	31	31	31
St Joseph's Linlithgow	22	21	16	16	13	15	16	16	16	16	16	15
St Joseph's Whitburn	43	35	34	41	37	36	39	40	40	41	42	42
St Mary's Bathgate	61	55	56	58	54	62	64	64	65	65	65	65
St Mary's Polbeth	14	27	23	21	21	21	23	24	25	25	25	24
St Nicholas	58	60	59	57	50	54	57	58	59	60	60	61
St Ninian's	36	36	32	27	25	26	28	29	29	28	28	28
St Paul's	25	19	17	18	17	21	23	24	26	28	30	31
St Thomas'	4	4	3	3	2	3	3	3	3	3	3	3
Stoneyburn	9	13	15	16	16	11	13	14	14	14	14	14
Toronto	44	42	43	33	38	37	40	40	40	40	39	40
Torphichen	14	8	13	9	8	7	8	8	8	9	8	8
Uphall	55	51	50	51	36	45	47	46	46	46	45	44
Uphall Station Infant	0	0	0	0	0	0	0	0	0	0	0	0
Westfield	8	9	4	8	9	5	6	7	7	7	7	7
Whitdale	49	64	49	67	44	52	55	55	55	54	54	52
Williamston	59	61	48	41	34	34	41	43	42	41	40	39
Winchburgh	15	23	29	32	30	24	29	31	32	33	33	33
Windyknowe	56	56	49	68	66	69	72	75	76	78	79	79
Woodmuir	1	5	3	6	3	5	5	5	5	5	5	5
West Lothian	**2254**	**2270**	**2268**	**2247**	**2070**	**2186**	**2295**	**2322**	**2351**	**2367**	**2375**	**2383**

Base_Auditable Summary of Forecast Non-catchment P1 Intakes as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Addiewell	1	0	1	0	0	0	0	0	0	0	0	0
Armadale	3	5	2	2	2	5	4	3	3	3	3	3
Balbardie	19	10	12	12	10	13	14	13	12	12	12	12
Bankton	12	10	7	6	6	8	8	8	8	7	7	7
Bellsquarry	16	14	12	7	5	10	10	11	10	9	9	9
Blackburn	1	2	1	1	1	1	1	1	1	1	1	1
Blackridge	0	0	0	0	0	0	0	0	0	0	0	0
Boghall	0	0	0	0	0	1	0	0	0	0	0	0
Bridgend	0	1	0	0	0	0	0	0	0	0	0	0
Broxburn	15	13	10	8	9	13	13	12	11	11	11	11
Carmondean	14	4	7	5	6	8	8	7	6	7	7	7
Croftmalloch	17	17	10	9	12	14	13	13	13	12	12	13
Deans	3	4	2	2	2	3	3	3	3	2	3	3
Dechmont	2	2	1	0	0	1	1	1	1	1	1	1
Dedridge	4	3	2	2	2	4	3	3	3	3	3	3
East Calder	0	0	0	0	0	0	0	0	0	0	0	0
Eastertoun	12	12	9	11	7	10	10	10	10	10	10	9
Fallahill	1	1	1	1	1	1	1	1	1	1	1	1
Greenrigg	4	8	3	3	2	4	4	4	4	3	4	4
Harrysmuir	17	16	11	11	11	13	13	13	12	12	12	12
Holy Family	1	1	1	0	1	1	1	1	1	1	1	1
Howden St Andrew's	5	6	4	3	3	5	5	4	4	4	4	4
Kirkhill	3	4	2	2	2	3	3	3	3	3	3	3
Kirknewton	1	0	1	1	0	1	1	1	1	1	1	1
Knightsridge	4	4	3	2	3	3	3	3	3	3	3	3
Letham	7	5	4	4	4	5	5	5	4	4	4	4
Linlithgow	7	6	2	2	1	4	3	4	3	3	3	3
Linlithgow Bridge	1	1	1	1	1	2	1	1	1	1	1	1
Livingston Village	5	2	3	3	2	6	4	4	3	4	4	4
Longridge	4	4	3	4	3	4	4	4	4	4	4	4
Lowport	3	1	1	1	1	3	3	2	2	2	2	2
Meldrum	4	4	2	2	2	3	3	3	3	3	3	3
Mid Calder	7	7	3	3	2	5	5	5	4	4	4	4
Murrayfield	6	7	5	5	4	6	6	6	6	5	5	5
Our Lady of Lourdes	0	0	0	0	0	0	0	0	0	0	0	0
Our Lady's	0	0	0	0	0	0	0	0	0	0	0	0
Parkhead	2	5	1	1	1	2	2	2	2	2	2	2
Peel	10	6	7	8	6	9	8	8	7	8	8	8
Polkemmet	4	4	2	2	2	3	3	3	3	2	3	3
Pumpherston and Uphall	4	4	3	2	2	4	4	3	3	3	3	3
Riverside	11	10	5	5	6	9	9	8	7	7	7	8
Seafield	0	0	0	0	0	0	0	0	0	0	0	0
Simpson	0	0	0	0	0	1	0	0	0	0	0	0
Springfield	13	14	7	7	7	10	9	10	9	8	9	9
St Columba's	1	2	1	1	1	1	1	1	1	1	1	1
St John Ogilvie	5	3	4	3	3	3	3	4	3	3	3	3
St John The Baptist	0	0	0	0	0	0	0	0	0	0	0	0
St Joseph's Linlithgow	7	7	4	4	3	5	5	5	5	4	4	4
St Joseph's Whitburn	2	2	1	1	1	1	2	1	1	1	1	1
St Mary's Bathgate	10	10	2	2	1	6	6	5	5	4	4	5
St Mary's Polbeth	3	3	4	4	4	3	3	3	4	4	4	3
St Nicholas	0	0	0	0	0	0	0	0	0	0	0	0
St Ninian's	4	5	2	2	2	3	3	3	3	3	3	3
St Paul's	2	2	1	1	1	2	2	2	1	1	1	2
St Thomas'	0	1	0	0	0	0	0	0	0	0	0	0
Stoneyburn	0	0	0	0	0	0	0	0	0	0	0	0
Toronto	9	13	6	4	5	7	8	7	7	6	6	7
Torphichen	0	0	0	0	0	1	0	0	0	0	0	0
Uphall	11	10	7	6	5	10	9	8	8	8	8	8
Westfield	1	1	0	1	1	1	1	1	1	1	1	1
Whitdale	14	12	6	9	6	10	10	10	9	8	9	9
Williamston	11	3	5	4	3	7	6	6	5	5	5	5
Winchburgh	0	0	0	0	0	0	0	0	0	0	0	0
Windyknowe	17	19	10	13	11	15	14	14	14	13	14	14
Woodmuir	1	1	1	1	0	1	1	1	1	1	1	1
West Lothian	**341**	**311**	**205**	**194**	**176**	**276**	**266**	**253**	**240**	**230**	**234**	**239**

Base_Auditable Summary of scheduled future housing as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-2033	2034-2043	Scheduled years
ARMADALE	88	175	304	177	134	118	150	128	124	120	120	49	20	0	0
BATHGATE	154	73	98	170	128	55	24	24	24	20	0	0	0	0	0
BROXBURN	25	8	27	86	73	98	74	74	108	108	108	132	699	0	6
DEANS	54	36	14	14	12	32	24	0	0	0	0	0	0	0	0
INVERALMOND	97	52	38	36	55	25	25	0	0	0	0	0	0	0	0
LINLITHGOW	9	74	92	57	13	24	24	24	24	24	24	24	601	71	10
THE JAMES YOUNG	0	6	25	27	36	25	24	24	24	12	12	26	0	0	0
WEST CALDER	42	54	153	183	193	162	122	202	144	146	146	144	1102	0	8
WHITBURN	88	106	88	86	86	68	58	58	59	48	73	73	1415	0	9
West Lothian	**557**	**584**	**839**	**836**	**730**	**607**	**525**	**534**	**507**	**478**	**483**	**448**	**3837**	**71**	

Excludes housing in Kirknewton Primary School catchment area which is associated with Balerno Community High School

Base_Auditable Summary of scheduled future housing as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-2033	2034-2043	Scheduled years
ST KENTIGERN'S	343	409	559	504	430	317	267	292	231	202	207	148	1436	0	9
ST MARGARET'S	216	177	283	336	304	294	261	244	278	277	276	300	2401	71	10
West Lothian	**559**	**586**	**842**	**840**	**734**	**611**	**528**	**536**	**509**	**479**	**483**	**448**	**3837**	**71**	

Base_Auditable Summary of Forecast S1 Intakes as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current S1 Intake Limits
ARMADALE	137	153	151	173	177	172	207	190	199	210	226	197	220
BATHGATE	133	157	155	171	177	178	186	216	199	233	213	205	220
BROXBURN	162	132	139	192	165	176	178	199	196	206	200	173	220
DEANS	175	176	178	204	199	184	204	183	196	197	178	164	200
INVERALMOND	180	200	178	195	194	184	202	188	199	190	188	186	240
LINLITHGOW	236	192	229	190	210	229	242	245	254	220	228	192	240
ST KENTIGERN'S	213	209	216	233	227	242	261	270	249	254	261	241	260
ST MARGARET'S	198	200	202	210	216	175	196	231	212	216	206	197	200
THE JAMES YOUNG	203	212	202	175	185	184	171	189	194	178	144	129	220
WEST CALDER	165	153	142	146	152	165	167	157	178	169	164	161	200
WHITBURN	150	143	138	152	152	161	163	154	152	143	160	152	220
West Lothian	**1952**	**1927**	**1928**	**2041**	**2052**	**2049**	**2176**	**2222**	**2230**	**2217**	**2167**	**1997**	

Base_Auditable Summary of Secondary School Roll Forecasts as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current Capacity
ARMADALE	781	794	785	847	894	911	960	986	1016	1048	1090	1097	1210
BATHGATE	901	882	801	788	815	846	875	916	935	984	1010	1017	1210
BROXBURN	905	851	819	852	873	909	940	992	1026	1051	1083	1079	1210
DEANS	943	945	971	998	1013	1009	1039	1042	1047	1041	1021	995	1100
INVERALMOND	1096	1084	1013	995	987	981	991	985	991	985	978	972	1320
LINLITHGOW	1233	1203	1217	1210	1223	1244	1250	1292	1322	1345	1358	1317	1320
ST KENTIGERN'S	1218	1180	1168	1200	1219	1247	1286	1328	1346	1359	1376	1363	1430
ST MARGARET'S	1097	1116	1091	1124	1153	1138	1140	1168	1172	1180	1181	1192	1100
THE JAMES YOUNG	1136	1134	1136	1115	1094	1059	1029	1015	1015	1014	974	918	1210
WEST CALDER	957	916	879	888	898	915	934	937	976	991	995	989	1100
WHITBURN	822	800	752	747	752	768	782	787	789	776	775	770	1210
West Lothian	**11089**	**10905**	**10632**	**10764**	**10922**	**11028**	**11227**	**11449**	**11634**	**11773**	**11841**	**11709**	**13420**

Appendix 2

2012 Base School Roll Forecast using Auditable Housing Sites and Local Plan Allocations

Base_AULP Summary of Primary School Roll Forecasts as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current Capacity
Addiewell	95	96	99	93	88	85	85	85	83	88	94	97	120
Armadale	442	473	542	498	496	513	529	549	569	566	572	590	415
Balbardie	413	419	428	439	444	452	455	446	445	453	465	477	415
Bankton	331	327	326	323	304	299	288	278	272	267	268	269	415
Bellsquarry	190	196	193	184	169	172	177	177	178	177	181	192	198
Blackburn	59	43	44	41	42	45	46	45	47	47	46	47	198
Blackridge	143	149	145	148	148	148	149	152	152	156	158	172	198
Boghall	254	265	271	272	276	287	295	292	294	294	295	294	387
Bridgend	78	69	76	80	84	78	76	72	71	68	65	67	120
Broxburn	362	375	395	390	403	430	470	491	520	551	596	640	415
Carmondean	402	400	387	376	369	359	356	369	360	357	359	357	415
Croftmalloch	206	200	192	180	174	171	166	158	154	158	164	162	387
Deans	258	258	290	292	289	296	288	286	278	273	266	269	360
Dechmont	14	18	20	17	11	11	14	18	16	17	20	22	47
Dedridge	172	163	160	155	158	150	152	154	152	151	152	151	279
East Calder	256	256	250	283	329	364	389	429	476	524	577	627	415
Eastertoun	333	328	321	322	314	325	328	347	366	384	396	421	360
Fallahill	168	160	159	157	163	159	167	164	170	177	184	187	360
Greenrigg	111	118	128	145	162	184	201	220	236	252	271	293	171
Harrysmuir	404	429	445	467	491	483	488	503	501	501	495	486	415
Holy Family	60	65	73	83	90	91	102	107	114	125	136	146	71
Howden St Andrew's	322	338	341	338	323	326	322	309	309	308	312	312	387
Kirkhill	249	237	236	213	207	202	209	208	205	206	210	211	387
Kirknewton	186	192	197	207	193	190	187	186	180	180	179	187	198
Knightsridge	250	265	271	269	268	283	282	279	284	280	285	288	415
Letham	204	213	207	198	194	193	190	197	195	199	201	201	279
Linlithgow	417	414	405	406	402	390	381	376	365	359	356	354	415
Linlithgow Bridge	199	201	195	202	186	170	167	158	148	142	133	138	198
Livingston Village	225	224	216	210	191	181	175	171	167	165	165	172	198
Longridge	92	85	81	80	80	76	76	74	76	79	82	87	120
Lowport	208	220	211	209	205	198	198	194	185	189	188	190	198
Meldrum	199	210	213	213	210	212	209	203	197	194	191	196	231
Mid Calder	291	288	280	265	242	240	234	226	216	219	224	234	415
Murrayfield	254	261	278	280	291	306	303	294	292	280	279	285	306
Our Lady of Lourdes	148	129	136	130	130	130	125	123	126	125	125	128	171
Our Lady's	54	52	52	53	57	56	52	44	47	46	45	46	96
Parkhead	356	349	355	360	373	378	379	375	386	396	417	443	415
Peel	408	388	383	385	370	389	397	409	418	420	419	429	415
Polkemmet	169	164	172	168	162	157	151	149	150	154	156	164	306
Pumpherston and Uphall	171	183	204	217	227	231	232	233	234	241	257	286	231
Riverside	254	257	261	243	242	247	243	234	229	233	239	239	306
Seafield	115	113	115	108	99	89	85	83	82	78	76	76	120
Simpson	339	397	457	505	557	583	614	631	644	644	651	641	387
South Armadale	0	0	0	119	162	210	227	247	266	283	301	321	
Springfield	301	307	297	314	315	319	299	289	279	282	283	291	415
St Anthony's	193	194	204	202	201	212	225	241	256	269	282	302	198
St Columba's	126	123	130	133	135	135	136	134	137	136	136	136	171
St John Ogilvie	368	377	379	382	377	387	392	393	392	388	386	389	415
St John The Baptist	177	185	188	191	198	196	206	207	208	214	217	219	198
St Joseph's Linlithgow	125	131	118	120	111	107	106	101	98	98	97	99	198
St Joseph's Whitburn	207	227	245	258	274	289	288	282	286	293	295	303	252
St Mary's Bathgate	401	404	407	423	433	434	429	427	430	438	447	455	462
St Mary's Polbeth	115	117	126	133	143	150	157	166	167	169	173	179	252
St Nicholas	365	375	380	384	376	386	402	405	411	419	435	456	387
St Ninian's	282	263	248	229	223	219	212	204	195	192	193	196	387
St Paul's	117	120	122	121	131	145	161	166	180	198	217	238	198
St Thomas'	36	30	31	27	23	22	22	23	21	23	25	27	96
Stoneyburn	97	86	91	89	92	90	88	95	96	97	96	102	150
Toronto	258	261	282	285	293	308	299	290	282	279	286	290	415
Torphichen	71	75	77	74	70	66	59	54	54	51	50	50	71
Uphall	300	310	307	314	310	317	315	309	305	301	295	303	387
Westfield	38	50	51	52	57	55	61	64	68	78	83	89	71
Whitdale	346	375	374	391	377	363	350	350	340	343	332	338	415
Williamston	409	395	378	370	354	332	322	304	280	270	266	270	415
Winchburgh	102	105	135	186	217	250	288	312	329	371	411	449	198
Windyknowe	363	362	379	435	456	472	478	496	506	525	534	545	415
Woodmuir	27	29	30	32	29	30	30	33	32	33	32	36	47
West Lothian	**14685**	**14888**	**15188**	**15467**	**15571**	**15822**	**15982**	**16090**	**16209**	**16474**	**16825**	**17357**	**18615**

Base_AULP Summary of Forecast P1 Intakes as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Addiewell	13	16	17	13	11	13	13	13	13	15	15	15
Armadale	81	80	103	81	68	76	80	81	85	86	87	88
Balbardie	68	64	74	66	57	65	68	67	67	70	71	71
Bankton	47	45	44	37	37	36	39	39	39	39	38	38
Bellsquarry	32	31	33	20	11	27	27	28	29	29	28	28
Blackburn	9	5	8	9	7	7	7	7	8	8	8	7
Blackridge	21	26	24	28	24	24	24	24	25	25	25	27
Boghall	44	43	46	46	47	50	48	47	47	47	48	48
Bridgend	16	10	14	12	8	9	10	10	10	10	10	10
Broxburn	62	61	61	53	55	68	71	74	78	83	88	95
Carmondean	45	60	54	48	52	48	52	55	54	54	53	53
Croftmalloch	29	26	18	17	25	23	23	23	23	22	22	23
Deans	34	42	41	44	35	38	40	39	40	40	40	39
Dechmont	5	8	7	3	1	7	6	6	6	6	6	8
Dedridge	24	29	27	23	26	22	24	24	24	24	24	24
East Calder	30	36	41	42	50	45	55	62	70	79	87	95
Eastertoun	40	40	42	49	35	52	49	50	52	55	57	59
Fallahill	28	18	23	26	28	23	26	26	26	28	29	30
Greenrigg	15	19	19	19	20	27	28	30	33	35	37	40
Harrysmuir	53	73	72	77	80	62	70	72	71	72	72	71
Holy Family	8	9	13	13	13	12	15	16	17	19	20	21
Howden St Andrew's	59	46	47	43	48	43	46	46	46	46	46	46
Kirkhill	29	25	27	26	26	26	26	26	26	27	27	27
Kirknewton	31	36	31	34	19	27	29	29	29	29	29	29
Knightsridge	44	36	45	35	39	48	43	42	42	42	42	42
Letham	24	36	28	30	32	32	31	32	32	31	31	32
Linlithgow	61	64	58	55	53	44	51	53	53	52	52	51
Linlithgow Bridge	29	30	26	29	14	16	20	20	21	21	20	19
Livingston Village	31	31	29	26	20	28	27	26	26	26	26	26
Longridge	13	9	11	12	10	12	11	11	11	12	12	13
Lowport	32	40	23	30	26	28	30	29	29	28	29	29
Meldrum	33	33	30	30	23	29	29	28	29	28	28	28
Mid Calder	41	44	29	26	22	39	35	34	34	32	32	32
Murrayfield	43	35	46	39	34	38	40	39	40	41	40	40
Our Lady of Lourdes	20	14	21	20	17	16	18	18	18	19	19	19
Our Lady's	15	3	8	9	8	6	7	7	7	7	7	7
Parkhead	46	50	48	47	47	50	55	55	58	59	62	65
Peel	59	49	60	65	52	66	64	63	63	64	64	64
Polkemmet	24	20	23	25	27	22	24	24	23	24	24	25
Pumpherston and Uphall	30	28	30	30	22	23	29	29	31	34	37	40
Riverside	42	40	29	28	34	37	35	35	34	33	34	35
Seafield	13	12	17	14	11	9	11	12	12	12	12	11
Simpson	74	80	98	89	104	95	98	99	99	100	100	99
South Armadale	0	0	0	25	26	29	32	35	38	41	44	46
Springfield	47	46	34	37	32	44	41	40	40	38	39	39
St Anthony's	29	30	31	31	27	31	35	37	39	41	43	45
St Columba's	22	17	24	21	23	23	22	22	22	22	22	22
St John Ogilvie	55	55	60	57	52	56	57	57	57	58	57	57
St John The Baptist	31	31	28	32	32	28	31	31	31	32	32	33
St Joseph's Linlithgow	22	21	16	16	13	15	16	17	16	16	16	16
St Joseph's Whitburn	43	35	34	41	37	36	39	40	40	41	42	43
St Mary's Bathgate	61	55	56	58	54	62	64	64	65	66	67	67
St Mary's Polbeth	14	27	23	21	21	21	23	24	26	26	26	27
St Nicholas	58	60	59	57	50	54	58	60	62	63	65	67
St Ninian's	36	36	32	27	25	26	28	29	29	28	28	28
St Paul's	25	19	17	18	17	21	23	25	27	29	32	34
St Thomas'	4	4	3	3	2	3	3	3	3	3	4	4
Stoneyburn	9	13	15	16	16	11	13	14	14	14	14	15
Toronto	44	42	43	33	38	37	40	40	40	40	40	41
Torphichen	14	8	13	9	8	7	8	8	8	9	8	8
Uphall	55	51	50	51	36	45	47	46	46	46	45	44
Westfield	8	9	4	8	9	5	8	9	10	11	12	13
Whitdale	49	64	49	67	44	52	55	55	55	54	54	52
Williamston	59	61	48	41	34	34	41	43	42	41	40	39
Winchburgh	15	23	29	34	34	32	41	45	48	55	61	66
Windyknowe	56	56	49	68	66	69	72	75	76	78	80	81
Woodmuir	1	5	3	6	3	5	5	5	5	5	5	5
West Lothian	**2254**	**2270**	**2269**	**2250**	**2081**	**2213**	**2337**	**2378**	**2421**	**2469**	**2517**	**2564**

Base_AULP Summary of Forecast Non-catchment P1 Intakes as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Addiewell	1	0	1	0	0	0	0	0	0	0	0	0
Armadale	3	5	2	2	2	5	4	3	3	3	3	3
Balbardie	19	10	12	12	10	13	14	13	12	12	12	12
Bankton	12	10	7	6	6	8	8	8	8	7	7	7
Bellsquarry	16	14	12	7	5	10	10	11	10	9	9	9
Blackburn	1	2	1	1	1	1	1	1	1	1	1	1
Blackridge	0	0	0	0	0	0	0	0	0	0	0	0
Boghall	0	0	0	0	0	1	0	0	0	0	0	0
Bridgend	0	1	0	0	0	0	0	0	0	0	0	0
Broxburn	15	13	10	8	9	13	13	12	11	11	11	11
Carmondean	14	4	7	5	6	8	8	7	6	7	7	7
Croftmalloch	17	17	10	9	12	14	13	13	13	12	12	13
Deans	3	4	2	2	2	3	3	3	3	2	3	3
Dechmont	2	2	1	0	0	1	1	1	1	1	1	1
Dedridge	4	3	2	2	2	4	3	3	3	3	3	3
East Calder	0	0	0	0	0	0	0	0	0	0	0	0
Eastertoun	12	12	9	11	7	10	10	10	10	10	10	9
Fallahill	1	1	1	1	1	1	1	1	1	1	1	1
Greenrigg	4	8	3	3	2	4	4	4	4	3	4	4
Harrysmuir	17	16	11	11	11	13	13	13	12	12	12	12
Holy Family	1	1	1	0	1	1	1	1	1	1	1	1
Howden St Andrew's	5	6	4	3	3	5	5	4	4	4	4	4
Kirkhill	3	4	2	2	2	3	3	3	3	3	3	3
Kirknewton	1	0	1	1	0	1	1	1	1	1	1	1
Knightsridge	4	4	3	2	3	3	3	3	3	3	3	3
Letham	7	5	4	4	4	5	5	5	4	4	4	4
Linlithgow	7	6	2	2	1	4	3	4	3	3	3	3
Linlithgow Bridge	1	1	1	1	1	2	1	1	1	1	1	1
Livingston Village	5	2	3	3	2	6	4	4	3	4	4	4
Longridge	4	4	3	4	3	4	4	4	4	4	4	4
Lowport	3	1	1	1	1	3	3	2	2	2	2	2
Meldrum	4	4	2	2	2	3	3	3	3	3	3	3
Mid Calder	7	7	3	3	2	5	5	5	4	4	4	4
Murrayfield	6	7	5	5	4	6	6	6	6	5	5	5
Our Lady of Lourdes	0	0	0	0	0	0	0	0	0	0	0	0
Our Lady's	0	0	0	0	0	0	0	0	0	0	0	0
Parkhead	2	5	1	1	1	2	2	2	2	2	2	2
Peel	10	6	7	8	6	9	8	8	7	8	8	8
Polkemmet	4	4	2	2	2	3	3	3	3	2	3	3
Pumpherston and Uphall	4	4	3	2	2	4	4	3	3	3	3	3
Riverside	11	10	5	5	6	9	9	8	7	7	7	8
Seafield	0	0	0	0	0	0	0	0	0	0	0	0
Simpson	0	0	0	0	0	1	0	0	0	0	0	0
Springfield	13	14	7	7	7	10	9	10	9	8	9	9
St Anthony's	0	0	0	0	0	0	0	0	0	0	0	0
St Columba's	1	2	1	1	1	1	1	1	1	1	1	1
St John Ogilvie	5	3	4	3	3	3	3	4	3	3	3	3
St John The Baptist	0	0	0	0	0	0	0	0	0	0	0	0
St Joseph's Linlithgow	7	7	4	4	3	5	5	5	5	4	4	4
St Joseph's Whitburn	2	2	1	1	1	1	2	1	1	1	1	1
St Mary's Bathgate	10	10	2	2	1	6	6	5	5	4	4	5
St Mary's Polbeth	3	3	4	4	4	3	3	3	4	4	4	3
St Nicholas	0	0	0	0	0	0	0	0	0	0	0	0
St Ninian's	4	5	2	2	2	3	3	3	3	3	3	3
St Paul's	2	2	1	1	1	2	2	2	1	1	1	2
St Thomas'	0	1	0	0	0	0	0	0	0	0	0	0
Stoneyburn	0	0	0	0	0	0	0	0	0	0	0	0
Toronto	9	13	6	4	5	7	8	7	7	6	6	7
Torphichen	0	0	0	0	0	1	0	0	0	0	0	0
Uphall	11	10	7	6	5	10	9	8	8	8	8	8
Westfield	1	1	0	1	1	1	1	1	1	1	1	1
Whitdale	14	12	6	9	6	10	10	10	9	8	9	9
Williamston	11	3	5	4	3	7	6	6	5	5	5	5
Winchburgh	0	0	0	0	0	0	0	0	0	0	0	0
Windyknowe	17	19	10	13	11	15	14	14	14	13	14	14
Woodmuir	1	1	1	1	0	1	1	1	1	1	1	1
West Lothian	**341**	**311**	**205**	**194**	**176**	**276**	**266**	**253**	**240**	**230**	**234**	**239**

Base_AULP Summary of scheduled future housing as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-2033	2034-2043	Scheduled years
ARMADALE	100	175	304	225	239	202	246	228	218	238	258	196	707	0	5
BATHGATE	154	73	98	170	133	55	24	24	80	80	33	37	272	0	7
BROXBURN	25	8	28	87	103	153	129	134	180	243	243	289	2141	0	9
DEANS	54	36	14	14	16	32	24	0	0	0	0	0	0	0	0
INVERALMOND	98	52	38	36	55	25	25	0	20	24	34	46	244	0	4
LINLITHGOW	9	74	140	105	114	143	96	96	183	183	168	173	2601	71	10
THE JAMES YOUNG	0	6	25	27	36	25	24	24	24	12	12	41	154	0	4
WEST CALDER	42	54	153	208	218	162	146	226	261	288	294	354	3054	236	10
WHITBURN	88	106	88	86	86	68	58	58	100	107	144	145	1769	0	9
West Lothian	**570**	**584**	**888**	**958**	**1000**	**865**	**772**	**790**	**1066**	**1175**	**1186**	**1281**	**10942**	**307**	

Excludes housing in Kirknewton Primary School catchment area which is associated with Balerno Community High School

Base_AULP Summary of scheduled future housing as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-2033	2034-2043	Scheduled years
ST KENTIGERN'S	355	409	559	577	571	425	387	416	519	561	577	575	4793	236	10
ST MARGARET'S	217	177	332	385	433	444	388	376	555	627	621	724	6226	71	10
West Lothian	**572**	**586**	**891**	**962**	**1004**	**869**	**775**	**792**	**1074**	**1188**	**1198**	**1299**	**11019**	**307**	

Base_AULP Summary of Forecast S1 Intakes as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current S1 Intake Limits
ARMADALE	137	153	151	173	179	179	217	203	217	232	252	228	220
BATHGATE	133	157	155	171	177	179	186	217	199	236	218	212	220
BROXBURN	162	132	139	192	165	177	182	206	205	219	219	198	220
DEANS	175	176	178	204	199	184	204	183	197	197	178	165	200
INVERALMOND	180	200	178	195	194	184	202	188	199	191	190	189	240
LINLITHGOW	236	192	229	192	214	238	257	262	275	248	263	233	240
ST KENTIGERN'S	213	209	216	233	228	245	265	276	257	265	276	262	260
ST MARGARET'S	198	200	202	211	217	178	200	237	220	227	221	216	200
THE JAMES YOUNG	203	212	202	175	185	184	171	189	194	178	144	129	220
WEST CALDER	165	153	142	146	153	167	169	160	182	178	179	182	200
WHITBURN	150	143	138	152	152	161	163	154	152	145	164	159	220
West Lothian	**1952**	**1927**	**1928**	**2043**	**2062**	**2075**	**2215**	**2275**	**2297**	**2316**	**2304**	**2172**	

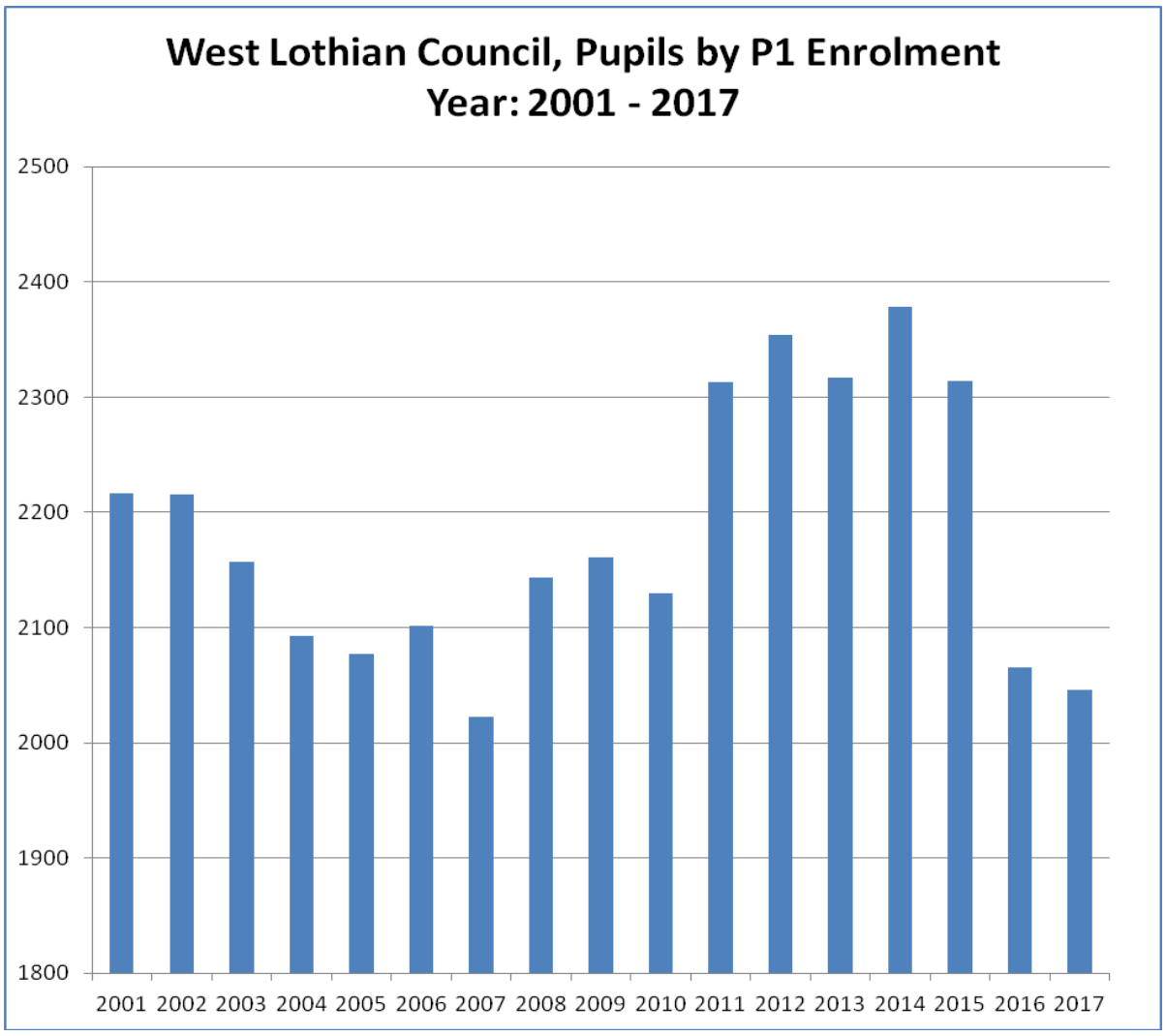
Base_AULP Summary of Secondary School Roll Forecasts as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current Capacity
ARMADALE	781	794	785	847	903	943	1011	1057	1107	1159	1224	1259	1210
BATHGATE	901	882	801	788	815	847	876	917	936	996	1035	1049	1210
BROXBURN	905	851	819	852	873	916	959	1024	1072	1114	1177	1205	1210
DEANS	943	945	971	998	1013	1010	1040	1043	1048	1042	1022	996	1100
INVERALMOND	1096	1084	1013	995	987	981	991	985	991	989	987	988	1320
LINLITHGOW	1233	1203	1217	1220	1246	1290	1325	1387	1436	1496	1549	1545	1320
ST KENTIGERN'S	1218	1180	1168	1200	1224	1262	1309	1360	1386	1419	1462	1475	1430
ST MARGARET'S	1097	1116	1091	1128	1160	1154	1167	1205	1218	1244	1270	1305	1100
THE JAMES YOUNG	1136	1134	1136	1115	1094	1059	1029	1015	1015	1014	974	918	1210
WEST CALDER	957	916	879	888	904	926	946	954	998	1039	1075	1104	1100
WHITBURN	822	800	752	747	752	768	782	787	789	784	796	805	1210
West Lothian	**11089**	**10905**	**10632**	**10778**	**10972**	**11157**	**11437**	**11735**	**11995**	**12295**	**12570**	**12647**	**13420**

West Lothian Council

0-18 Population Trend by Single School Enrolment Year Cohorts 2001 - 2017

(As at 30 September 2013)

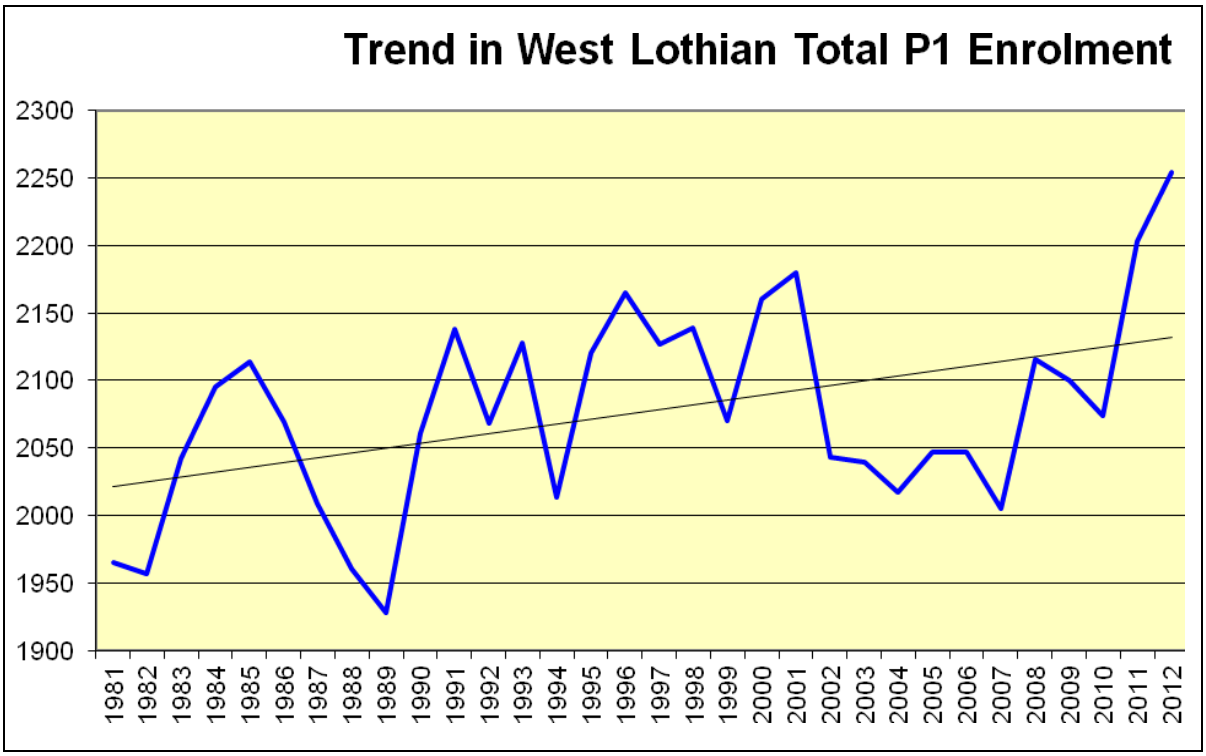


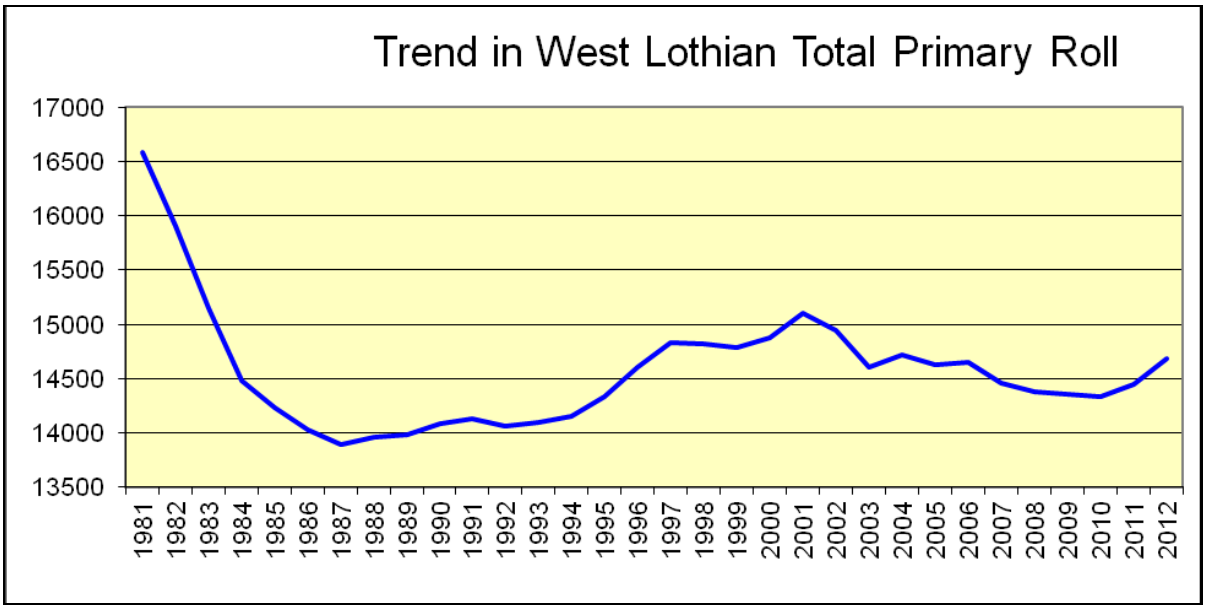
Guidance Notes:

Enrolment Year is from 1st March to 28/29 February of the following year, ie the data does not refer to calendar years. Enrolment year determines the School Session/Year in which children are entitled to commence school attendance at P1. No allowance has been made in this raw data for primary school deferral. Currently, year 2001 pupils are typically at S6 and year 2013 pupils are at P1.

The number of children is the current actual total of children who could have enrolled in that particular year. Data for school enrolment years 2016 and 2017 has not yet been fully processed and has not been used in the school forecast, although shown above.

Data has been extracted from West Lothian Council's 0-18 Population and Household Database.

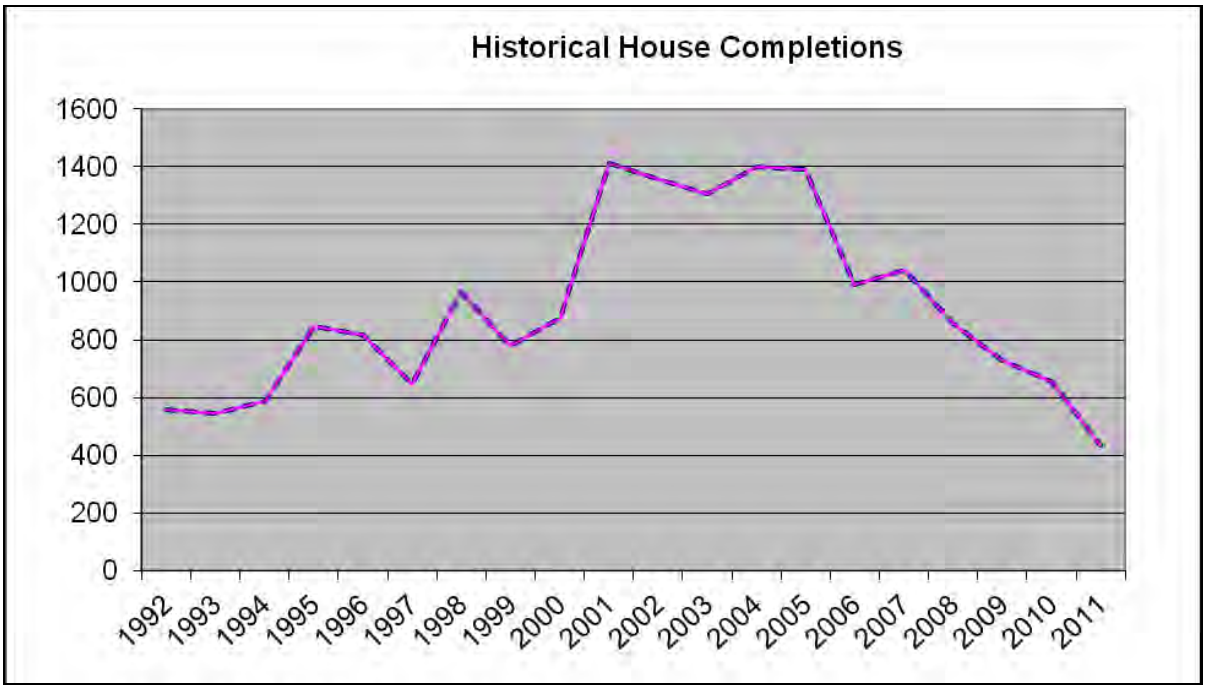

Trend in West Lothian Total P1 Enrolment
2300
2250
2200
2150
2100
2050
2000
1950
1900
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012


Trend in West Lothian Total Primary Roll
17000
16500
16000
15500
15000
14500
14000
13500
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012

Appendix 4

Historical House Completions

1992-2011



Guidance Notes:

Housing year is from 1 April to 31 March the following year – the housing audit year, and does not refer to calendar years.

Latest information indicates that some 229 houses were competed in audit year 2012, less than 50% of previous low point in 1993 (545 houses) and that audit year 2013 shows some recovery to 511 completion's, but still short of the average completion rate of some 910 houses across 1992-2011.

The graph shows housing data as recorded in school migration tables. As the forecast is a 2012 base, data is only available in full to 2011. A 2013 base forecast would enable completion data for 2012 to be shown.

Appendix 5

MEDIUM TERM FORECAST METHODOLOGY

Background

Medium term forecast methodology is well established and is set out below.

Accounts Commission have praised the extent and robustness of forecast information. Accepted by ADES as top practice, etc. Senior Counsel advice sought in 2007/2008 in preparation for Local Plan Inquiry later in 2008. Specific topic paper at Local Plan Inquiry. Methodology set out in Education Executive Report, 1 September 2009. Adjustments noted in subsequent reports. Foundation of Supplementary Planning Guidance on Education (also approved by Executive).

Whilst there is a "live" standard medium term forecast that tracks information changes throughout the school year, there are also two static forecasts that are useful for comparative analysis. Option forecasts for scenario testing can also be produced. An archive is created from the standard forecast when the forecast base year is updated.

Secondary school forecast and duration is typically more stable than primary school forecasts – the latter being heavily dependent on 0-5 population data.

Primary school roll forecasts are based on the following factors or components:

1. Start of session school roll by stage (September 20**).
2. Forecast primary one intake numbers.
3. Stage migration.
4. Expected children from future house completions in the catchment area.
5. Child-Per-House Ratios

In addition secondary school roll forecasts also include:

6. Primary seven to secondary one transfer rates.
7. Secondary school stay on rates (S4 to S5) and (S4 to S6).

1. <u>200* Start of Session School Rolls</u> (primary and secondary)

These are as returned to Scottish Government in the annual census (September). It is the base table in the medium term forecast used in each individual school forecast.

2. <u>Forecast Primary One Intake Numbers</u>

The central source of these data is the 0-18 Population and Household Database which identifies pre-school and school aged children. Input sources for these data include:

- 100% doorstep survey (resources permitting)
- school admission databases - pre-school, primary, wraparound care and secondary school includes mid-term admissions
- births and deaths data supplied by Lothian Health (direct rather than through General Register Office Scotland).
- from time to time centrally sourced questionnaire, eg childcare questionnaire forms, etc
- school census
- prepaid query letterforms

- The Lothian Joint Valuation Board (LJVB) is the source for new property used to create household records in the 0-18 Population and Household Database.

A number of adjustments are applied to the raw data, to allow for private sector, non-catchment schools, incomplete school intake year, etc. - adjustments being made according to current attendance patterns. Depending on the time of year, 4 or 5 years of actual known data is used with the balance of future P1 intakes being calculated moving averages.

3. <u>Stage Migration</u> (primary and secondary)

The term stage migration is used as this factor could relate to a number of changes within school rolls and should thus not be directly equated with demographic migration eg Stage Migration could include children repeating a year.

Stage migration is calculated as a 3 year weighted average (.2,.2,.6) based on historical school rolls, ie P1_P6 is compared with the following years P2_P7 and S1-S3 is compared with the following years S2-S4. Where the calculated figure is greater than +5% or lower than -5%, the calculated figure is controlled to a maximum of +5% or -5%. An adjustment is made for actual (historical) house completions in the schools catchment area using the appropriate child per house ratio. Further control may be applied to take account of known council policy that will readjust these migration trends in a particular year, eg the downsizing of a primary school.

Current average ratios are:

Maximum applied	1.05
Minimum applied	0.95
Non-denominational primary	0.9846
Denominational (RC) primary	0.9761
Non-denominational secondary	0.9886
Denominational (RC) secondary	0.9842

4. <u>Housing</u>

The Lothian Joint Valuation Board (LJVB) is the source of confirmed new property that is used to create additional household records in the 0-18 Population and Household Database.

The number of house completions is taken from a housing database, “SPaDE”, with source input data being current planning applications, and future Housing Land Audit and Local Plan allocations. The housing database is current with development at all times and contains both historical and future build programme, whether public or private. Note that housing in secondary school forecast is a summary of the housing in each associated primary school. Housing completions will typically extend beyond the medium term forecast time period of 10 years. Two standard option forecasts are typically produced, using 2 housing sets – an auditable only option (housing sites with permission or minded to grant) and extended auditable option that also includes local plan allocations.

5. Child Per House Ratio

There are 4 “standard” child-per-house ratios used in the medium term forecast, non-denominational primary school, denominational primary school, non-denominational secondary school, and denominational secondary school. These ratios are regularly updated and are tracked annually. They do change over time and this will be reflected in the school forecasts. They are adjusted to take account of the planned mix of public and private residential development in the development plan and exclude vacant, sheltered and amenity properties. The ratios are calculated from the 0-18 Population and Household Database.

Current average ratios are:

Non-denominational primary	0.3156
Denominational (RC) primary	0.0927
Non-denominational secondary	0.1706
Denominational (RC) secondary	0.0597

There are also a substantial range of detailed reports available that can focus on house type (as defined by the LJVB), number of bedrooms, council tax bands, etc.

6. Primary Seven to Secondary One Transfer

This is calculated as a 3 year weighted average (.2,.2,.6) based on historical S1 enrolment and the previous years P7 enrolment. An adjustment is made for actual (historical) house completions in the schools catchment area using the appropriate child per house ratio.

Current average ratios are:

Maximum applied	1.2206
Minimum applied	0.7657
Non-denominational average	0.9797
Denominational (RC) average	0.9814

7. Secondary School Stay On Rates (S4 to S5) and (S4 to S6)

This is calculated as a 3 year weighted average (.2,.2,.6). An adjustment is made for actual (historical) house completions in the schools catchment area using the appropriate child per house ratio.

Current average ratios are:

Maximum applied	1.6874
Minimum applied	1.1095
Non-denominational average	1.3832
Denominational (RC) average	1.5231

David McKinney February 2014

Base_Auditable Summary of Primary School Roll Forecasts as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current Capacity
Addiewell	95	96	99	93	88	85	85	85	83	80	80	81	120
Armadale	442	473	542	498	495	495	504	517	529	527	534	552	462
Balbardie	413	419	428	439	444	452	455	446	445	435	432	438	415
Bankton	331	327	326	323	304	299	288	278	272	267	268	269	415
Bellsquarry	190	196	193	184	169	172	177	177	178	177	181	192	198
Blackburn	59	43	44	41	42	45	46	45	47	47	46	47	198
Blackridge	143	149	145	147	147	146	147	150	149	151	149	150	198
Boghall	254	265	271	272	276	287	295	292	294	294	295	294	462
Bridgend	78	69	76	80	84	78	76	72	71	68	65	67	120
Broxburn	362	375	395	390	403	422	446	453	464	478	498	519	415
Carmondean	402	400	387	376	369	359	356	369	360	357	359	357	415
Croftmalloch	206	200	192	180	174	171	166	158	154	158	164	162	387
Deans	258	258	290	292	289	296	288	286	278	273	266	269	360
Dechmont	14	18	20	17	11	11	14	18	16	16	15	14	47
Dedridge	172	163	160	155	158	150	152	154	152	151	152	151	279
East Calder	256	256	250	283	329	364	389	422	461	496	535	572	415
Eastertoun	333	328	321	322	307	310	302	305	309	311	306	316	360
Fallahill	168	160	159	157	163	159	167	164	170	172	170	166	360
Greenrigg	111	118	128	145	162	184	201	220	236	252	271	293	171
Harrysmuir	404	429	445	467	491	483	488	503	501	500	495	486	415
Holy Family	60	65	73	79	82	75	77	79	82	82	82	83	71
Howden St Andrew's	322	338	341	338	323	326	321	309	309	308	311	309	387
Kirkhill	249	237	236	213	207	200	206	204	201	199	197	194	387
Kirknewton	186	192	197	207	193	190	187	186	180	178	173	178	198
Knightsridge	250	265	271	269	268	283	282	279	284	280	285	288	415
Letham	204	213	207	198	194	193	190	197	195	199	201	201	279
Linlithgow	417	414	405	406	402	390	381	376	365	359	356	354	415
Linlithgow Bridge	199	201	195	202	186	168	165	156	146	140	131	136	198
Livingston Village	225	224	216	210	191	181	175	171	167	165	165	169	198
Longridge	92	85	81	80	80	76	76	74	76	76	75	76	120
Lowport	208	220	211	209	205	198	198	194	185	189	188	190	198
Meldrum	199	210	213	213	210	211	208	202	196	193	190	194	231
Mid Calder	291	288	280	265	242	240	234	226	216	219	224	234	415
Murrayfield	254	261	278	280	291	304	302	292	291	279	274	277	306
Our Lady of Lourdes	148	129	136	130	130	130	124	123	125	122	119	120	171
Our Lady's	54	52	52	53	57	56	52	44	47	46	44	43	96
Parkhead	356	349	355	360	365	363	364	360	371	367	364	365	415
Peel	408	388	383	385	370	389	397	409	418	418	413	419	415
Polkemmet	169	164	172	168	162	157	151	149	150	151	150	155	306
Pumpherston and Uphall	171	183	204	216	226	230	231	232	233	240	249	270	231
Riverside	254	257	261	243	242	247	243	234	229	233	239	239	306
Seafield	115	113	115	108	99	89	85	83	82	78	76	76	120
Simpson	339	397	457	505	557	583	614	631	644	644	651	641	462
South Armadale	0	0	0	118	154	192	201	212	223	231	240	250	
Springfield	301	307	297	314	315	319	299	289	279	282	283	291	415
St Anthony's	193	194	204	202	197	198	201	207	211	216	221	229	198
St Columba's	126	123	130	133	135	135	136	134	137	136	136	136	171
St John Ogilvie	368	377	379	382	377	387	391	393	392	387	385	388	415
St John The Baptist	177	185	188	191	198	196	206	207	208	212	210	209	198
St Joseph's Linlithgow	125	131	118	120	111	106	105	101	97	97	97	98	198
St Joseph's Whitburn	207	227	245	258	274	289	288	282	286	292	293	301	252
St Mary's Bathgate	401	404	407	423	433	434	429	427	430	432	434	438	462
St Mary's Polbeth	115	117	126	133	141	145	153	161	163	162	162	163	252
St Nicholas	365	375	380	384	376	384	394	393	393	395	400	410	387
St Ninian's	282	263	248	229	223	219	212	204	195	191	191	193	387
St Paul's	117	120	122	121	131	145	161	164	175	189	202	217	171
St Thomas'	36	30	31	27	23	22	22	23	21	21	21	21	96
Stoneyburn	97	86	91	89	92	90	88	95	96	96	94	91	150
Toronto	258	261	282	285	293	308	299	290	282	275	278	279	415
Torphichen	71	75	77	74	70	66	59	54	54	51	50	50	71
Uphall	300	310	307	314	310	317	315	309	305	301	295	303	387
Westfield	38	50	51	52	57	55	53	49	46	48	46	44	71
Whitdale	346	375	374	391	377	363	350	350	340	343	332	338	462
Williamston	409	395	378	370	354	332	322	304	280	270	266	270	415
Winchburgh	102	105	135	171	187	192	201	212	216	218	220	224	198
Windyknowe	363	362	379	435	456	472	478	496	506	522	522	527	415
Woodmuir	27	29	30	32	29	30	30	33	32	33	32	33	47
West Lothian	**14685**	**14888**	**15187**	**15445**	**15499**	**15642**	**15699**	**15710**	**15730**	**15773**	**15849**	**16108**	**18785**

Base_AULP Summary of Primary School Roll Forecasts as at 18/12/13

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Current Capacity
Addiewell	95	96	99	93	88	85	85	85	83	88	94	97	120
Armadale	442	473	542	498	496	513	529	549	569	566	572	590	462
Balbardie	413	419	428	439	444	452	455	446	445	453	465	477	415
Bankton	331	327	326	323	304	299	288	278	272	267	268	269	415
Bellsquarry	190	196	193	184	169	172	177	177	178	177	181	192	198
Blackburn	59	43	44	41	42	45	46	45	47	47	46	47	198
Blackridge	143	149	145	148	148	148	149	152	152	156	158	172	198
Boghall	254	265	271	272	276	287	295	292	294	294	295	294	462
Bridgend	78	69	76	80	84	78	76	72	71	68	65	67	120
Broxburn	362	375	395	390	403	430	470	491	520	551	596	640	415
Carmondean	402	400	387	376	369	359	356	369	360	357	359	357	415
Croftmalloch	206	200	192	180	174	171	166	158	154	158	164	162	387
Deans	258	258	290	292	289	296	288	286	278	273	266	269	360
Dechmont	14	18	20	17	11	11	14	18	16	17	20	22	47
Dedridge	172	163	160	155	158	150	152	154	152	151	152	151	279
East Calder	256	256	250	283	329	364	389	429	476	524	577	627	415
Eastertoun	333	328	321	322	314	325	328	347	366	384	396	421	360
Fallahill	168	160	159	157	163	159	167	164	170	177	184	187	360
Greenrigg	111	118	128	145	162	184	201	220	236	252	271	293	171
Harrysmuir	404	429	445	467	491	483	488	503	501	501	495	486	415
Holy Family	60	65	73	83	90	91	102	107	114	125	136	146	71
Howden St Andrew's	322	338	341	338	323	326	322	309	309	308	312	312	387
Kirkhill	249	237	236	213	207	202	209	208	205	206	210	211	387
Kirknewton	186	192	197	207	193	190	187	186	180	180	179	187	198
Knightsridge	250	265	271	269	268	283	282	279	284	280	285	288	415
Letham	204	213	207	198	194	193	190	197	195	199	201	201	279
Linlithgow	417	414	405	406	402	390	381	376	365	359	356	354	415
Linlithgow Bridge	199	201	195	202	186	170	167	158	148	142	133	138	198
Livingston Village	225	224	216	210	191	181	175	171	167	165	165	172	198
Longridge	92	85	81	80	80	76	76	74	76	79	82	87	120
Lowport	208	220	211	209	205	198	198	194	185	189	188	190	198
Meldrum	199	210	213	213	210	212	209	203	197	194	191	196	231
Mid Calder	291	288	280	265	242	240	234	226	216	219	224	234	415
Murrayfield	254	261	278	280	291	306	303	294	292	280	279	285	306
Our Lady of Lourdes	148	129	136	130	130	130	125	123	126	125	125	128	171
Our Lady's	54	52	52	53	57	56	52	44	47	46	45	46	96
Parkhead	356	349	355	360	373	378	379	375	386	396	417	443	415
Peel	408	388	383	385	370	389	397	409	418	420	419	429	415
Polkemmet	169	164	172	168	162	157	151	149	150	154	156	164	306
Pumpherston and Uphall	171	183	204	217	227	231	232	233	234	241	257	286	231
Riverside	254	257	261	243	242	247	243	234	229	233	239	239	306
Seafield	115	113	115	108	99	89	85	83	82	78	76	76	120
Simpson	339	397	457	505	557	583	614	631	644	644	651	641	462
South Armadale	0	0	0	119	162	210	227	247	266	283	301	321	
Springfield	301	307	297	314	315	319	299	289	279	282	283	291	415
St Anthony's	193	194	204	202	201	212	225	241	256	269	282	302	198
St Columba's	126	123	130	133	135	135	136	134	137	136	136	136	171
St John Ogilvie	368	377	379	382	377	387	392	393	392	388	386	389	415
St John The Baptist	177	185	188	191	198	196	206	207	208	214	217	219	198
St Joseph's Linlithgow	125	131	118	120	111	107	106	101	98	98	97	99	198
St Joseph's Whitburn	207	227	245	258	274	289	288	282	286	293	295	303	252
St Mary's Bathgate	401	404	407	423	433	434	429	427	430	438	447	455	462
St Mary's Polbeth	115	117	126	133	143	150	157	166	167	169	173	179	252
St Nicholas	365	375	380	384	376	386	402	405	411	419	435	456	387
St Ninian's	282	263	248	229	223	219	212	204	195	192	193	196	387
St Paul's	117	120	122	121	131	145	161	166	180	198	217	238	171
St Thomas'	36	30	31	27	23	22	22	23	21	23	25	27	96
Stoneyburn	97	86	91	89	92	90	88	95	96	97	96	102	150
Toronto	258	261	282	285	293	308	299	290	282	279	286	290	415
Torphichen	71	75	77	74	70	66	59	54	54	51	50	50	71
Uphall	300	310	307	314	310	317	315	309	305	301	295	303	387
Westfield	38	50	51	52	57	55	61	64	68	78	83	89	71
Whitdale	346	375	374	391	377	363	350	350	340	343	332	338	462
Williamston	409	395	378	370	354	332	322	304	280	270	266	270	415
Winchburgh	102	105	135	186	217	250	288	312	329	371	411	449	198
Windyknowe	363	362	379	435	456	472	478	496	506	525	534	545	415
Woodmuir	27	29	30	32	29	30	30	33	32	33	32	36	47
West Lothian	**14685**	**14888**	**15188**	**15467**	**15571**	**15822**	**15982**	**16090**	**16209**	**16474**	**16825**	**17357**	**18785**

Document 2

DATA LABEL: Public

West Lothian Council

Education Executive

West Lothian Civic Centre
Howden South Road
LIVINGSTON
EH54 6FF

3 December 2015

A meeting of the **Education Executive** of West Lothian Council will be held within **Council Chambers, West Lothian Civic Centre** on **Tuesday 8 December 2015** at **10:00 a.m**.

For Chief Executive

BUSINESS

Public Session

1. Apologies for Absence

2. Order of Business, including notice of urgent business

3. Declarations of Interest - Members should declare any financial and non-financial interests they have in the items of business for consideration at the meeting, identifying the relevant agenda item and the nature of their interest.

4. Confirm Draft Minute of Meeting of the Education Executive held on Tuesday 27 October 2015 (herewith).

Public Items for Decision

5. Raising Attainment Strategy 2015-17 - Report by Head of Education (Quality Assurance) (herewith)

6. Naming of the new Primary School in Armadale - Report by Head of Education (Development) (herewith)

7. Consultation on a proposal for a Digital Learning and Teaching Strategy for Scotland - Report by Head of Education (Development) (herewith)

8. 2015 Base School Forecasts - Report by Head of Planning and Economic Development (herewith)

Public Items for Information

9. Access to Education Grant Funding - Phase 2 - Report by Head of Education (Development) (herewith)

10. West Lothian Council Education Services: Additional Support Needs Review 2014 - Report by Head of Service (Quality Assurance) (herewith)

NOTE **For further information please contact Elaine Dow on 01506 281594 or email elaine.dow@westlothian.gov.uk**

MINUTE of MEETING of the EDUCATION EXECUTIVE of WEST LOTHIAN COUNCIL held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE on 27 OCTOBER 2015.

Present – Councillors David Dodds (Chair), Lawrence Fitzpatrick, Stuart Borrowman, Tony Boyle, Harry Cartmill, Tom Conn, Alexander Davidson, Carl John, Dave King, Sarah King, Danny Logue, John McGinty, Anne McMillan, Andrew Miller, Angela Moohan, George Paul, Frank Toner and Jim Walker; Appointed Representatives Elsie Aitken, Eric Lumsden, John MacKinnon, Myra MacPherson and Lynne McEwen.

1. DECLARATIONS OF INTEREST

No declarations of interest were made in terms of the Councillors' Code of Conduct.

2. MINUTE

The Education Executive approved the Minute of the meeting held on 15 September 2015 as being a correct record. The Chair thereafter signed the Minute.

3. REPORT ON THE ATTAINMENT SCOTLAND FUND SCHOOLS PROGRAMME

The Education Executive considered a report (copies of which had been circulated) by the Head of Education (Quality Assurance) providing details of the inclusion of two West Lothian schools in the Scottish Attainment Scotland Fund Schools Programme. Details of the Scottish Attainment Challenge – Attainment Scotland Fund Schools Programme, was attached as an appendix to the report.

The Head of Education (Quality Assurance) advised that the Schools Programme was part of the national Scottish Attainment Challenge, the aim of which was to accelerate improvement by scaling up successful activity and by facilitating and spreading experience and practice of what works at local and national level.

Bridgend Primary School and St Thomas' Primary School, Addiewell, were identified by the Scottish Government as recipient schools based on 70% of the children on the school roll living in post codes in Deciles 1 and 2 of the Scottish Index of Multiple Deprivation (SIMD) (2012).

The funding to support improvement initiatives would be over a four year period, however, it was noted that the levels of funding had not yet been confirmed by the Scottish Government. The Head of Education (Quality Assurance) advised that Education Scotland has confirmed that West Lothian would be allocated an attainment adviser for 75 days a year throughout the four year programme to assist in building the capacity of practitioners and leaders to undertake self-evaluation and to plan

effectively to support continuous improvement in raising attainment.

In conclusion, West Lothian has a proven track record in raising attainment and contributes well to local and national collaborative enquiry and shared learning opportunities. While the attainment challenge funds only two schools, Education Services would continue to prioritise and implement activity to achieve improvements in literacy, numeracy and wellbeing outcomes for all children and young people experiencing less advantage, wherever they lived in West Lothian, in line with the council's Raising Attainment Strategy.

The Head of Education (Quality Assurance) then responded to questions from members. In response to a request for information relating to SIMD rankings the Head of Education (Quality Assurance) undertook to provide members with details of the SIMD rankings and school rolls for all primary schools in West Lothian.

The Education Executive was asked to:

1. Note that Bridgend Primary School and St Thomas' Primary School were selected by the Scottish Government to be included in the Attainment Scotland Fund Schools programme; and

2. Agree to consider the schools' progress in 'closing the gap' through further reports to the Education Executive throughout the four year programme.

Decision

Approved the terms of the report.

4. A DRAFT NATIONAL IMPROVEMENT FRAMEWORK FOR SCOTTISH EDUCATION

The Education Executive considered a report (copies of which had been circulated) by the Head of Education (Quality Assurance) providing details of the Scottish Government's Draft National Improvement Framework for Scottish Education, details of which was attached as an appendix to the report.

The Head of Education (Quality Assurance) advised the Education Executive that the Scottish Government announced that it intended to bring forward a National Improvement Framework which would include standardised tests in literacy and numeracy at P1, P4, P7 and S3. West Lothian Council carries out adaptive online assessments at P1, P3, P5, P7 and S2 with performance reported annual to the Education Policy Development and Scrutiny Panel. The assessments provided diagnostic information to teachers on the performance of individual children or different cohorts of children and data for performance management and scrutiny by Education Services.

The Scottish Government's view was that the new standardised tests would replace the range of assessments currently undertaken by thirty

local authorities. The assessment results from the National Improvement Framework would be comparable between all schools in Scotland and pupil level data for children in broad general education would be available to the Scottish Government. Data from the assessments would be made public in some yet to be agreed way. A series of national and regional engagement events were being held till the end of 2015 to discuss and provide views on the National Improvement Framework.

Schools would continue to build on the improvement strategies for raising attainment and closing the gap already in place in implementing the West Lothian Raising Attainment Strategy. As more information became available a further report would be provided on the implementation of the framework in light of the current West Lothian practice on adaptive tests.

The Education Executive was asked to note the Draft National Improvement Framework and to note that a further report would be submitted when more information became available relating to the published amendments to the Education Bill, the engagement events and the details of the specification of the new standardised tests.

Decision

Noted the terms of the report.

6. 2015 BASE SCHOOL FORECASTS

The Education Executive considered a report (copies of which had been circulated) by the Head of Planning and Economic Development providing details of the 2015 Base School Forecast. The forecasts included scenarios which could be used for future revenue and capital planning, pupil placement decisions and responses to developers on planning proposals which would have an impact on education capacity, details of which were summarised in the appendices to the report.

The Head of Planning and Economic Development advised members that the 2015 Base School Forecast report was considered by the Education PDSP at its meeting on 24 November 2015 and recommended for submission to the Education Executive for approval. He also advised that the 2015 Base Forecast was presented in a revised format.

The updated forecasts and methodology would be used in association with the Supplementary Planning Guidance (SPG) on Planning for Education. Updates to the SPG might be required from time to time to ensure its currency with the latest school forecast methodology. It should also be noted that approval of this latest school forecast and methodology would enable progress to be made on revision of existing SPG for schools and provision of new SPG for schools (developer contribution policies) to be brought to future Development and Transport Policy Development and Scrutiny Panels for consideration.

Overall the forecast showed that there would be an on-going need to invest in the school estate to ensure that sufficient places would be available in catchment schools to meet anticipated demand. Demand would be influenced by the rate of increases in housebuilding and the number of planning applications for new housebuilding coming forward, which would be kept under on-going review. The forecasts highlight a particular demand for school places with some schools likely to avoid the effect of school roll decline while others show significant increase/decrease. Ongoing school consultation and review of education provision arrangements was essential to support the development plan.

In conclusion, the updated school roll projections indicated growth in the pre-school and primary sectors over the forecast period. There was a need to continue to monitor the broader economic context in updating school rolls and projecting school capacity requirements. It was also important to review forecasts in light of any material changes, such as demographics, but particularly so with house building completions as this was the greatest single factor influencing school roll forecasts. Further school consultation and capacity enhancement would be necessary to ensure sufficient pre-school and school places were available.

The Education Executive was asked to:

1. Note that the forecasts have been updated and incorporated the 2015 School census as the base;

2. Note that, unlike previous forecast reports, the forecasts now included scenarios based on projected house completions;

3. Agree the updated forecasts of pupil rolls, including the assumptions and methodology applied in producing these data;

4. Agree the school roll forecasts as being the basis for future education provision planning and consultation on development planning; and

5. Note that further investment in the school estate would be necessary in the future but the time of that investment would be influenced by house building rates and the commitment of developers to fund additional school capacity.

Decision

Approved the terms of the report.

DATA LABEL: Public

West Lothian Council

EDUCATION EXECUTIVE

2015 BASE SCHOOL FORECASTS

REPORT BY HEAD OF PLANNING AND ECONOMIC DEVELOPMENT.

A. PURPOSE OF REPORT

The purpose of this report is to inform the Education Executive of the 2015 Base School Forecast. The forecasts include scenarios which can be used for future revenue and capital planning, pupil placement decisions, and responses to developers on planning proposals which will have an impact on education capacity.

B. RECOMMENDATION

It is recommended that the Education Executive:

1. notes that the forecasts have been updated and incorporate the 2015 School census as the base;
2. notes that, unlike previous forecast reports, the forecasts now include scenarios based on projected house completions;
3. agrees the updated forecasts of pupil rolls, including the assumptions and methodology applied in producing these data;
4. agrees the school roll forecasts as being the basis for future education provision planning and consultation on development planning; and
5. notes that further investment in the school estate will be necessary in the future but the time of that investment will be influenced by house building rates and the commitment of developers to fund additional school capacity.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs. Being honest, open and accountable. Providing equality of opportunities. Making best use of our resources. Working in partnership.

II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	It is necessary to consider school provision and catchment area arrangements in the context of the West Lothian Local Plan and The Edinburgh and South East Scotland Strategic Development Plan (SDP) and any subsequent replacements. The report does not raise any strategic environmental assessments, equality, health or risk assessment issues.
III	**Implications for Scheme of Delegations to Officers**	The report has no impact on the scheme of delegation.
IV	**Impact on performance and performance Indicators**	The report has no direct impact on performance indicators. There are, however, a number of related processes including pupil placement and development management and performance in these areas could be impacted indirectly by the report.
V	**Relevance to Single Outcome Agreement**	The proposal supports delivery of Outcomes 1, 2, 3, & 8 in the Single Outcome Agreement 2013-2023.
VI	**Resources - (Financial, Staffing and Property)**	Management of pupil placement and school capacity has financial implications for the council. School roll projections for the next two years are consistent with the demographic assumptions contained in the councils approved revenue budget strategy for 2016/17 and 2017/18. However, it should be noted that if house building rates increase significantly above those set out in the forecasts, there could be an impact in the short term. The medium to long term financial impact of the school roll projections will be required to be incorporated into the council's revenue and capital budget plans for 2018/19 and future years.
VII	**Consideration at PDSP**	This report on the 2015 Based Forecasts was considered by PDSP on 24 November 2015.
VIII	**Other Consultations**	Internal consultations have taken place with Finance and Estates and Education.

D1 TERMS OF REPORT

Background

Medium term primary and secondary school forecasts are critical elements in the forward planning of revenue and capital investment in West Lothian. They are also an important element in the council's consideration of planning applications for residential development which will have an impact on school capacities. It is important to ensure that the educational impact of development can be supported in the school estate, taking into account other potential development sites in the school catchment. Where there is likely to be insufficient capacity in one or more catchment school a developer funded education solution will have to be agreed before planning permission can be granted.
The forecasts give early warning of those schools which are likely to go over capacity. Where this is the result of new housing development, supplementary planning guidance (SPG) will be prepared. The SPG will identify and cost the education solution. Developers of sites within the catchment will then be required to meet the full cost of delivering the education solution.

The current base forecast covers a time range from school session 2015/16 with forecast school rolls from 2016/17 through to 2026/27. The housing component of the forecast is based on Housing Land Audit 2014. It also includes more recent housing information that will appear in later audits.

The updated forecasts and methodology will be used in association with the SPG on Planning for Education. It may be necessary to update the SPG from time to time to ensure its currency with the latest school forecast methodology. It should also be noted that approval of this latest school forecast and methodology will enable progress to be made on revision of existing SPG for schools and provision of new SPG for schools (developer contribution policies) to be brought to future Development and Transport Policy Development and Scrutiny Panels for consideration.

D2 Medium Term School Roll Forecast Methodology

The 2012 Base has been updated with the actual pupil numbers from 2015/16 school census and incorporated as the new base, the 2015 Base Forecast. The previous forecast report presented to the panel in February 2014 had two principal components:

1. The Base Auditable Forecast: this is the expected minimum impact on the school estate. It includes only growth from sites which have implementable planning consent.

2. The Base Auditable With Local Plan Forecast: this is a growth forecast being supportive of the development plan strategy as set out in the West Lothian Local Development Plan.

The 2015 Base Forecast is presented in a revised format. A base auditable forecast is still included, averaging around 382 completions per annum. This is well below current house building rates but it represents the minimum level of growth the council can plan for as, on the whole, implementable planning consents already exist for these developments.

The Base Auditable With Local Plan Forecast has been revised to present two scenarios – one showing house completions rising to around 900 houses per annum and then stabilising at that level throughout the projection period. This is generally consistent with the average house completion rate over the last 10 years, which has averaged around 785 completions per annum. This average covers the pre-crash housing boom, the recessionary period and the period of recovery since then. The second scenario shows house building rates rising to around 900 units per annum and stabilising at that level for two years before starting to increase again reaching 1,500 units per annum by 2024. This scenario is generally consistent with a return to average annual completion rates which were achieved over the years preceding the economic crash in 2007/08, averaging some 1,050 units per annum.

There are three further changes to the way the figures are presented this year compared to previous years.

Firstly, council housing is expected to account for around half of the overall house completions in each of the next two years. However, the council's housing allocation policy is such that the impact in terms of school rolls from these houses takes slightly longer to be realised. Consequently, the impact of the council house building programme on school rolls has been deferred for two years.

Secondly, the child house ratios used for schools have been recalculated using an up to date evidence base. The secondary school child house ratios have continued to reduce on those previously used by the council, but as these ratios are derived from the last 10 years of residential development they are strongly influenced by the recession and will need to be monitored. The overall methodology and the ratios applied at each stage are set out in Appendix 6 to this report.

Finally, there is some evidence that the education impact on housing growth on some key strategic sites is taking slightly longer to translate into school places than anticipated. It is anticipated that this is a blip and to compensate for this the growth ratio in the first year of the forecast has been reduced. Any future change will be picked up in a further recalculation of ratios.

It is projected that around 680 houses will be built in the financial year 2015/16. However, to reflect the issues described above the forecasts only assume the equivalent impact of 112 houses in the first year.

D3 Current School Roll Forecast Caveats

0-18 Year Old Population Trend

Until 2012 P1 intakes across the school estate were consistently below 2,200 pupils. However, there was a significant jump in intakes in 2012 rising to just short of 2,300 pupils. P1 intakes have been significantly higher than that in the years from 2012 to the current intake year 2015.

Although Appendix 4a currently shows reduction in the 2017 and 2018 P1 cohorts, these cohorts are expected to increase substantially before actual enrolment, this pattern being previously reported to Education Executive and updates to Development Management Committee.

It is likely that primary school rolls will increase and remain above the 2015 roll total of 15,356 mainstream pupils for the next 2 years for demographic reasons irrespective of new housing development. It is also inevitable that secondary school rolls will start to have significant growth once the larger year groups in primary school at P1-P5 start to feed through to S1 in 2018.

Appendix 5 illustrates the overall trend in house completions from 1995/96-2014/15. There is a substantial difference in house completions pre-recession and post-recession. House completions are an important factor in the forecast scenarios attached to this report. The private housing market has a current emphasis on "family" housing that is resulting in strong demographic growth, particularly in pre-school and primary school sectors.

It is reasonable to assume that the level of housing development being planned for in West Lothian will result in growth in the school aged population over the next five years. It is also likely that local hot spots on school capacity will remain as there appears to be no change in the underlying population structure, although overall population growth is lower than previously anticipated.. These hotspots are likely to relate most to localities with greatest new housing growth. Growth beyond the next five years will be heavily influenced by the rate of house completions. Any increase in the forecast housing programme will result in higher school rolls at an earlier date, than shown in the forecast scenarios, and likewise, delay in the housing programme will lead to a levelling off of school roll and, indeed reductions, if house completions below the rates predicted are sustained over a longer period.

It should be noted that the forecast house completions in the scenarios are lower than the level currently required to maintain an effective five year land supply. However, the emerging West Lothian Local Development Plan and the latest Housing Needs and Demand Assessment prepared in support of the Strategic Development Plan takes a more realistic view of housing need and, by implication, the five year land requirement. The forecast is also sensitive to any improvement or deterioration in economic circumstances.

D4 2015 Base School Roll Forecast

The 2015 Base Auditable Forecast is attached as Appendix 1 and the two Base Auditable with Local Plan Scenarios are attached as Appendix 2 (growth capped at 900 house completions per annum) and Appendix 3 (growth rising to 1,500 house completions per annum).

Appendix 1, 2 and 3 each have the same summary headings setting out:

- total primary rolls – appendix (a),
- forecast total primary one intakes – appendix (b),
- forecast non-catchment primary one intakes – appendix (c),
- scheduled housing by secondary school – appendix (d),
- forecast secondary one intakes – appendix (e); and
- total secondary rolls – appendix (f).

In brief, the Base Auditable Forecast at appendix 1(a) shows a likely minimum increase in total primary rolls from 15,356 pupils in school Session 2015-16 to 15,540 pupils in school session 2017-18. An increase of some 184 pupils. Thereafter, the forecast shows some annual variability with the total at the end of the forecast being just below current levels at 15,254. It should be noted that these are minimum likely levels likely taking into account only very modest house completions.

The Auditable with Local Plan Scenarios set out in Appendix 2 and Appendix 3 show the same growth rates in the short term but with significantly larger primary school age populations at the end of the projection period.

The projections show forecasts roll compared to likely school capacity and in some instances the roll exceeds the capacity. This is likely to require some interventions, but these interventions can take a number of forms. In many case the capacity will be addressed through the management of placing requests while others may require catchment reviews. Some will require investment in the school to increase capacity and, in most instances, this will be funded through developer contributions. Projects to increase school capacity will continue to be managed through the council's capital planning processes.
As with the primary school forecasts, the Base Auditable Forecast Appendix 1(f) show the likely minimum secondary school rolls. These show a short term dip from 10,835 pupils in 2015/16 to 10,684 in 2017/18. Thereafter, the minimum forecast shows year on year growth to 2024/25 before falling back slightly to a total of 11,138 pupils in 2026/27.

The Auditable with Local Plan Scenarios set out in Appendix 2 and Appendix 3 show the same growth rates in the short term but with significantly larger secondary school age populations at the end of the projection period.

As with the primary schools the secondary school figures show where rolls are likely to exceed capacity. However, unlike primary schools the solution to managing capacity in secondary schools will be more complex. The projections continue to highlight the need for additional secondary school capacity. As with primary schools funding of increased capacity will be via developer contributions with projects being the scope and timing of interventions being managed through the council's capital planning processes.

D5 Summary

Overall the forecast show that there will be an on-going need to invest in the school estate to ensure that sufficient places are available in catchment schools to meet anticipated demand. However, in some cases, there is evidence to suggest that the need for investment may occur later than originally anticipated. Some impacts may also be manageable through catchment reviews. These are, however, separate legal processes and the outcomes cannot be factored into the forecasts at this stage. As set out previously, demand will be influenced by the rate of increases in housebuilding and the number of planning applications for new housebuilding coming forward. These matters will be kept under on-going review and investment priorities will be progressed as an element of the council's capital asset management plan and future capital programme.

The forecasts show a particular demand for school places with some schools likely to avoid the effect of school roll decline whilst others show significant increase/decrease. Ongoing school consultation and review of education provision arrangements is essential to support the development plan at this time. It should be noted that forecasts are demand led and will, in reality, be annually adjusted by actual placing request decisions. It will be necessary to balance all demand with significant school catchment revisions as well as school extensions and new build schools.

E. CONCLUSION

The updated school roll projections indicate growth in the pre-school and primary sectors over the forecast period. If there is more sustained housing recovery then school rolls are likely to show stronger and this could exceed the scenario set out in Appendix 3. There is a need to continue to monitor the broader economic context in updating school rolls and projecting school capacity requirements. It is also important to review forecasts in light of any material changes, such as demographics, but particularly so with house building completions as this is the greatest single factor influencing school roll forecasts. Further school consultation and capacity enhancement will be necessary to ensure sufficient pre-school and school places are available.

F. BACKGROUND REFERENCES

April 2014 Education Executive report: *2012 Base School Forecasts*.
West Lothian Local Plan

Appendices/Attachments:

Appendix 1 - 2015 Base School Roll Forecasts using Auditable Housing

Appendix 2 - 2015 Base School Roll Scenario using Auditable Housing and Local Plan Allocations capped at 900 house completions per annum

Appendix 3 - 2015 Base School Roll Scenario using Auditable Housing and Local Plan Allocations capped at 900 house completions per annum

Appendix 4 - 0-18 Population Trend by Single School Enrolment Year Cohorts 2002 – 2018

Appendix 5 - Historical House Completions, 1995 - 2015

Appendix 6 - Medium Term Forecast Methodology (Nov 2015)

Contact Person: David McKinney, Principal Education Planning Officer, Planning and Economic Development, Civic Centre, Livingston, telephone 01506 281861, email david.mckinney@westlothian.gov.uk

Craig McCorriston
Head of Planning and Economic Development
8 December 2015

Base_Auditable Summary of Primary School Roll Forecasts **Appendix 1a**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Capacity	
Addiewell	104	108	110	119	122	121	124	120	119	119	116	117	120	
Armadale	542	483	474	442	429	429	415	413	424	417	413	416	559	
Balbardie	429	436	436	425	426	431	433	435	434	442	456	459	462	*
Bankton	314	302	317	304	304	302	295	295	292	283	285	288	462	*
Bellsquarry	192	183	189	196	186	184	183	189	205	206	203	209	198	
Blackburn	55	66	78	87	97	105	108	105	101	99	100	100	198	
Blackridge	156	158	155	145	148	145	146	150	150	155	162	160	198	
Boghall	273	270	275	267	258	247	245	244	241	242	243	243	462	
Bridgend	90	95	91	93	83	79	72	70	68	66	63	66	120	
Broxburn	402	397	399	404	403	407	411	410	417	414	415	415	462	*
Carmondean	409	412	404	391	390	376	373	371	359	357	358	360	462	*
Croftmalloch	206	214	215	202	206	211	208	211	202	201	214	209	387	
Deans	238	219	209	191	194	204	204	199	198	199	197	196	360	
Dechmont	20	16	19	21	21	18	17	18	18	18	18	18	47	
Dedridge	156	159	144	133	130	120	116	117	111	114	117	116	279	
East Calder	249	247	250	261	279	293	293	293	291	292	287	286	462	*
Eastertoun	332	327	334	319	315	315	315	298	299	288	290	294	360	
Fallahill	167	166	157	167	175	180	181	178	178	181	180	180	360	
Greenrigg	115	116	127	134	140	163	185	207	226	251	278	305	171	
Harrysmuir	417	445	443	441	439	429	438	439	420	420	416	421	415	
Holy Family	84	87	92	99	103	105	96	98	97	98	99	98	120	
Howden St Andrew's	348	342	348	343	323	313	309	310	299	293	293	297	387	
Kirkhill	229	222	214	207	238	252	249	245	241	242	239	239	387	
Kirknewton	212	210	208	208	205	197	198	196	196	197	196	198	198	
Knightsridge	261	256	257	245	233	228	221	220	216	211	214	215	415	
Letham	222	241	245	246	245	238	238	232	219	216	216	218	279	
Linlithgow	427	435	428	405	391	372	359	343	329	326	334	335	415	
Linlithgow Bridge	200	198	186	178	174	162	159	157	149	149	151	152	231	
Livingston Village	203	186	178	175	167	161	160	157	157	157	156	157	198	
Longridge	89	91	93	97	97	99	100	97	103	101	100	102	120	
Lowport	203	194	183	179	157	136	128	123	120	116	111	116	198	
Meldrum	199	196	192	197	187	182	179	177	178	178	173	176	231	
Mid Calder	255	234	231	216	203	188	186	187	191	183	185	187	415	
Murrayfield	257	252	247	248	259	262	257	255	255	253	262	257	306	
Our Lady of Lourdes	146	148	152	145	150	158	156	154	154	154	158	157	171	
Our Lady's	69	80	84	87	85	92	89	84	78	78	79	80	96	
Parkhead	342	334	327	325	332	345	353	352	351	349	350	351	415	
Peel	409	418	445	453	460	453	437	433	423	407	410	414	462	*
Polkemmet	163	160	158	149	148	150	154	154	151	150	153	152	306	
Pumpherston and Uphall	203	202	203	217	238	233	227	233	255	275	308	336	231	
Riverside	252	266	280	276	267	262	259	263	254	243	247	250	306	
Seafield	106	98	89	87	87	84	85	83	86	89	89	87	120	
Simpson	501	538	565	600	620	627	625	631	627	629	627	624	640	*
South Armadale	0	76	106	152	163	174	176	181	180	179	178	177	231	
Springfield	317	327	336	314	298	283	283	274	268	251	252	258	415	
St Anthony's	223	196	195	195	193	195	182	187	190	189	189	190	198	
St Columba's	137	135	131	134	130	128	124	121	120	120	120	120	171	
St John Ogilvie	385	389	401	406	402	402	408	400	395	390	391	393	415	
St John The Baptist	201	201	196	197	194	190	187	187	188	191	191	192	198	
St Joseph's Linlithgow	139	140	144	147	138	125	115	114	110	106	105	107	171	
St Joseph's Whitburn	231	238	252	237	228	228	239	249	255	264	279	286	252	
St Mary's Bathgate	416	415	401	398	396	405	412	417	413	415	419	418	462	
St Mary's Polbeth	135	139	143	146	157	159	165	167	170	170	173	173	252	
St Nicholas	376	373	376	384	385	374	368	368	368	371	378	385	462	*
St Ninian's	262	270	278	275	275	262	251	247	243	238	239	241	387	
St Paul's	120	122	131	147	148	148	152	150	150	149	148	149	171	
St Thomas'	25	21	20	18	16	14	13	13	13	12	12	12	96	
Stoneyburn	83	80	77	71	75	72	66	67	65	64	65	65	150	
Toronto	258	250	258	252	245	256	256	266	262	254	247	252	415	
Torphichen	89	97	100	101	96	95	85	84	78	79	78	78	71	
Uphall	321	323	331	334	322	308	303	290	284	284	285	286	387	
Westfield	50	56	60	62	58	58	55	50	48	48	46	48	71	
Whitdale	372	373	373	364	373	364	369	362	364	366	368	365	462	
Williamston	397	390	387	389	370	349	333	325	320	315	311	317	415	
Winchburgh	127	131	165	183	198	193	191	186	184	183	181	178	198	
Windyknowe	415	420	425	455	475	492	505	512	501	492	491	489	462	*
Woodmuir	31	27	22	20	19	17	20	20	21	23	23	23	47	
West Lothian	**15356**	**15399**	**15540**	**15503**	**15465**	**15350**	**15244**	**15182**	**15068**	**15014**	**15134**	**15254**	**19797**	

* Capacity to be confirmed

Base_Auditable Summary of Forecast P1 Intakes **Appendix 1b**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Addiewell	20	18	17	20	16	17	18	18	18	18	18	17
Armadale	84	53	61	59	52	59	61	63	65	65	64	63
Balbardie	66	70	58	53	65	63	64	66	67	67	67	69
Bankton	37	41	46	35	37	40	39	40	40	40	39	39
Bellsquarry	22	14	29	28	17	24	26	26	28	30	30	29
Blackburn	15	15	15	12	14	14	13	14	14	14	14	14
Blackridge	21	24	18	16	23	21	22	23	23	23	23	24
Boghall	39	41	37	36	38	38	38	38	38	38	38	38
Bridgend	10	10	10	11	7	9	9	9	9	9	9	9
Broxburn	64	53	66	61	63	63	62	62	62	63	62	62
Carmondean	55	64	54	51	49	51	52	52	53	52	52	52
Croftmalloch	27	38	29	16	35	30	28	30	29	29	28	30
Deans	34	29	27	30	31	33	33	33	32	32	32	32
Dechmont	5	5	9	7	5	6	6	6	6	6	6	6
Dedridge	16	23	14	13	19	17	17	17	17	17	17	17
East Calder	38	41	37	43	39	44	45	44	45	45	44	43
Eastertoun	58	40	52	38	37	41	41	42	42	42	41	41
Fallahill	27	24	20	23	25	25	26	27	27	27	27	27
Greenrigg	17	19	22	19	20	25	28	31	33	37	40	44
Harrysmuir	63	85	64	67	57	61	63	64	65	63	63	62
Holy Family	10	12	11	13	15	15	15	14	14	14	14	14
Howden St Andrew's	41	50	44	40	35	40	41	41	42	42	41	41
Kirkhill	29	30	25	25	25	31	32	32	33	33	33	34
Kirknewton	31	29	28	30	26	28	29	29	29	29	29	29
Knightsridge	32	36	37	27	30	31	31	31	32	31	31	31
Letham	36	44	34	30	29	31	31	32	32	32	31	31
Linlithgow	64	61	50	38	46	47	47	48	48	47	46	47
Linlithgow Bridge	25	31	22	19	22	22	23	23	23	22	22	22
Livingston Village	28	24	23	26	23	25	25	25	25	25	25	25
Longridge	18	10	18	14	12	14	14	14	14	15	15	15
Lowport	25	22	24	25	10	17	19	19	19	19	18	17
Meldrum	27	25	26	32	22	25	26	26	26	26	26	25
Mid Calder	27	25	38	26	27	29	29	29	29	29	28	29
Murrayfield	40	37	39	27	48	43	41	41	41	40	40	42
Our Lady of Lourdes	25	22	22	17	25	23	23	24	23	23	23	23
Our Lady's	14	14	10	9	10	10	11	11	11	11	11	11
Parkhead	42	42	44	42	45	49	51	51	51	51	50	50
Peel	57	66	74	54	57	61	61	62	63	62	61	61
Polkemmet	26	29	26	21	27	25	25	26	25	25	25	25
Pumpherston and Uphall	28	16	25	18	28	29	30	33	35	39	43	48
Riverside	32	44	45	30	32	35	34	35	36	35	34	34
Seafield	14	10	9	13	14	13	13	13	12	12	13	13
Simpson	87	103	95	103	108	104	104	104	103	103	103	103
South Armadale	0	19	21	25	26	26	26	26	26	26	26	25
Springfield	44	43	52	34	29	35	35	36	37	37	35	35
St Anthony's	28	24	26	25	24	27	29	29	29	29	29	29
St Columba's	23	21	19	20	20	20	20	20	20	20	20	20
St John Ogilvie	60	58	58	52	51	54	54	55	55	55	54	54
St John The Baptist	28	25	24	25	26	26	27	27	27	27	27	27
St Joseph's Linlithgow	15	19	18	16	13	15	16	16	16	16	16	15
St Joseph's Whitburn	26	31	30	26	34	33	33	34	35	36	38	40
St Mary's Bathgate	61	68	59	56	64	64	64	65	65	64	64	65
St Mary's Polbeth	19	19	21	19	21	23	23	23	24	24	24	24
St Nicholas	55	55	53	50	50	53	54	55	55	56	56	57
St Ninian's	34	35	35	31	31	33	34	34	34	34	33	33
St Paul's	20	18	20	20	20	22	22	22	22	22	22	22
St Thomas'	2	2	2	2	1	2	2	2	2	2	2	2
Stoneyburn	7	12	9	9	10	10	10	10	10	10	10	10
Toronto	31	38	42	39	25	36	38	39	40	40	38	37
Torphichen	10	15	9	11	10	10	11	11	11	11	11	11
Uphall	58	49	41	42	42	43	44	45	44	44	43	44
Westfield	9	8	6	7	5	6	6	7	7	6	6	6
Whitdale	56	46	49	51	57	54	53	53	53	53	53	54
Williamston	52	50	50	49	39	44	45	45	45	45	45	44
Winchburgh	25	23	24	30	32	31	30	30	29	29	29	29
Windyknowe	64	78	73	66	71	76	77	78	79	77	76	75
Woodmuir	3	1	1	2	3	3	3	3	3	3	3	3
West Lothian	**2206**	**2249**	**2200**	**2030**	**2070**	**2174**	**2200**	**2231**	**2247**	**2245**	**2235**	**2248**

Base_Auditable Summary of Forecast Non-catchment P1 Intakes **Appendix 1c**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Addiewell	4	2	2	3	2	2	2	2	2	2	2	2
Armadale	8	6	7	7	6	6	7	7	7	7	7	7
Balbardie	19	17	14	13	15	14	14	15	15	14	14	15
Bankton	10	11	12	9	9	10	10	10	10	10	10	10
Bellsquarry	10	7	14	13	7	10	10	10	10	10	10	10
Blackburn	6	5	5	4	4	4	4	4	4	4	4	4
Blackridge	0	0	0	0	0	0	0	0	0	0	0	0
Boghall	1	1	1	1	1	1	1	1	1	1	1	1
Bridgend	0	0	0	0	0	0	0	0	0	0	0	0
Broxburn	19	15	19	17	18	18	18	18	18	18	18	18
Carmondean	13	15	13	12	11	12	12	12	12	12	12	12
Croftmalloch	18	26	20	11	24	20	19	20	20	20	19	20
Deans	4	4	3	4	4	4	4	4	4	4	4	4
Dechmont	2	2	4	3	2	2	2	2	3	3	2	2
Dedridge	2	3	2	2	2	2	2	2	2	2	2	2
East Calder	1	2	1	2	1	1	1	1	1	1	1	1
Eastertoun	14	11	14	10	10	11	11	11	11	11	11	11
Fallahill	1	1	1	1	1	1	1	1	1	1	1	1
Greenrigg	5	6	6	5	5	5	5	5	5	5	5	5
Harrysmuir	6	12	9	9	8	9	9	9	9	9	9	9
Holy Family	0	1	1	0	1	1	1	1	1	1	1	1
Howden St Andrew's	6	7	6	5	5	5	5	5	5	5	5	5
Kirkhill	8	7	6	6	5	5	6	6	6	6	6	6
Kirknewton	7	4	4	4	4	4	4	4	4	4	4	4
Knightsridge	1	2	2	1	2	2	2	2	2	2	2	2
Letham	4	6	4	4	4	4	4	4	4	4	4	4
Linlithgow	5	2	1	1	1	1	1	2	1	1	1	1
Linlithgow Bridge	3	7	6	5	6	6	6	6	6	6	6	6
Livingston Village	5	4	4	4	4	4	4	4	4	4	4	4
Longridge	4	3	5	4	3	4	4	4	4	4	4	4
Lowport	2	2	2	2	1	2	2	2	2	2	2	2
Meldrum	9	7	7	9	6	7	7	7	7	7	7	7
Mid Calder	4	4	6	4	4	4	4	4	4	5	4	4
Murrayfield	9	9	9	6	11	9	9	9	9	9	9	9
Our Lady of Lourdes	0	0	0	0	0	0	0	0	0	0	0	0
Our Lady's	0	0	0	0	0	0	0	0	0	0	0	0
Parkhead	3	3	3	3	3	3	3	3	3	3	3	3
Peel	7	9	10	7	7	8	8	8	8	8	8	8
Polkemmet	4	4	4	3	4	4	4	4	4	4	4	4
Pumpherston and Uphall	3	2	3	2	3	3	3	3	3	3	3	3
Riverside	8	12	12	8	9	10	9	9	10	10	9	9
Seafield	0	0	0	0	0	0	0	0	0	0	0	0
Simpson	2	2	2	2	2	2	2	2	2	2	2	2
Springfield	10	10	13	8	7	9	8	9	9	9	8	8
St Anthony's	0	0	0	0	0	0	0	0	0	0	0	0
St Columba's	0	0	0	0	0	0	0	0	0	0	0	0
St John Ogilvie	5	5	5	4	4	4	4	4	4	4	4	4
St John The Baptist	0	0	0	0	0	0	0	0	0	0	0	0
St Joseph's Linlithgow	5	6	5	5	4	4	4	5	5	5	5	4
St Joseph's Whitburn	4	3	3	3	4	3	3	3	3	3	3	4
St Mary's Bathgate	10	12	10	9	10	10	10	10	10	10	10	10
St Mary's Polbeth	1	1	2	1	1	1	1	1	1	1	1	1
St Nicholas	3	2	2	2	2	2	2	2	2	2	2	2
St Ninian's	4	4	4	3	3	3	3	3	3	3	3	3
St Paul's	3	2	2	2	2	2	2	2	2	2	2	2
St Thomas'	0	0	0	0	0	0	0	0	0	0	0	0
Stoneyburn	0	0	0	0	0	0	0	0	0	0	0	0
Toronto	5	7	8	7	4	6	6	6	6	6	6	6
Torphichen	2	2	1	1	1	1	1	1	1	1	1	1
Uphall	14	12	10	10	10	10	11	11	11	10	10	10
Westfield	1	1	1	1	1	1	1	1	1	1	1	1
Whitdale	14	11	11	12	13	12	12	12	12	12	12	12
Williamston	9	9	9	9	7	8	8	8	8	8	8	8
Winchburgh	2	1	1	1	1	1	1	1	1	1	1	1
Windyknowe	31	35	33	27	27	28	28	29	29	29	28	28
Woodmuir	0	0	0	0	0	0	0	0	0	0	0	0
West Lothian	**360**	**366**	**364**	**311**	**316**	**327**	**327**	**331**	**332**	**330**	**326**	**327**

Base_Auditable Summary of scheduled future housing **Appendix 1d**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2036	2037-2046	Scheduled years
ARMADALE	21	53	243	161	142	83	87	46	10	10	0	0	0	0	0
BATHGATE	21	83	113	75	33	24	24	24	24	24	19	24	96	0	4
BALERNO	0	1	4	4	5	4	4	2	2	2	2	5	15	0	3
BROXBURN	2	8	109	180	74	24	48	48	72	72	72	72	79	0	2
DEANS	7	1	1	35	52	0	0	0	0	0	0	0	0	0	0
INVERALMOND	3	15	63	72	70	30	30	0	0	0	0	0	0	0	0
LINLITHGOW	27	104	70	61	0	0	0	0	0	1	0	0	0	0	0
THE JAMES YOUNG	3	14	24	77	24	24	24	24	26	10	0	0	0	0	3
WEST CALDER	12	70	100	133	131	40	13	12	11	0	0	0	0	0	10
WHITBURN	16	57	69	102	84	89	88	88	115	100	100	100	29	0	4
West Lothian	**112**	**406**	**796**	**900**	**615**	**318**	**318**	**244**	**260**	**219**	**193**	**201**	**219**	**0**	

Base_Auditable Summary of Forecast S1 Intakes **Appendix 1e**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	S1 Intake Limit
ARMADALE	177	176	173	218	197	206	211	222	208	217	190	189	**220**
BATHGATE	171	166	172	182	202	195	207	203	216	197	182	212	**220**
BROXBURN	193	165	172	178	190	199	197	211	178	193	181	187	**220**
DEANS	191	185	172	184	167	176	156	155	158	147	146	138	**200**
INVERALMOND	218	205	196	221	215	233	215	209	252	234	201	180	**240**
LINLITHGOW	187	200	228	242	253	261	233	233	233	210	181	163	**240**
ST KENTIGERN'S	238	227	233	263	281	257	271	252	261	247	229	247	**260**
ST MARGARET'S	198	197	172	180	232	234	212	208	215	208	191	182	**200**
THE JAMES YOUNG	184	198	180	189	212	216	208	174	176	192	173	150	**220**
WEST CALDER	124	125	135	146	138	157	128	135	132	139	131	124	**200**
WHITBURN	148	143	153	155	153	142	148	161	162	159	144	170	**220**
West Lothian	**2029**	**1986**	**1985**	**2158**	**2240**	**2275**	**2185**	**2162**	**2191**	**2144**	**1949**	**1943**	**2440**

Base_Auditable Summary of Secondary School Roll Forecasts **Appendix 1f**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Capacity
ARMADALE	838	863	871	962	999	1033	1058	1086	1091	1085	1064	1036	1210
BATHGATE	830	818	836	878	924	952	981	1005	1036	1039	1021	1031	1210
BROXBURN	854	853	880	919	985	1030	1032	1067	1061	1069	1061	1051	1210
DEANS	1011	992	975	979	970	969	934	903	883	850	828	798	1100
INVERALMOND	1080	1060	1057	1089	1107	1136	1134	1131	1167	1174	1150	1106	1320
LINLITHGOW	1205	1201	1235	1254	1309	1334	1366	1384	1381	1344	1273	1182	1320
ST KENTIGERN'S	1199	1189	1197	1258	1330	1365	1395	1402	1404	1379	1332	1316	1430
ST MARGARET'S	1109	1097	1076	1070	1121	1156	1158	1160	1181	1186	1146	1103	1100
THE JAMES YOUNG	1124	1106	1072	1063	1081	1105	1122	1098	1084	1077	1036	975	1210
WEST CALDER	822	767	734	735	739	777	774	767	751	739	723	700	1100
WHITBURN	763	743	751	765	784	788	790	803	811	823	819	841	1210
West Lothian	**10835**	**10689**	**10684**	**10970**	**11349**	**11645**	**11744**	**11806**	**11850**	**11765**	**11451**	**11138**	**13420**

Base_AULP Summary of Primary School Roll Forecasts, 900 House Scenario **Appendix 2a**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Capacity	
Addiewell	104	108	110	120	123	122	125	121	120	120	120	123	120	
Armadale	542	483	477	444	428	424	407	399	407	408	404	407	559	
Balbardie	429	436	434	422	421	426	425	430	429	436	447	448	462	*
Bankton	314	302	317	304	296	296	289	289	285	276	278	281	462	*
Bellsquarry	192	183	190	195	182	176	171	175	186	185	182	188	198	
Blackburn	55	66	78	89	99	108	112	108	105	103	105	105	198	
Blackridge	156	158	155	145	150	144	144	151	154	163	175	179	198	
Boghall	273	270	275	266	257	246	244	243	240	241	242	242	462	
Bridgend	90	95	91	97	88	89	87	89	92	92	90	94	120	
Broxburn	402	397	402	429	448	474	508	536	576	599	625	655	462	*
Carmondean	409	412	404	391	390	376	373	370	359	357	358	360	462	*
Croftmalloch	206	214	215	202	206	211	208	211	202	201	214	209	387	
Deans	238	219	211	192	199	211	222	230	239	242	239	236	360	
Dechmont	20	16	19	23	24	23	24	28	31	39	42	44	47	
Dedridge	156	159	144	135	141	130	126	127	122	124	132	134	279	
East Calder	249	247	249	257	275	296	310	329	357	389	415	441	462	*
Eastertoun	332	327	337	328	329	334	342	340	353	352	379	407	360	
Fallahill	167	165	157	164	170	174	173	172	174	181	188	196	360	
Greenrigg	115	116	124	125	126	138	150	163	174	189	211	245	171	
Harrysmuir	417	445	443	441	439	434	442	443	425	424	420	425	415	
Holy Family	84	87	88	98	107	118	122	136	148	161	174	187	120	
Howden St Andrew's	348	342	348	341	318	308	303	302	291	286	285	289	387	
Kirkhill	229	222	216	211	227	235	236	235	234	247	249	245	387	
Kirknewton	212	210	208	207	203	195	195	194	195	198	199	203	198	
Knightsridge	261	256	257	245	233	228	221	220	216	211	214	215	415	
Letham	222	241	245	246	246	238	238	232	219	216	216	218	279	
Linlithgow	427	435	428	405	391	376	368	351	338	335	343	344	415	
Linlithgow Bridge	200	198	186	178	175	163	160	158	150	150	152	153	231	
Livingston Village	203	186	177	171	163	158	157	154	154	154	153	154	198	
Longridge	89	91	93	103	104	108	109	107	112	111	112	113	120	
Lowport	203	194	182	183	164	161	174	180	185	180	173	177	198	
Meldrum	199	196	193	197	187	182	179	178	178	178	173	176	231	
Mid Calder	255	235	238	222	209	194	192	193	196	189	191	192	415	
Murrayfield	257	252	248	243	252	257	255	254	254	252	261	256	306	
Our Lady of Lourdes	146	148	152	144	149	158	158	157	158	161	168	169	171	
Our Lady's	69	80	84	88	87	96	94	88	85	86	89	91	96	
Parkhead	342	334	330	326	327	333	358	376	395	423	451	470	415	
Peel	409	418	444	445	449	442	428	424	413	397	400	404	462	*
Polkemmet	163	160	161	160	164	166	170	170	173	178	187	192	306	
Pumpherston and Uphall	203	202	203	206	218	208	198	197	211	221	243	260	231	
Riverside	252	266	280	276	267	262	259	263	254	243	247	250	306	
Seafield	106	98	89	87	87	84	85	84	86	89	89	87	120	
Simpson	501	538	560	587	603	615	617	628	628	632	631	627	640	*
South Armadale	0	76	102	136	149	164	175	189	197	213	230	247	231	
Springfield	317	327	336	322	306	292	292	283	276	260	261	267	415	
St Anthony's	223	196	195	193	193	197	190	201	210	218	232	246	198	
St Columba's	137	135	131	133	128	126	123	120	119	119	120	120	171	
St John Ogilvie	385	389	401	406	403	403	413	409	408	404	404	407	415	
St John The Baptist	201	201	196	198	195	191	188	187	190	194	196	198	198	
St Joseph's Linlithgow	139	140	144	151	143	138	137	141	140	138	137	140	171	
St Joseph's Whitburn	231	238	252	238	228	225	233	241	245	254	269	280	252	
St Mary's Bathgate	416	415	400	389	382	392	400	407	407	409	413	411	462	
St Mary's Polbeth	135	139	144	145	154	152	160	165	171	177	184	187	252	
St Nicholas	376	373	378	391	393	388	393	403	415	431	444	460	462	*
St Ninian's	262	270	278	277	278	263	253	249	244	241	243	246	387	
St Paul's	120	122	134	148	150	155	166	172	180	189	198	207	171	
St Thomas'	25	21	20	18	16	15	14	14	15	15	17	19	96	
Stoneyburn	83	80	77	74	82	82	79	81	83	87	92	96	150	
Toronto	258	250	258	255	241	242	240	247	243	236	230	235	415	
Torphichen	89	97	100	100	96	95	84	83	77	78	77	78	71	
Uphall	321	323	331	327	316	307	310	304	305	305	305	306	387	
Westfield	50	56	59	61	57	63	67	68	70	75	80	87	71	
Whitdale	372	373	372	362	371	363	368	360	363	365	366	363	462	
Williamston	397	390	393	403	395	385	382	381	376	372	368	375	415	
Winchburgh	127	130	152	181	213	241	278	314	352	385	420	454	198	
Windyknowe	415	420	425	435	442	457	474	484	478	470	471	469	462	*
Woodmuir	31	27	21	20	19	17	21	21	25	30	34	38	47	
West Lothian	**15356**	**15399**	**15541**	**15505**	**15468**	**15467**	**15592**	**15757**	**15894**	**16081**	**16454**	**16825**	**19797**	

* Capacity to be confirmed

Base_AULP Summary of Forecast P1 Intakes, 900 House Scenario **Appendix 2b**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Addiewell	20	18	17	20	16	17	18	18	18	18	18	18
Armadale	84	53	61	59	52	59	60	61	62	63	62	61
Balbardie	66	70	58	53	64	63	63	65	66	66	66	68
Bankton	37	41	46	35	35	39	38	39	39	39	38	38
Bellsquarry	22	14	29	28	17	23	24	24	25	27	27	26
Blackburn	15	15	15	12	14	14	14	14	14	14	14	14
Blackridge	21	24	18	16	23	21	21	23	23	24	25	27
Boghall	39	41	37	36	38	38	38	38	38	38	38	38
Bridgend	10	10	10	12	7	10	11	12	13	13	13	13
Broxburn	64	53	67	65	70	73	76	80	85	89	92	97
Carmondean	55	64	54	51	49	51	52	52	53	52	52	52
Croftmalloch	27	38	29	16	35	30	28	30	29	29	28	30
Deans	34	29	27	30	31	34	36	37	38	39	38	38
Dechmont	5	5	9	8	6	8	9	10	11	13	14	15
Dedridge	16	23	14	13	21	19	19	19	19	18	19	20
East Calder	38	41	37	42	39	44	47	50	54	58	62	65
Eastertoun	58	40	53	40	39	44	45	48	49	51	53	57
Fallahill	27	24	20	23	25	24	25	26	26	27	28	30
Greenrigg	17	19	21	18	18	21	23	24	26	28	31	36
Harrysmuir	63	85	64	67	57	62	63	64	65	64	64	63
Holy Family	10	12	11	13	15	17	19	20	22	23	25	27
Howden St Andrew's	41	50	44	39	35	39	40	40	41	41	40	40
Kirkhill	29	30	25	25	23	27	28	29	29	29	30	30
Kirknewton	31	29	28	30	26	28	29	29	29	29	30	30
Knightsridge	32	36	37	27	30	31	31	31	32	31	31	31
Letham	36	44	34	30	29	31	31	32	32	32	31	31
Linlithgow	64	61	50	38	46	47	48	50	49	48	47	48
Linlithgow Bridge	25	31	22	19	22	22	23	23	23	22	22	23
Livingston Village	28	24	23	26	23	24	25	25	24	24	24	24
Longridge	18	10	18	15	13	15	15	16	16	16	16	16
Lowport	25	22	24	26	11	21	25	27	28	28	27	26
Meldrum	27	25	26	32	22	25	26	26	26	26	26	25
Mid Calder	27	25	39	27	28	30	29	29	30	30	29	29
Murrayfield	40	37	39	26	47	42	41	41	41	40	40	41
Our Lady of Lourdes	25	22	22	17	25	23	23	24	24	24	24	25
Our Lady's	14	14	10	9	11	11	11	12	12	12	12	12
Parkhead	42	42	44	42	44	48	51	54	57	61	65	67
Peel	57	66	73	53	55	60	60	60	61	61	59	59
Polkemmet	26	29	27	23	29	28	27	28	29	29	30	31
Pumpherston and Uphall	28	16	25	17	25	25	26	28	29	31	33	37
Riverside	32	44	45	30	32	35	34	35	36	35	34	34
Seafield	14	10	9	13	14	13	13	13	12	12	13	13
Simpson	87	103	94	101	105	102	103	103	104	103	104	104
South Armadale	0	19	21	23	24	25	26	27	28	31	33	35
Springfield	44	43	52	35	30	36	36	37	38	38	36	36
St Anthony's	28	24	26	25	24	28	30	31	32	33	35	37
St Columba's	23	21	19	19	19	19	20	20	20	20	20	20
St John Ogilvie	60	58	58	52	51	54	55	56	57	57	56	56
St John The Baptist	28	25	24	25	26	26	27	27	27	28	28	28
St Joseph's Linlithgow	15	19	18	17	14	17	19	20	20	20	20	20
St Joseph's Whitburn	26	31	30	26	34	32	32	33	34	35	36	39
St Mary's Bathgate	61	68	59	55	62	62	63	64	65	64	63	64
St Mary's Polbeth	19	19	21	19	20	22	22	23	24	25	26	26
St Nicholas	55	55	53	51	52	55	57	60	62	64	66	68
St Ninian's	34	35	35	32	31	33	34	34	34	34	34	34
St Paul's	20	18	20	20	20	23	24	25	27	28	29	30
St Thomas'	2	2	2	2	1	2	2	2	2	2	3	3
Stoneyburn	7	12	9	9	11	12	12	12	13	13	14	15
Toronto	31	38	42	39	24	34	36	36	37	37	36	35
Torphichen	10	15	9	11	10	10	11	11	11	11	11	11
Uphall	58	49	41	41	41	43	45	47	47	47	46	46
Westfield	9	8	6	7	5	7	8	9	10	11	11	12
Whitdale	56	46	49	51	57	54	53	53	52	53	53	54
Williamston	52	50	50	50	42	49	52	53	53	53	53	52
Winchburgh	25	23	22	29	35	38	43	49	54	59	64	69
Windyknowe	64	78	73	64	67	71	73	74	76	74	73	73
Woodmuir	3	1	1	2	3	3	3	3	3	4	5	5
West Lothian	**2206**	**2249**	**2200**	**2030**	**2071**	**2191**	**2251**	**2314**	**2367**	**2399**	**2426**	**2475**

Base_AULP Summary of Forecast Non-catchment P1 Intakes, 900 House Scenario Appendix 2c

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Addiewell	4	2	2	3	2	2	2	2	2	2	2	2
Armadale	8	6	7	7	6	6	7	7	7	7	7	7
Balbardie	19	17	14	13	15	14	14	15	15	14	14	15
Bankton	10	11	12	9	9	10	10	10	10	10	10	10
Bellsquarry	10	7	14	13	7	10	10	10	10	10	10	10
Blackburn	6	5	5	4	4	4	4	4	4	4	4	4
Blackridge	0	0	0	0	0	0	0	0	0	0	0	0
Boghall	1	1	1	1	1	1	1	1	1	1	1	1
Bridgend	0	0	0	0	0	0	0	0	0	0	0	0
Broxburn	19	15	19	17	18	18	18	18	18	18	18	18
Carmondean	13	15	13	12	11	12	12	12	12	12	12	12
Croftmalloch	18	26	20	11	24	20	19	20	20	20	19	20
Deans	4	4	3	4	4	4	4	4	4	4	4	4
Dechmont	2	2	4	3	2	2	2	2	3	3	2	2
Dedridge	2	3	2	2	2	2	2	2	2	2	2	2
East Calder	1	2	1	2	1	1	1	1	1	1	1	1
Eastertoun	14	11	14	10	10	11	11	11	11	11	11	11
Fallahill	1	1	1	1	1	1	1	1	1	1	1	1
Greenrigg	5	6	6	5	5	5	5	5	5	5	5	5
Harrysmuir	6	12	9	9	8	9	9	9	9	9	9	9
Holy Family	0	1	1	0	1	1	1	1	1	1	1	1
Howden St Andrew's	6	7	6	5	5	5	5	5	5	5	5	5
Kirkhill	8	7	6	6	5	5	6	6	6	6	6	6
Kirknewton	7	4	4	4	4	4	4	4	4	4	4	4
Knightsridge	1	2	2	1	2	2	2	2	2	2	2	2
Letham	4	6	4	4	4	4	4	4	4	4	4	4
Linlithgow	5	2	1	1	1	1	1	2	1	1	1	1
Linlithgow Bridge	3	7	6	5	6	6	6	6	6	6	6	6
Livingston Village	5	4	4	4	4	4	4	4	4	4	4	4
Longridge	4	3	5	4	3	4	4	4	4	4	4	4
Lowport	2	2	2	2	1	2	2	2	2	2	2	2
Meldrum	9	7	7	9	6	7	7	7	7	7	7	7
Mid Calder	4	4	6	4	4	4	4	4	4	5	4	4
Murrayfield	9	9	9	6	11	9	9	9	9	9	9	9
Our Lady of Lourdes	0	0	0	0	0	0	0	0	0	0	0	0
Our Lady's	0	0	0	0	0	0	0	0	0	0	0	0
Parkhead	3	3	3	3	3	3	3	3	3	3	3	3
Peel	7	9	10	7	7	8	8	8	8	8	8	8
Polkemmet	4	4	4	3	4	4	4	4	4	4	4	4
Pumpherston and Uphall	3	2	3	2	3	3	3	3	3	3	3	3
Riverside	8	12	12	8	9	10	9	9	10	10	9	9
Seafield	0	0	0	0	0	0	0	0	0	0	0	0
Simpson	2	2	2	2	2	2	2	2	2	2	2	2
Springfield	10	10	13	8	7	9	8	9	9	9	8	8
St Anthony's	0	0	0	0	0	0	0	0	0	0	0	0
St Columba's	0	0	0	0	0	0	0	0	0	0	0	0
St John Ogilvie	5	5	5	4	4	4	4	4	4	4	4	4
St John The Baptist	0	0	0	0	0	0	0	0	0	0	0	0
St Joseph's Linlithgow	5	6	5	5	4	4	4	5	5	5	5	4
St Joseph's Whitburn	4	3	3	3	4	3	3	3	3	3	3	4
St Mary's Bathgate	10	12	10	9	10	10	10	10	10	10	10	10
St Mary's Polbeth	1	1	2	1	1	1	1	1	1	1	1	1
St Nicholas	3	2	2	2	2	2	2	2	2	2	2	2
St Ninian's	4	4	4	3	3	3	3	3	3	3	3	3
St Paul's	3	2	2	2	2	2	2	2	2	2	2	2
St Thomas'	0	0	0	0	0	0	0	0	0	0	0	0
Stoneyburn	0	0	0	0	0	0	0	0	0	0	0	0
Toronto	5	7	8	7	4	6	6	6	6	6	6	6
Torphichen	2	2	1	1	1	1	1	1	1	1	1	1
Uphall	14	12	10	10	10	10	11	11	11	10	10	10
Westfield	1	1	1	1	1	1	1	1	1	1	1	1
Whitdale	14	11	11	12	13	12	12	12	12	12	12	12
Williamston	9	9	9	9	7	8	8	8	8	8	8	8
Winchburgh	2	1	1	1	1	1	1	1	1	1	1	1
Windyknowe	31	35	33	27	27	28	28	29	29	29	28	28
Woodmuir	0	0	0	0	0	0	0	0	0	0	0	0
West Lothian	**360**	**366**	**364**	**311**	**316**	**327**	**327**	**331**	**332**	**330**	**326**	**327**

Base_AULP Summary of scheduled future housing, 900 House Scenario **Appendix 2d**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2036	2037-2046	Scheduled years
ARMADALE	20	60	158	133	142	124	156	127	126	164	153	146	438	0	0
BATHGATE	20	61	70	45	55	38	48	41	28	17	11	20	163	10	4
BALERNO	0	1	2	2	2	2	6	5	9	9	8	10	50	0	3
BROXBURN	2	23	138	176	139	155	170	180	199	162	178	202	1235	0	2
DEANS	6	7	1	47	58	40	42	37	15	0	0	0	0	0	0
INVERALMOND	3	10	42	38	51	27	18	0	0	0	0	6	166	0	0
LINLITHGOW	26	62	149	132	214	255	216	207	155	167	175	173	1655	0	0
THE JAMES YOUNG	5	35	50	102	51	54	35	14	19	24	15	0	150	0	3
WEST CALDER	13	94	90	113	129	140	136	184	221	216	177	173	2640	0	10
WHITBURN	16	52	98	112	59	64	74	104	128	143	183	170	989	0	4
West Lothian	**112**	**406**	**796**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**7486**	**10**	

Base_AULP Summary of Forecast S1 Intakes, 900 House Scenario **Appendix 2e**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	S1 Intake Limit
ARMADALE	177	176	173	215	193	202	209	223	212	227	207	212	**220**
BATHGATE	171	166	171	179	198	192	205	203	216	197	182	211	**220**
BROXBURN	193	165	173	180	192	204	207	228	200	220	213	223	**220**
DEANS	191	185	172	184	168	177	159	159	164	154	152	144	**200**
INVERALMOND	218	205	196	220	213	230	212	205	248	231	198	177	**240**
LINLITHGOW	187	200	226	244	258	276	260	269	278	262	238	227	**240**
ST KENTIGERN'S	238	227	232	262	279	256	273	256	268	258	243	265	**260**
ST MARGARET'S	198	197	172	181	233	239	220	221	233	229	216	212	**200**
THE JAMES YOUNG	184	198	181	191	216	221	216	182	184	199	180	159	**220**
WEST CALDER	124	125	136	146	138	156	132	145	149	165	167	167	**200**
WHITBURN	148	143	153	156	154	142	147	160	161	159	145	175	**220**
West Lothian	**2029**	**1986**	**1985**	**2159**	**2241**	**2294**	**2239**	**2249**	**2314**	**2301**	**2142**	**2172**	**2440**

Base_AULP Summary of Secondary School Roll Forecasts, 900 House Scenario **Appendix 2f**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Capacity
ARMADALE	838	863	872	948	978	1012	1045	1086	1108	1126	1137	1142	1210
BATHGATE	830	818	832	866	905	937	969	998	1033	1038	1019	1028	1210
BROXBURN	854	853	883	927	994	1051	1080	1141	1165	1203	1217	1233	1210
DEANS	1011	992	976	980	973	974	946	925	912	884	861	832	1100
INVERALMOND	1080	1060	1056	1084	1095	1120	1118	1113	1148	1155	1133	1088	1320
LINLITHGOW	1205	1201	1227	1259	1331	1399	1488	1560	1609	1614	1585	1536	1320
ST KENTIGERN'S	1199	1189	1196	1252	1320	1359	1403	1425	1443	1434	1408	1414	1430
ST MARGARET'S	1109	1097	1077	1075	1131	1182	1210	1239	1288	1319	1301	1279	1100
THE JAMES YOUNG	1124	1106	1076	1073	1098	1128	1154	1135	1122	1115	1077	1020	1210
WEST CALDER	822	767	739	738	739	776	791	810	829	861	893	910	1100
WHITBURN	763	743	749	769	790	790	787	796	807	821	825	863	1210
West Lothian	**10835**	**10688**	**10684**	**10972**	**11355**	**11728**	**11990**	**12226**	**12464**	**12570**	**12454**	**12345**	**13420**

Base_AULP Summary of Primary School Roll Forecasts, 1500 House Scenario **Appendix 3a**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Capacity	
Addiewell	104	108	110	120	123	122	125	121	120	120	122	126	120	
Armadale	542	483	477	444	428	424	408	402	414	418	413	416	559	
Balbardie	429	436	434	422	421	426	426	433	436	446	460	463	462	*
Bankton	314	302	317	304	296	296	289	289	285	276	278	281	462	*
Bellsquarry	192	183	190	195	182	176	172	177	190	192	191	197	198	
Blackburn	55	66	78	89	99	108	112	108	105	103	105	105	198	
Blackridge	156	158	155	145	150	144	144	153	159	171	189	197	198	
Boghall	273	270	275	266	257	246	244	243	240	241	242	242	462	
Bridgend	90	95	91	97	88	89	88	91	96	96	96	100	120	
Broxburn	402	397	402	429	448	474	515	550	605	639	684	735	462	*
Carmondean	409	412	404	391	390	376	373	370	359	357	358	360	462	*
Croftmalloch	206	214	215	202	206	211	208	211	202	201	214	209	387	
Deans	238	219	211	192	199	211	225	235	249	254	250	247	360	
Dechmont	20	16	19	23	24	23	25	29	33	45	50	54	47	
Dedridge	156	159	144	135	141	130	126	127	122	124	135	139	279	
East Calder	249	247	249	257	275	296	314	337	381	428	476	521	462	*
Eastertoun	332	327	337	328	329	334	343	345	363	367	410	455	360	
Fallahill	167	165	157	164	170	174	174	174	178	188	199	213	360	
Greenrigg	115	116	124	125	126	138	153	169	186	209	246	304	171	
Harrysmuir	417	445	443	441	439	434	442	443	425	424	420	425	415	
Holy Family	84	87	88	98	107	118	124	141	159	177	199	221	120	
Howden St Andrew's	348	342	348	341	318	308	303	303	292	287	286	290	387	
Kirkhill	229	222	216	211	227	235	236	237	237	256	262	259	387	
Kirknewton	212	210	208	207	203	195	195	195	196	200	203	209	198	
Knightsridge	261	256	257	245	233	228	221	220	216	211	214	215	415	
Letham	222	241	245	246	246	238	238	232	219	216	216	218	279	
Linlithgow	427	435	428	405	391	376	369	353	339	336	344	345	415	
Linlithgow Bridge	200	198	186	178	175	163	160	158	150	150	152	153	231	
Livingston Village	203	186	177	171	163	158	157	154	154	154	153	154	198	
Longridge	89	91	93	103	104	108	109	108	114	114	115	117	120	
Lowport	203	194	182	183	164	161	179	188	196	192	184	188	198	
Meldrum	199	196	193	197	187	182	179	178	178	178	173	176	231	
Mid Calder	255	235	238	222	209	194	192	193	196	189	191	192	415	
Murrayfield	257	252	248	243	252	257	256	254	254	253	262	256	306	
Our Lady of Lourdes	146	148	152	144	149	158	158	158	159	163	172	175	171	
Our Lady's	69	80	84	88	87	96	94	89	86	87	91	94	96	
Parkhead	342	334	330	326	327	333	363	386	414	456	502	532	415	
Peel	409	418	444	445	449	442	428	424	413	397	401	405	462	*
Polkemmet	163	160	161	160	164	166	170	171	177	184	198	207	306	
Pumpherston and Uphall	203	202	203	206	218	208	199	200	218	235	267	293	231	
Riverside	252	266	280	276	267	262	259	263	254	243	247	250	306	
Seafield	106	98	89	87	87	84	85	84	86	89	89	87	120	
Simpson	501	538	560	587	603	615	618	630	632	637	635	631	640	*
South Armadale	0	76	102	136	149	164	177	192	205	228	258	286	231	
Springfield	317	327	336	322	306	292	292	283	276	260	261	267	415	
St Anthony's	223	196	195	193	193	197	191	205	219	231	255	279	198	
St Columba's	137	135	131	133	128	126	123	120	119	120	120	120	171	
St John Ogilvie	385	389	401	406	403	403	413	411	411	408	408	411	415	
St John The Baptist	201	201	196	198	195	191	188	188	191	197	200	204	198	
St Joseph's Linlithgow	139	140	144	151	143	138	138	144	145	143	143	145	171	
St Joseph's Whitburn	231	238	252	238	228	225	234	243	250	261	283	303	252	
St Mary's Bathgate	416	415	400	389	382	392	401	410	412	414	419	418	462	
St Mary's Polbeth	135	139	144	145	154	152	161	168	176	185	196	201	252	
St Nicholas	376	373	378	391	393	388	396	410	428	453	476	501	462	*
St Ninian's	262	270	278	277	278	263	253	249	244	241	244	248	387	
St Paul's	120	122	134	148	150	155	168	175	189	202	217	233	171	
St Thomas'	25	21	20	18	16	15	15	15	15	16	19	22	96	
Stoneyburn	83	80	77	74	82	82	80	82	87	93	100	107	150	
Toronto	258	250	258	255	241	242	241	250	246	239	232	237	415	
Torphichen	89	97	100	100	96	95	84	83	77	78	77	78	71	
Uphall	321	323	331	327	316	307	311	307	311	311	311	312	387	
Westfield	50	56	59	61	57	63	69	70	75	82	90	101	71	
Whitdale	372	373	372	362	371	363	368	360	363	365	366	363	462	
Williamston	397	390	393	403	395	385	385	385	380	376	372	381	415	
Winchburgh	127	130	152	181	213	241	287	333	391	440	502	566	198	
Windyknowe	415	420	425	435	442	457	478	489	486	478	478	476	462	*
Woodmuir	31	27	21	20	19	17	21	22	27	33	40	47	47	
West Lothian	**15356**	**15399**	**15541**	**15505**	**15468**	**15467**	**15673**	**15917**	**16212**	**16554**	**17161**	**17761**	**19797**	

* Capacity to be confirmed

Base_AULP Summary of Forecast P1 Intakes, 1500 House Scenario **Appendix 3b**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Addiewell	20	18	17	20	16	17	18	18	18	18	18	19
Armadale	84	53	61	59	52	59	60	61	63	65	64	63
Balbardie	66	70	58	53	64	63	63	66	67	67	68	70
Bankton	37	41	46	35	35	39	38	39	39	39	38	38
Bellsquarry	22	14	29	28	17	23	24	24	26	28	28	27
Blackburn	15	15	15	12	14	14	14	14	14	14	14	15
Blackridge	21	24	18	16	23	21	21	23	24	25	27	29
Boghall	39	41	37	36	38	38	38	38	38	38	38	38
Bridgend	10	10	10	12	7	10	11	12	13	14	14	14
Broxburn	64	53	67	65	70	73	77	82	89	95	101	109
Carmondean	55	64	54	51	49	51	52	52	53	52	52	52
Croftmalloch	27	38	29	16	35	30	28	30	29	29	28	30
Deans	34	29	27	30	31	34	36	38	40	40	40	39
Dechmont	5	5	9	8	6	8	9	10	12	16	17	18
Dedridge	16	23	14	13	21	19	19	19	19	18	19	21
East Calder	38	41	37	42	39	44	48	51	58	64	71	76
Eastertoun	58	40	53	40	39	44	45	49	51	53	58	64
Fallahill	27	24	20	23	25	24	25	26	27	28	30	32
Greenrigg	17	19	21	18	18	21	23	25	28	31	36	44
Harrysmuir	63	85	64	67	57	62	63	64	65	64	64	63
Holy Family	10	12	11	13	15	17	19	20	23	25	29	32
Howden St Andrew's	41	50	44	39	35	39	40	40	41	41	40	40
Kirkhill	29	30	25	25	23	27	28	29	29	29	30	30
Kirknewton	31	29	28	30	26	28	29	29	29	30	30	31
Knightsridge	32	36	37	27	30	31	31	31	32	31	31	31
Letham	36	44	34	30	29	31	31	32	32	32	31	31
Linlithgow	64	61	50	38	46	47	48	50	49	48	47	48
Linlithgow Bridge	25	31	22	19	22	22	23	23	23	22	22	23
Livingston Village	28	24	23	26	23	24	25	25	24	24	24	24
Longridge	18	10	18	15	13	15	15	16	16	17	17	17
Lowport	25	22	24	26	11	21	26	28	30	30	29	28
Meldrum	27	25	26	32	22	25	26	26	26	26	26	25
Mid Calder	27	25	39	27	28	30	29	29	30	30	29	29
Murrayfield	40	37	39	26	47	42	41	41	41	40	40	42
Our Lady of Lourdes	25	22	22	17	25	23	23	24	24	24	25	26
Our Lady's	14	14	10	9	11	11	11	12	12	12	12	13
Parkhead	42	42	44	42	44	48	52	56	60	66	72	76
Peel	57	66	73	53	55	60	60	60	61	61	59	60
Polkemmet	26	29	27	23	29	28	27	28	29	30	31	33
Pumpherston and Uphall	28	16	25	17	25	25	26	28	30	33	37	41
Riverside	32	44	45	30	32	35	34	35	36	35	34	34
Seafield	14	10	9	13	14	13	13	13	12	12	13	13
Simpson	87	103	94	101	105	102	103	103	104	104	104	104
South Armadale	0	19	21	23	24	25	26	28	29	33	37	41
Springfield	44	43	52	35	30	36	36	37	38	38	36	36
St Anthony's	28	24	26	25	24	28	30	32	33	35	38	42
St Columba's	23	21	19	19	19	19	20	20	20	20	20	20
St John Ogilvie	60	58	58	52	51	54	55	56	57	57	57	57
St John The Baptist	28	25	24	25	26	26	27	27	27	28	28	29
St Joseph's Linlithgow	15	19	18	17	14	17	19	20	21	21	21	21
St Joseph's Whitburn	26	31	30	26	34	32	32	33	34	36	38	42
St Mary's Bathgate	61	68	59	55	62	62	63	65	65	64	64	65
St Mary's Polbeth	19	19	21	19	20	22	22	23	25	26	27	28
St Nicholas	55	55	53	51	52	55	58	61	64	68	70	74
St Ninian's	34	35	35	32	31	33	34	34	34	34	34	34
St Paul's	20	18	20	20	20	23	24	26	28	30	32	34
St Thomas'	2	2	2	2	1	2	2	2	2	2	3	3
Stoneyburn	7	12	9	9	11	12	12	12	14	14	15	16
Toronto	31	38	42	39	24	34	36	37	38	37	36	35
Torphichen	10	15	9	11	10	10	11	11	11	11	11	11
Uphall	58	49	41	41	41	43	45	47	48	47	47	47
Westfield	9	8	6	7	5	7	8	9	11	12	13	14
Whitdale	56	46	49	51	57	54	53	53	52	53	53	54
Williamston	52	50	50	50	42	49	53	54	54	54	53	53
Winchburgh	25	23	22	29	35	38	45	52	60	67	76	85
Windyknowe	64	78	73	64	67	71	73	75	77	75	74	73
Woodmuir	3	1	1	2	3	3	3	3	4	4	6	7
West Lothian	**2206**	**2249**	**2200**	**2030**	**2071**	**2191**	**2262**	**2337**	**2413**	**2468**	**2528**	**2610**

Base_AULP Summary of Forecast Non-catchment P1 Intakes, 1500 House Scenario Appendix 3c

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Addiewell	4	2	2	3	2	2	2	2	2	2	2	2
Armadale	8	6	7	7	6	6	7	7	7	7	7	7
Balbardie	19	17	14	13	15	14	14	15	15	14	14	15
Bankton	10	11	12	9	9	10	10	10	10	10	10	10
Bellsquarry	10	7	14	13	7	10	10	10	10	10	10	10
Blackburn	6	5	5	4	4	4	4	4	4	4	4	4
Blackridge	0	0	0	0	0	0	0	0	0	0	0	0
Boghall	1	1	1	1	1	1	1	1	1	1	1	1
Bridgend	0	0	0	0	0	0	0	0	0	0	0	0
Broxburn	19	15	19	17	18	18	18	18	18	18	18	18
Carmondean	13	15	13	12	11	12	12	12	12	12	12	12
Croftmalloch	18	26	20	11	24	20	19	20	20	20	19	20
Deans	4	4	3	4	4	4	4	4	4	4	4	4
Dechmont	2	2	4	3	2	2	2	2	3	3	2	2
Dedridge	2	3	2	2	2	2	2	2	2	2	2	2
East Calder	1	2	1	2	1	1	1	1	1	1	1	1
Eastertoun	14	11	14	10	10	11	11	11	11	11	11	11
Fallahill	1	1	1	1	1	1	1	1	1	1	1	1
Greenrigg	5	6	6	5	5	5	5	5	5	5	5	5
Harrysmuir	6	12	9	9	8	9	9	9	9	9	9	9
Holy Family	0	1	1	0	1	1	1	1	1	1	1	1
Howden St Andrew's	6	7	6	5	5	5	5	5	5	5	5	5
Kirkhill	8	7	6	6	5	5	6	6	6	6	6	6
Kirknewton	7	4	4	4	4	4	4	4	4	4	4	4
Knightsridge	1	2	2	1	2	2	2	2	2	2	2	2
Letham	4	6	4	4	4	4	4	4	4	4	4	4
Linlithgow	5	2	1	1	1	1	1	2	1	1	1	1
Linlithgow Bridge	3	7	6	5	6	6	6	6	6	6	6	6
Livingston Village	5	4	4	4	4	4	4	4	4	4	4	4
Longridge	4	3	5	4	3	4	4	4	4	4	4	4
Lowport	2	2	2	2	1	2	2	2	2	2	2	2
Meldrum	9	7	7	9	6	7	7	7	7	7	7	7
Mid Calder	4	4	6	4	4	4	4	4	4	5	4	4
Murrayfield	9	9	9	6	11	9	9	9	9	9	9	9
Our Lady of Lourdes	0	0	0	0	0	0	0	0	0	0	0	0
Our Lady's	0	0	0	0	0	0	0	0	0	0	0	0
Parkhead	3	3	3	3	3	3	3	3	3	3	3	3
Peel	7	9	10	7	7	8	8	8	8	8	8	8
Polkemmet	4	4	4	3	4	4	4	4	4	4	4	4
Pumpherston and Uphall	3	2	3	2	3	3	3	3	3	3	3	3
Riverside	8	12	12	8	9	10	9	9	10	10	9	9
Seafield	0	0	0	0	0	0	0	0	0	0	0	0
Simpson	2	2	2	2	2	2	2	2	2	2	2	2
Springfield	10	10	13	8	7	9	8	9	9	9	8	8
St Anthony's	0	0	0	0	0	0	0	0	0	0	0	0
St Columba's	0	0	0	0	0	0	0	0	0	0	0	0
St John Ogilvie	5	5	5	4	4	4	4	4	4	4	4	4
St John The Baptist	0	0	0	0	0	0	0	0	0	0	0	0
St Joseph's Linlithgow	5	6	5	5	4	4	4	5	5	5	5	4
St Joseph's Whitburn	4	3	3	3	4	3	3	3	3	3	3	4
St Mary's Bathgate	10	12	10	9	10	10	10	10	10	10	10	10
St Mary's Polbeth	1	1	2	1	1	1	1	1	1	1	1	1
St Nicholas	3	2	2	2	2	2	2	2	2	2	2	2
St Ninian's	4	4	4	3	3	3	3	3	3	3	3	3
St Paul's	3	2	2	2	2	2	2	2	2	2	2	2
St Thomas'	0	0	0	0	0	0	0	0	0	0	0	0
Stoneyburn	0	0	0	0	0	0	0	0	0	0	0	0
Toronto	5	7	8	7	4	6	6	6	6	6	6	6
Torphichen	2	2	1	1	1	1	1	1	1	1	1	1
Uphall	14	12	10	10	10	10	11	11	11	10	10	10
Westfield	1	1	1	1	1	1	1	1	1	1	1	1
Whitdale	14	11	11	12	13	12	12	12	12	12	12	12
Williamston	9	9	9	9	7	8	8	8	8	8	8	8
Winchburgh	2	1	1	1	1	1	1	1	1	1	1	1
Windyknowe	31	35	33	27	27	28	28	29	29	29	28	28
Woodmuir	0	0	0	0	0	0	0	0	0	0	0	0
West Lothian	**360**	**366**	**364**	**311**	**316**	**327**	**327**	**331**	**332**	**330**	**326**	**327**

Base_AULP Summary of scheduled future housing, 1500 House Scenario **Appendix 3d**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2036	2037-2046	Scheduled years
ARMADALE	20	60	158	133	142	152	190	184	183	273	255	276	438	0	0
BATHGATE	20	61	70	45	55	46	58	60	40	28	19	38	163	10	4
BALERNO	0	1	2	2	2	3	7	7	12	14	14	19	50	0	3
BROXBURN	2	23	138	176	139	190	208	261	287	270	296	381	1235	0	2
DEANS	6	7	1	47	58	49	52	54	21	0	0	0	0	0	0
INVERALMOND	3	10	42	38	51	33	22	0	0	0	0	11	166	0	0
LINLITHGOW	26	62	149	132	214	312	264	299	224	278	291	326	1655	0	0
THE JAMES YOUNG	5	35	50	102	51	66	42	20	27	40	25	0	150	0	3
WEST CALDER	13	94	90	113	129	171	166	266	319	359	294	328	2640	0	10
WHITBURN	16	52	98	112	59	78	90	150	185	238	305	321	989	0	4
West Lothian	**112**	**406**	**796**	**900**	**900**	**1100**	**1100**	**1300**	**1300**	**1500**	**1500**	**1700**	**7486**	**10**	

Base_AULP Summary of Forecast S1 Intakes, 1500 House Scenario **Appendix 3e**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	S1 Intake Limit
ARMADALE	177	176	173	215	193	202	210	226	218	235	219	229	**220**
BATHGATE	171	166	171	179	198	192	205	203	218	199	184	214	**220**
BROXBURN	193	165	173	180	192	204	209	231	207	232	229	245	**220**
DEANS	191	185	172	184	168	177	160	160	166	156	154	145	**200**
INVERALMOND	218	205	196	220	213	230	212	206	249	231	198	178	**240**
LINLITHGOW	187	200	226	244	258	276	262	274	287	274	255	249	**240**
ST KENTIGERN'S	238	227	232	262	279	256	274	258	273	265	254	280	**260**
ST MARGARET'S	198	197	172	181	233	239	222	223	238	237	227	226	**200**
THE JAMES YOUNG	184	198	181	191	216	221	216	183	185	201	183	162	**220**
WEST CALDER	124	125	136	146	138	156	134	147	156	176	184	189	**200**
WHITBURN	148	143	153	156	154	142	147	161	165	165	155	189	**220**
West Lothian	**2029**	**1986**	**1985**	**2159**	**2241**	**2294**	**2251**	**2272**	**2360**	**2369**	**2242**	**2305**	**2440**

Base_AULP Summary of Secondary School Roll Forecasts, 1500 House Scenario **Appendix 3f**

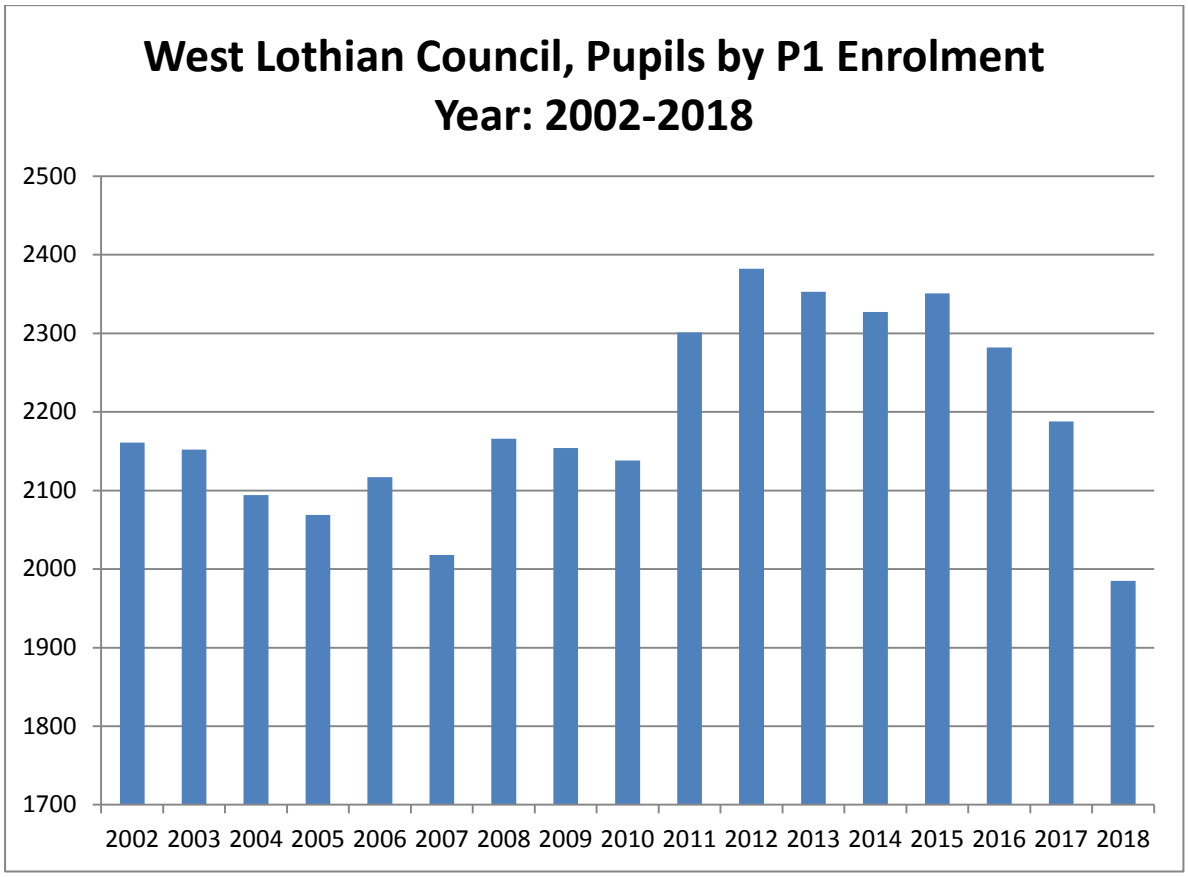
School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Capacity
ARMADALE	838	863	872	948	978	1012	1050	1098	1131	1160	1192	1219	1210
BATHGATE	830	818	832	866	905	937	971	1002	1040	1048	1031	1041	1210
BROXBURN	854	853	883	927	994	1051	1086	1156	1196	1254	1292	1336	1210
DEANS	1011	992	976	980	973	974	948	928	919	893	870	841	1100
INVERALMOND	1080	1060	1056	1084	1095	1120	1119	1115	1150	1157	1134	1090	1320
LINLITHGOW	1205	1201	1227	1259	1331	1399	1499	1581	1650	1673	1668	1647	1320
ST KENTIGERN'S	1199	1189	1196	1252	1320	1359	1410	1438	1469	1473	1467	1493	1430
ST MARGARET'S	1109	1097	1077	1075	1131	1182	1217	1253	1318	1364	1365	1363	1100
THE JAMES YOUNG	1124	1106	1076	1073	1098	1128	1156	1139	1127	1123	1089	1036	1210
WEST CALDER	822	767	739	738	739	776	797	822	857	910	972	1016	1100
WHITBURN	763	743	749	769	790	790	790	802	822	846	869	929	1210
West Lothian	**10835**	**10688**	**10684**	**10972**	**11355**	**11728**	**12041**	**12334**	**12680**	**12901**	**12950**	**13012**	**13420**

Appendix 4a

West Lothian Council

0-18 Population Trend by Single School Enrolment Year Cohorts 2002 - 2018

(As at 18 June 2015)



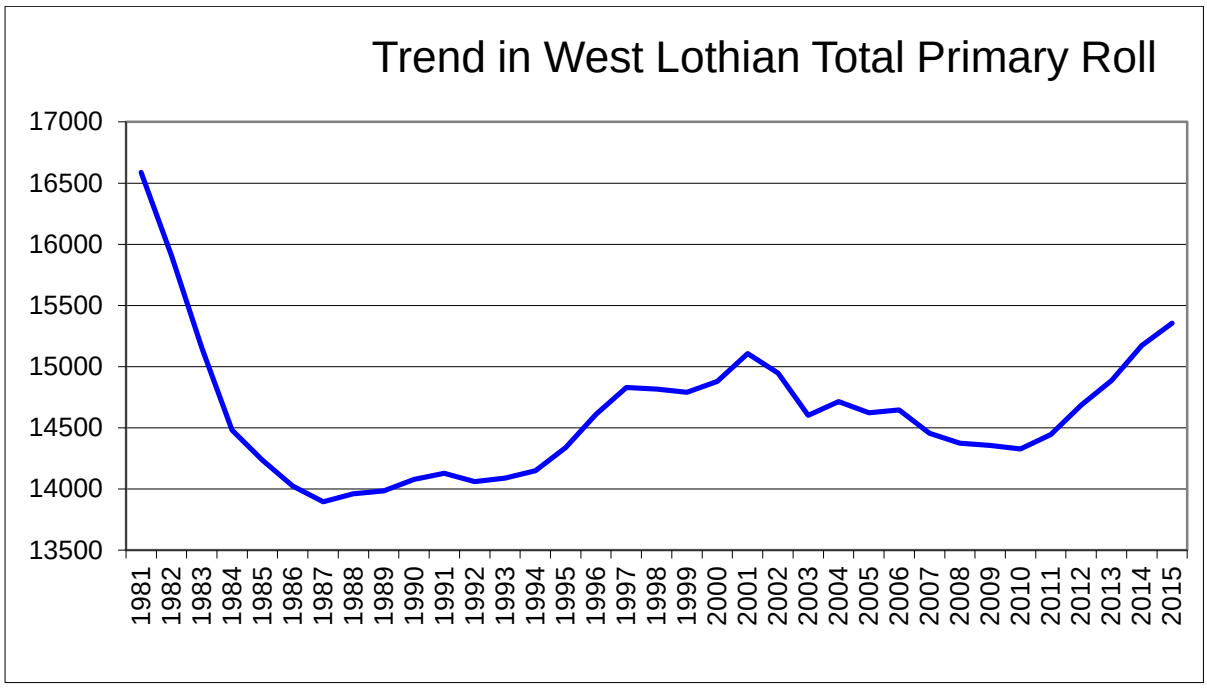
Guidance Notes:

Enrolment Year is from 1 March to 28/29 February of the following year, ie the data does not refer to calendar years. Enrolment year determines the School Session/Year in which children are entitled to commence school attendance at P1. No allowance has been made in this raw data for primary school deferral. As at date of data extract, year 2003 pupils are typically at S6 and year 2015 pupils are at P1.

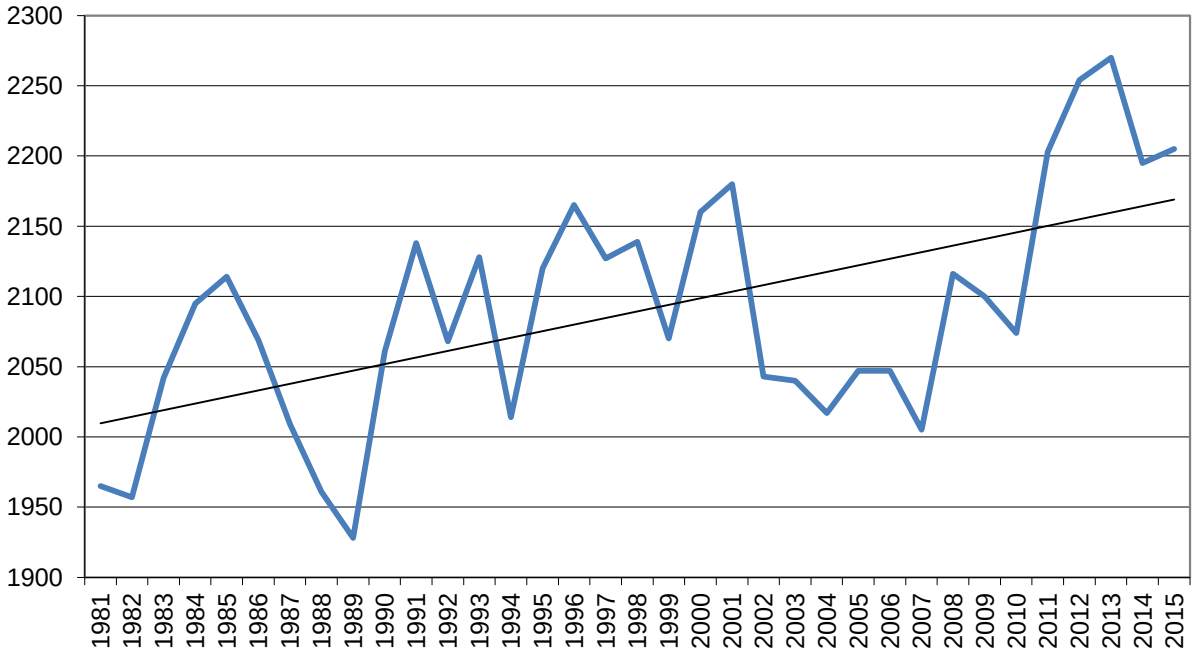
The number of children is the actual total of children who could have enrolled in that particular year. Previous observed increases to the youngest age groups would suggest that data for school enrolment years 2017 and 2018 are likely to be undercounted.

Data has been extracted from West Lothian Council's 0-18 Population and Household Database.

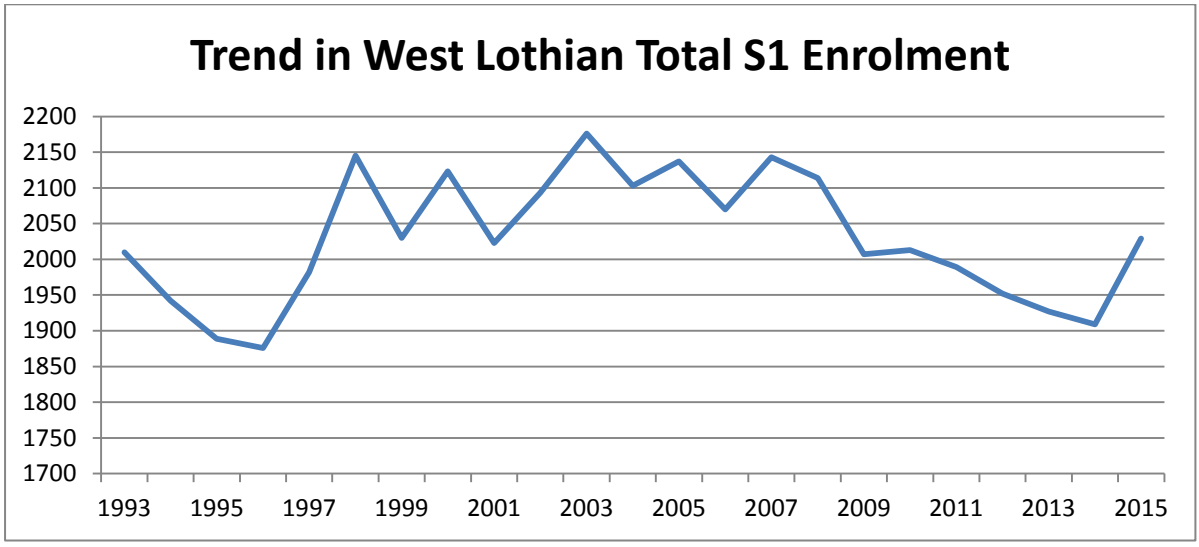
Appendix 4b

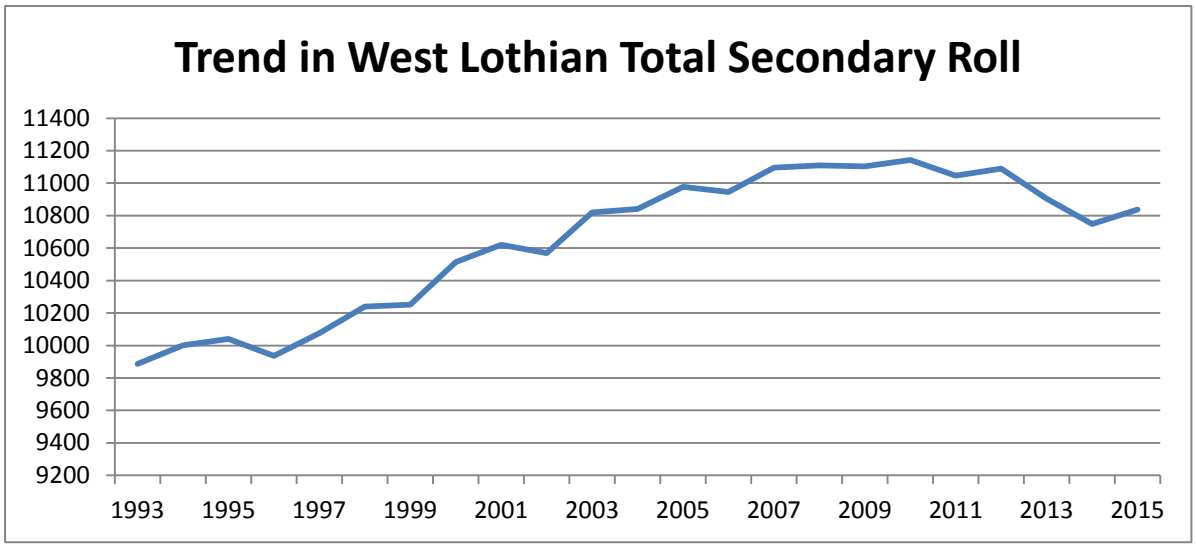


Trend in West Lothian Total P1 Enrolment



Appendix 4c





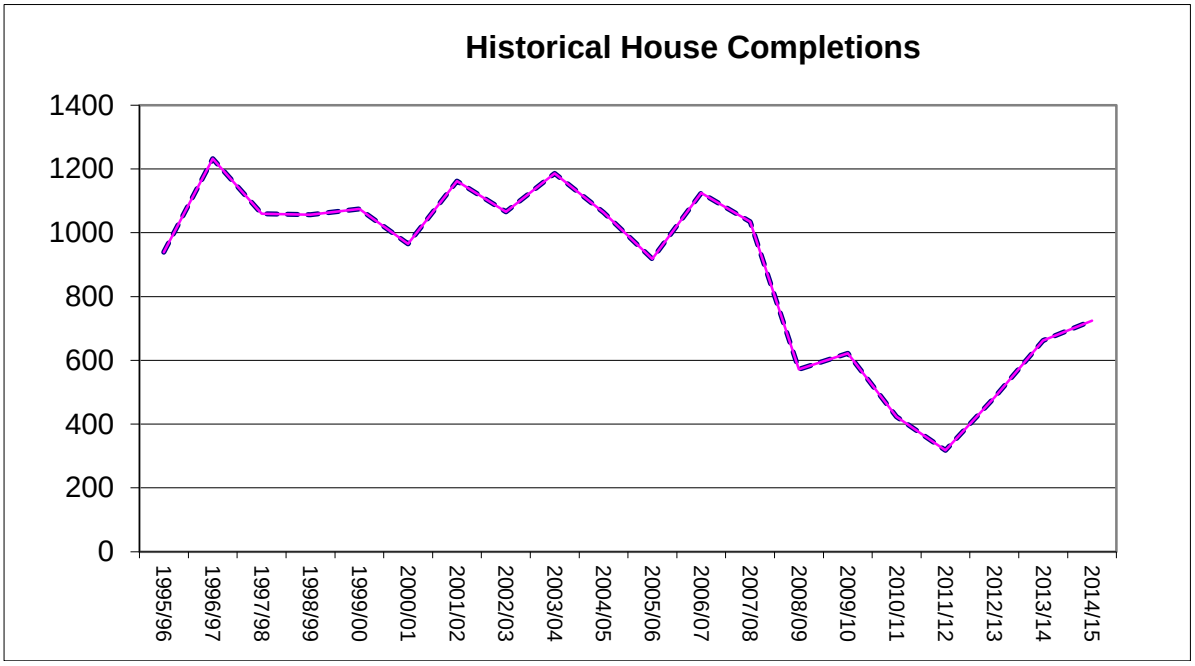
Guidance Notes:

It is likely that S1's from August 2015 to 2017 will be close to current numbers but from 2018 onwards there is likely to be significant roll growth as larger year groups will be leaving primary schools (the reason for current primary school growth).

Appendix 5

Historical House Completions

1995/96-2014/15



Guidance Notes:

Housing year is from 1 April to 31 March the following year – the housing audit year, and does not refer to calendar years.

The graph shows housing data as recorded in school migration tables. The source for this data is the Scottish Assessors Association. As the forecast is a 2015 base, data is only available in full to 2014/15.

Appendix 6

MEDIUM TERM FORECAST METHODOLOGY

Background

The Medium term forecast methodology is well established and is set out below. The main data sources have been computerised since the 1970's. The medium term forecast has been computerised since the early 1980's. The data sources, methodology and software have been regularly updated to reflect such matters as legislative change, new processing techniques, peer review and outcomes.

The Accounts Commission have praised the extent and robustness of forecast information used by West Lothian Council. Likewise, the Association of Directors of Education in Scotland, (ADES), which has also used practice in West Lothian as Scottish conference exemplars. Senior Counsel Advice that was sought in 2007/2008 in preparation for the West Lothian Local Plan Inquiry in 2008 confirmed these views and underpinned the council's approach to school forecasts and developer contributions. The methodology, at that time, was set out in an Education Executive Report (September 2009) and incorporated in Supplementary Planning Guidance. Adjustments are notified to council as and when required.

The council's approach is also rigorously tested through the planning application process, at appeal and has also been tested through the Scottish Courts.

Medium term forecasts are "demand led" for each individual school. They highlight what would happen if the trend in placing requests was allowed to continue unabated and similarly what would happen if all housing within a particular catchment was to be built out. There are single and 3 year forecast that lead into the medium term forecast and also a longer term forecast model that looks to the school roll position once all of the housing in the development plan has been built out, using the 2 "static" option forecasts noted below. An archive is created from the standard forecast when the forecast base year is updated.

Whilst there is a "live" standard medium term forecast that tracks information changes throughout the school year, two "static" option forecasts are used for comparative analysis; Base Auditable effectively "committed" housing only and a Base_AULP (all auditable housing, allocated local plan housing). Medium term school roll forecasts also take account of "non-auditable" residential development, ie sites less than 5 units. This "non-auditable" residential development is currently running at a very high level, possibly a result of limited housing development of this type during the recession years.

Other option forecasts for scenario testing can also be produced, typically to show the effect of opening new schools, altering school catchment arrangements, differing housing growth assumptions, etc.

The secondary school forecast and forecast term is typically more stable than primary school forecasts - the latter being dependent on 0-5 population data and assumed births. Denominational school forecasts also tend to be more stable than non-denominational school forecasts.

Primary school roll forecasts are based on the following factors or components:

1. Start of session school roll by stage (September 20**).
2. Forecast primary one intake numbers.
3. Stage migration.
4. Expected children from future house completions in the catchment area.
5. Child-Per-House Ratios

In addition secondary school roll forecasts also include:

6. Primary seven to secondary one transfer rates.
7. Secondary school stay on rates (S4 to S5) and (S4 to S6).

The medium term forecasts allow for these factors to be applied at any date in the school year.

1. <u>Start of Session School Rolls</u> (primary and secondary)

These are as returned to Scottish Government in the annual census (September). It is the base table in the medium term forecast used in each individual school forecast.

2. <u>Forecast Primary One Intake Numbers (0-5 year olds)</u>

The central source of these data is the 0-18 Population and Household Database which identifies pre-school and school aged children. This data is updated and validated daily. Current input sources for these data include:

- school admission databases - pre-school, primary, wraparound care and secondary school includes mid-term admissions
- births and deaths data supplied by Lothian Health (direct rather than through General Register Office Scotland).
- from time to time centrally sourced questionnaire, eg childcare questionnaire forms, etc
- SEEMIS – school census, admits/leavers, etc
- prepaid query letterforms
- The Lothian Joint Valuation Board (LJVB) is the source for new property used to create household records in the 0-18 Population and Household Database. It is important to ensure that this data is regularly updated, as a minimum to accord with specific data extractions dates and pupil placement processes.

If this data is not proactively collected there will typically be undercount of children less than 3 years old. Households with young children tend to move more frequently than households with older children.

A number of adjustments are applied to the raw data (0-5 year olds), to allow for private sector school choices, non-catchment schools, denominational intentions, etc, all according to current actual attendance patterns. P1 intake numbers are also adjusted for deferral at P1. Depending on the time of year, 4 or 5 years of actual known data is used with the balance of future P1 intakes being calculated moving averages. This is because the 0 year old year group is an incomplete enrolment year group apart from March through to June, providing data input is current.

Non-catchment data is taken from the actual demand for placements as recorded through pupil placement, some 10 years of data being retained. Forecast non-catchment placements are controlled within overall cohort totals, as adjusted by deferral.

A forecast base can also handle up to 3 years of actual school census data, including the base year and will also take account of pupil placement numbers when these become available in April of each year. This enables a base forecast to be overlaid with actual data.

3. <u>Stage Migration</u> (primary and secondary)

The term stage migration is used as this factor could relate to a number of changes within school rolls and should thus not be directly equated with demographic migration eg Stage Migration could include children repeating a year, moving in and out of special schools, etc.

Stage migration is calculated as a 3 year weighted average (0.2, 0.2, 0.6) based on historical school rolls, ie P1_P6 is compared with the following years P2_P7 and S1-S3 is compared with the following years S2-S4. Where the calculated figure is greater than +5% or lower than -5%, the calculated figure is controlled to a maximum of +5% or -5%. An adjustment is made for actual (historical) house completions in the schools catchment area using the appropriate child per house ratio. An additional stage migration factor can be applied to take account of known council policy that will readjust these migration trends in a particular year, eg the downsizing of a primary school.

Current average ratios (rounded) are:

	2015	**2012**
Maximum applied	1.05	1.05
Minimum applied	0.95	0.95
Non-denominational primary	0.9922	0.9846
Denominational (RC) primary	0.9964	0.9761
Non-denominational secondary	0.9872	0.9886
Denominational (RC) secondary	0.9831	0.9842

4. <u>Housing</u>

The Lothian Joint Valuation Board (LJVB) is the source of confirmed new property that is used to create additional household records in the 0-18 Population and Household Database. It is also a preferred source for historic house completions this being essential to match house occupations to changes in school roll forecast factors. This source is a consistent data set as it relates to actual occupations rather than factors that could relate to changes in application and warrant costs, etc.

Otherwise, the number of house completions is taken from a separate housing database, with source input data being current planning applications, and future Housing Land Audit and Local Plan allocations. The housing database is current with development at all times and contains both historical and future build programme, whether public or private. Whilst bespoke sheltered housing is noted within the database it is not transferred into school forecasts. Note that housing in secondary school forecast is a summary of the housing in each associated primary school. Housing completions will typically extend beyond the medium term forecast time period of 10 years and is reported as totals within the housing schedule attached to school forecasts.

As noted previously, two standard option forecasts are typically produced, using 2 housing data sets – an auditable only option (housing sites with permission or minded to grant) and an extended auditable option that also includes local plan allocations. As noted forecast housing will include smaller residential development and will take note of any council decision at the time of the housing data being extracted.

Programmed housing in the first year of the forecast is also adjusted to match the date of current actual demographic data on a pro-rata monthly basis.

Option forecasts have the ability to consider housing in a controlled single line context irrespective of assumptions relating to particular development sites, ie a total controlled line for a primary school rather than the sum of individual applications within the catchment.

5. Child Per House Ratio

There are 4 “standard” average child-per-house ratios used in the medium term forecast, non-denominational primary school, denominational primary school, non-denominational secondary school, and denominational secondary school. These ratios are regularly updated and are tracked annually. They do change over time and this will be reflected in the school forecasts. They are adjusted to take account of the planned mix of public and private residential development in the development plan and exclude vacant, sheltered and amenity properties. The ratios are calculated from the 0-18 Population and Household Database, specifically households and properties occupied in the last 9 years (from date of calculation).

Current average ratios (rounded) are:

	2015	**2012**
Non-denominational primary	0.3201	0.3156
Denominational (RC) primary	0.0887	0.0927
Non-denominational secondary	0.1452	0.1706
Denominational (RC) secondary	0.0574	0.0597

There are also a substantial range of detailed reports available that can focus on house type (as defined by the LJVB), number of bedrooms, council tax bands, etc.

6. Primary Seven to Secondary One Transfer

This is calculated as a 3 year weighted average (0.2, 0.2, 0.6) based on historical S1 enrolment and the previous year’s P7 enrolment. An adjustment is made for actual (historical) house completions in the schools catchment area using the appropriate child per house ratio.

Current average ratios (rounded) are:

	2015	2012
Maximum applied	1.2492	1.2206
Minimum applied	0.8495	0.7657
Non-denominational average	0.9790	0.9797
Denominational (RC) average	0.9448	0.9814

Within each secondary school forecast an additional Primary Seven to Secondary One transfer factor can be applied to take account of known council policy that would change these factors in a particular year, eg the opening of a new secondary school.

7. Secondary School Stay On Rates (S4 to S5) and (S4 to S6)

This is calculated as a rolling and 3 year weighted average (0.2, 0.2, 0.6). An adjustment is made for actual (historical) house completions in the schools catchment area using the appropriate child per house ratio.

Current combined average ratios (rounded) are:

	2015	2012
Maximum applied	1.6863	1.6874
Minimum applied	1.2340	1.1095
Non-denominational average	1.4515	1.3832
Denominational (RC) average	1.5287	1.5231

Note that in capacity terms all secondary schools in West Lothian have been planned assuming a maximum combined stay-on-rate multiplier of 1.5 times the schools design S1 pupil intake.

Document 3

LDP Strategy Summary of Primary School Roll Forecasts as at 30/05/16 **Appendix A**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Capacity	
Addiewell	104	98	102	113	116	118	131	131	139	139	136	137	120	
Armadale	542	507	506	485	474	474	458	450	460	464	458	460	559	
Balbardie	429	436	440	437	446	460	463	464	472	482	495	498	462	*
Bankton	314	304	314	301	305	304	299	302	300	291	293	297	462	*
Bellsquarry	192	193	200	206	196	196	195	200	208	209	207	212	198	
Blackburn	55	64	76	85	94	106	113	109	107	105	106	106	198	
Blackridge	156	157	153	145	153	153	158	174	179	192	206	212	198	
Boghall	273	287	291	278	265	254	250	248	242	242	243	243	462	
Bridgend	90	89	87	98	97	112	114	121	132	132	130	135	120	
Broxburn	402	403	402	427	463	451	451	431	442	438	438	432	462	*
Broxburn CDA NDPS	0	0	0	0	0	139	212	295	347	391	434	488	462	*
Calderwood	0	0	0	0	96	146	208	244	281	318	353	389	462	*
Carmondean	409	411	402	389	390	375	375	370	365	363	363	365	450	
Croftmalloch	206	203	204	190	193	198	198	202	202	201	214	209	387	
Deans	238	239	229	210	230	261	277	291	299	302	296	291	360	
Dechmont	20	17	23	31	35	42	50	60	69	78	87	95	47	
Dedridge	156	158	141	139	152	141	136	137	133	135	139	137	279	
East Calder	249	270	329	385	343	355	353	377	385	386	377	380	462	*
Eastertoun	332	322	338	337	345	356	373	380	402	408	451	495	360	
Fallahill	167	169	162	171	201	233	251	253	262	264	265	267	360	
Greenrigg	115	122	142	149	157	180	203	225	244	269	303	358	171	
Harrysmuir	417	428	426	428	424	425	431	431	429	429	425	430	415	
Holy Family	84	95	104	123	143	164	176	197	211	228	245	260	120	
Howden St Andrew's	348	330	338	334	318	311	309	310	304	299	298	303	387	
Kirkhill	229	223	214	216	222	240	255	266	280	298	321	354	387	
Kirknewton	212	205	206	206	205	198	198	198	202	206	209	214	198	
Knightsridge	261	267	269	257	244	237	230	226	216	211	214	215	415	
Letham	222	223	235	238	242	241	242	236	226	222	223	225	279	
Linlithgow	427	427	418	399	386	375	371	360	347	344	353	354	415	
Linlithgow Bridge	200	199	187	180	182	170	166	164	157	157	159	160	231	
Livingston Village	203	187	177	177	168	163	161	157	158	158	157	158	198	
Longridge	89	87	91	111	119	126	126	124	132	128	127	129	120	
Lowport	203	200	186	191	175	182	201	215	225	220	212	215	198	
Meldrum	199	198	194	197	188	182	177	175	179	179	174	177	231	
Mid Calder	255	241	250	235	220	205	203	204	205	197	199	200	415	
Murrayfield	257	269	264	267	283	279	270	266	265	263	271	265	306	
Our Lady of Lourdes	146	143	147	141	148	157	158	159	166	170	178	180	171	
Our Lady's	69	77	82	88	89	99	98	93	94	96	100	103	96	
Parkhead	342	339	345	355	366	389	433	462	489	533	573	604	415	
Peel	409	409	438	449	458	453	443	438	434	418	421	425	450	
Polkemmet	163	150	157	163	173	179	181	182	190	195	208	216	306	
Pumpherston and Uphall	203	199	207	244	295	299	305	322	344	368	401	410	231	
Riverside	252	253	267	260	251	250	250	254	254	243	247	250	306	
Seafield	106	104	94	93	92	90	89	85	88	91	91	89	120	
Simpson	501	551	588	625	645	658	663	675	684	686	682	676	640	*
Southdale	0	83	120	157	187	219	238	260	261	286	314	341	231	
Springfield	317	350	357	350	332	314	312	300	285	268	269	276	415	
St Anthony's	223	209	214	219	227	244	243	261	268	284	305	327	279	
St Columba's	137	137	134	137	134	132	128	125	122	123	123	122	171	
St John Ogilvie	385	382	396	402	405	410	423	423	433	431	432	435	415	
St John The Baptist	201	206	201	207	214	220	223	223	222	224	224	224	198	
St Joseph's Linlithgow	139	145	149	161	159	159	161	167	170	168	167	169	171	
St Joseph's Whitburn	231	247	267	260	256	259	271	278	279	291	313	334	252	
St Mary's Bathgate	416	438	425	421	423	436	448	452	455	456	459	456	462	
St Mary's Polbeth	135	139	145	152	162	168	179	188	201	210	219	224	252	
St Nicholas	376	378	386	412	427	440	454	461	462	462	462	462	462	*
St Ninian's	262	264	276	276	286	274	265	263	256	252	252	255	387	
St Paul's	120	126	151	181	198	211	228	245	263	275	286	298	171	
St Thomas'	25	26	26	23	22	24	30	32	29	29	28	28	96	
Stoneyburn	83	86	83	86	103	106	105	107	108	115	122	128	150	
Toronto	258	275	285	280	274	265	262	270	263	255	248	253	415	
Torphichen	89	93	96	98	94	91	81	81	78	79	78	79	71	
Uphall	321	320	328	318	308	296	290	276	273	273	274	276	387	
Westfield	50	54	58	62	60	73	85	91	92	101	109	120	71	
Whitdale	372	370	376	366	376	369	374	368	373	375	376	373	462	
Williamston	397	404	402	404	381	364	350	343	329	325	321	327	415	
Winchburgh	127	147	192	251	317	372	433	489	544	586	625	661	252	
Windyknowe	415	408	412	444	470	502	530	545	563	552	549	544	462	
Woodmuir	31	26	23	22	24	34	47	56	61	64	66	67	47	
West Lothian	**15356**	**15569**	**15929**	**16242**	**16625**	**17107**	**17559**	**17965**	**18335**	**18630**	**19105**	**19594**	**20785**	

* Capacity to be confirmed

LDP Strategy Summary of Forecast P1 Intakes as at 30/05/16 **Appendix B**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Addiewell	20	12	17	21	17	18	19	20	21	21	21	20
Armadale	84	58	62	61	56	64	66	68	70	71	70	69
Balbardie	66	59	59	56	69	69	70	72	72	72	73	75
Bankton	37	39	46	35	37	40	40	41	41	41	41	41
Bellsquarry	22	21	29	28	18	25	26	27	28	30	30	29
Blackburn	15	14	15	12	14	14	14	15	15	15	15	15
Blackridge	21	26	18	16	24	22	23	26	27	28	30	31
Boghall	39	45	37	36	38	38	38	38	38	38	38	38
Bridgend	10	6	10	13	9	14	16	17	19	19	19	19
Broxburn	64	50	66	65	77	66	65	65	64	65	65	65
Broxburn CDA NDPS	0	0	0	0	0	28	35	42	50	56	62	70
Calderwood	0	0	0	0	19	24	30	35	40	45	51	56
Carmondean	55	59	55	52	50	52	53	53	54	53	52	52
Croftmalloch	27	30	29	16	35	30	28	30	29	29	28	30
Deans	34	38	28	31	34	40	43	45	47	47	47	46
Dechmont	5	7	10	10	10	14	17	20	23	27	29	32
Dedridge	16	21	14	14	22	20	20	20	20	20	20	20
East Calder	38	52	58	72	40	46	50	53	55	56	56	56
Eastertoun	58	39	54	41	42	47	49	54	56	59	64	69
Fallahill	27	22	21	24	29	33	36	38	39	39	40	40
Greenrigg	17	20	25	22	23	28	30	33	36	39	44	51
Harrysmuir	63	66	64	67	57	63	64	65	66	65	64	64
Holy Family	10	19	13	17	20	23	26	28	31	33	35	38
Howden St Andrew's	41	45	44	40	36	40	42	42	43	42	42	42
Kirkhill	29	30	25	25	21	24	26	30	34	37	39	42
Kirknewton	31	27	29	31	27	29	29	30	30	31	31	31
Knightsridge	32	42	37	27	30	31	31	31	32	31	31	31
Letham	36	41	34	30	29	32	32	33	33	32	32	32
Linlithgow	64	60	50	38	46	48	50	51	51	49	49	50
Linlithgow Bridge	25	30	22	19	23	23	24	24	24	23	23	24
Livingston Village	28	23	23	26	23	25	25	25	25	25	25	25
Longridge	18	5	18	17	16	18	18	19	19	19	18	18
Lowport	25	22	24	26	12	24	29	32	34	34	33	31
Meldrum	27	21	26	32	22	25	26	26	26	26	26	26
Mid Calder	27	27	40	28	29	32	31	31	31	31	30	30
Murrayfield	40	38	39	28	50	44	42	43	42	42	41	43
Our Lady of Lourdes	25	17	22	18	26	24	24	25	25	25	25	27
Our Lady's	14	12	10	10	11	12	12	13	13	13	14	14
Parkhead	42	44	46	46	49	55	62	66	70	77	82	87
Peel	57	60	75	55	58	62	63	63	64	64	62	63
Polkemmet	26	23	27	25	32	31	30	30	31	32	33	35
Pumpherston and Uphall	28	24	26	21	35	38	40	45	48	53	57	60
Riverside	32	36	45	30	32	35	34	35	36	35	34	34
Seafield	14	10	9	13	14	13	13	13	13	13	13	13
Simpson	87	96	100	109	112	110	111	111	112	111	111	111
Southdale	0	32	23	27	29	32	34	35	37	41	44	48
Springfield	44	51	52	36	31	38	37	38	39	39	37	37
St Anthony's	28	36	27	28	28	33	36	39	40	43	46	48
St Columba's	23	24	20	20	20	20	20	20	20	20	20	20
St John Ogilvie	60	50	59	53	53	57	58	59	60	61	60	60
St John The Baptist	28	30	24	26	28	30	31	32	32	32	32	32
St Joseph's Linlithgow	15	19	18	18	16	20	22	23	25	25	25	25
St Joseph's Whitburn	26	38	31	29	37	36	36	37	39	40	42	46
St Mary's Bathgate	61	65	61	59	67	68	69	71	71	70	70	70
St Mary's Polbeth	19	16	22	20	22	24	25	27	28	30	31	32
St Nicholas	55	63	54	53	57	63	66	66	66	66	66	66
St Ninian's	34	38	36	32	33	35	35	36	36	36	35	35
St Paul's	20	16	23	26	28	31	34	36	38	40	42	43
St Thomas'	2	7	2	2	1	3	4	4	4	4	4	4
Stoneyburn	7	17	9	10	14	15	15	15	17	17	18	19
Toronto	31	41	43	40	27	36	38	39	40	40	38	37
Torphichen	10	12	9	11	10	10	11	11	11	11	11	11
Uphall	58	46	41	40	40	42	43	43	43	42	42	42
Westfield	9	12	6	7	5	8	10	12	13	14	16	17
Whitdale	56	45	50	52	58	55	54	55	54	54	55	55
Williamston	52	59	50	49	39	45	47	46	47	47	46	45
Winchburgh	25	29	31	41	51	58	66	75	82	88	94	99
Windyknowe	64	52	76	69	74	81	84	86	88	86	83	83
Woodmuir	3	1	2	3	3	5	6	8	8	9	9	9
West Lothian	**2206**	**2238**	**2276**	**2157**	**2247**	**2436**	**2538**	**2636**	**2717**	**2768**	**2812**	**2878**

LDP Strategy Summary of Forecast Non-catchment P1 Intakes as at 30/05/16 **Appendix C**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Addiewell	4	2	2	3	2	2	2	2	2	2	2	2
Armadale	8	6	7	7	6	6	7	7	7	7	7	7
Balbardie	19	17	14	13	15	14	14	15	15	14	14	15
Bankton	10	11	12	9	9	10	10	10	10	10	10	10
Bellsquarry	10	7	14	13	7	10	10	10	10	10	10	10
Blackburn	6	5	5	4	4	4	4	4	4	4	4	4
Blackridge	0	0	0	0	0	0	0	0	0	0	0	0
Boghall	1	1	1	1	1	1	1	1	1	1	1	1
Bridgend	0	0	0	0	0	0	0	0	0	0	0	0
Broxburn	19	15	19	17	18	18	18	18	18	18	18	18
Carmondean	13	15	13	12	11	12	12	12	12	12	12	12
Croftmalloch	18	26	20	11	24	20	19	20	20	20	19	20
Deans	4	4	3	4	4	4	4	4	4	4	4	4
Dechmont	2	2	4	3	2	2	2	2	3	3	2	2
Dedridge	2	3	2	2	2	2	2	2	2	2	2	2
East Calder	1	2	1	2	1	1	1	1	1	1	1	1
Eastertoun	14	11	14	10	10	11	11	11	11	11	11	11
Fallahill	1	1	1	1	1	1	1	1	1	1	1	1
Greenrigg	5	6	6	5	5	5	5	5	5	5	5	5
Harrysmuir	6	12	9	9	8	9	9	9	9	9	9	9
Holy Family	0	1	1	0	1	1	1	1	1	1	1	1
Howden St Andrew's	6	7	6	5	5	5	5	5	5	5	5	5
Kirkhill	8	7	6	6	5	5	6	6	6	6	6	6
Kirknewton	7	4	4	4	4	4	4	4	4	4	4	4
Knightsridge	1	2	2	1	2	2	2	2	2	2	2	2
Letham	4	6	4	4	4	4	4	4	4	4	4	4
Linlithgow	5	2	1	1	1	1	1	2	1	1	1	1
Linlithgow Bridge	3	7	6	5	6	6	6	6	6	6	6	6
Livingston Village	5	4	4	4	4	4	4	4	4	4	4	4
Longridge	4	3	5	4	3	4	4	4	4	4	4	4
Lowport	2	2	2	2	1	2	2	2	2	2	2	2
Meldrum	9	7	7	9	6	7	7	7	7	7	7	7
Mid Calder	4	4	6	4	4	4	4	4	4	5	4	4
Murrayfield	9	9	9	6	11	9	9	9	9	9	9	9
Our Lady of Lourdes	0	0	0	0	0	0	0	0	0	0	0	0
Our Lady's	0	0	0	0	0	0	0	0	0	0	0	0
Parkhead	3	3	3	3	3	3	3	3	3	3	3	3
Peel	7	9	10	7	7	8	8	8	8	8	8	8
Polkemmet	4	4	4	3	4	4	4	4	4	4	4	4
Pumpherston and Uphall	3	2	3	2	3	3	3	3	3	3	3	3
Riverside	8	12	12	8	9	10	9	9	10	10	9	9
Seafield	0	0	0	0	0	0	0	0	0	0	0	0
Simpson	2	2	2	2	2	2	2	2	2	2	2	2
Southdale	0	0	0	0	0	0	0	0	0	0	0	0
Springfield	10	10	13	8	7	9	8	9	9	9	8	8
St Anthony's	0	0	0	0	0	0	0	0	0	0	0	0
St Columba's	0	0	0	0	0	0	0	0	0	0	0	0
St John Ogilvie	5	5	5	4	4	4	4	4	4	4	4	4
St John The Baptist	0	0	0	0	0	0	0	0	0	0	0	0
St Joseph's Linlithgow	5	6	5	5	4	4	4	5	5	5	5	4
St Joseph's Whitburn	4	3	3	3	4	3	3	3	3	3	3	4
St Mary's Bathgate	10	12	10	9	10	10	10	10	10	10	10	10
St Mary's Polbeth	1	1	2	1	1	1	1	1	1	1	1	1
St Nicholas	3	2	2	2	2	2	2	2	2	2	2	2
St Ninian's	4	4	4	3	3	3	3	3	3	3	3	3
St Paul's	3	2	2	2	2	2	2	2	2	2	2	2
St Thomas'	0	0	0	0	0	0	0	0	0	0	0	0
Stoneyburn	0	0	0	0	0	0	0	0	0	0	0	0
Toronto	5	7	8	7	4	6	6	6	6	6	6	6
Torphichen	2	2	1	1	1	1	1	1	1	1	1	1
Uphall	14	12	10	10	10	10	11	11	11	10	10	10
Westfield	1	1	1	1	1	1	1	1	1	1	1	1
Whitdale	14	11	11	12	13	12	12	12	12	12	12	12
Williamston	9	9	9	9	7	8	8	8	8	8	8	8
Winchburgh	2	1	1	1	1	1	1	1	1	1	1	1
Windyknowe	31	35	33	27	27	28	28	29	29	29	28	28
Woodmuir	0	0	0	0	0	0	0	0	0	0	0	0
West Lothian	**360**	**366**	**364**	**311**	**316**	**327**	**327**	**331**	**332**	**330**	**326**	**327**

LDP Strategy Summary of scheduled future housing as at 30/05/16 **Appendix D(i)**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2036
ARMADALE	160	134	311	283	310	238	270	220	206	255	245	238	438
BALERNO	5	8	5	4	3	2	9	8	14	14	12	12	30
BATHGATE	162	136	162	134	95	60	49	49	42	24	19	24	96
BROXBURN	18	42	206	221	132	128	144	144	144	132	72	68	50
DEANS	51	15	1	100	124	72	72	63	24	0	0	0	0
INVERALMOND	26	52	75	91	70	38	30	0	0	0	0	0	0
LINLITHGOW	212	138	293	90	219	182	121	96	32	25	24	48	334
THE JAMES YOUNG	27	21	41	144	44	29	29	24	26	10	0	0	0
WEST CALDER	196	270	281	255	354	396	348	299	314	278	240	216	2055
WHITBURN	126	123	206	280	219	168	116	160	158	198	269	258	826
Winchburgh NDSS	0	151	324	465	401	389	379	403	336	336	370	404	2273
West Lothian	**983**	**1090**	**1905**	**2067**	**1971**	**1702**	**1567**	**1466**	**1296**	**1272**	**1251**	**1268**	**6102**

Winchburgh PS is double counted for 2016 and 2017 to model S2 & S3 transfer from Linlithgow to "Winchburgh NDSS"

ST KENTIGERN'S	500	466	912	779	713	604	525	495	483	549	605	616	2349
ST MARGARET'S	483	497	812	700	545	438	422	352	325	254	204	180	1431
Winchburgh DSS	0	198	542	660	713	660	620	619	488	469	442	472	2323
West Lothian	**983**	**1161**	**2266**	**2139**	**1971**	**1702**	**1567**	**1466**	**1296**	**1272**	**1251**	**1268**	**6102**

Housing at Holy Family, St Joseph's Linlithgow and St Nicholas is double counted to model S2 & S3 transfer from St Kentigern's and St Margaret's to "Winchburgh DSS"

Note that housing is added to the forecast after the school session has commenced. The 2026 housing therefore does not impact on the 2026 Start of Session School Rolls.

The following Planning Permission Appeals are excluded from the housing schedule except when the LDP already includes the site, but only for the number of units stated in the LDP.

Case Reference	Site Address
PPA-400-2057	Brotherton Farm, Bellsquarry, Livingston, EH55 8QW
PPA-400-2059	Land At Main Street, Dechmont, Broxburn
PPA-400-2063	Vacant Site At Corner Of Jarvey Street & Main Street, Bathgate
PPA-400-2065	Land At Former Bangour Village Hospital, Dechmont
PPA-400-2067	Land At Murieston Road, Livingston
PPA-400-2068	Hartwood Road, West Calder, EH55 8LD
PPA-400-2069	Dechmont House, Woodlands Park, Deans, Livingston, EH54 8AT

The housing schedule will include current sites for less than 5 units but does not make future allowance.

LDP Strategy Summary of scheduled future housing as at 30/05/16 **Appendix D(ii)**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027- 2036
Holy Family	189	127	181	210	207	221	223	231	192	192	192	192	1581
Howden St Andrew's	1	14	49	71	70	30	30	0	0	0	0	0	0
Our Lady of Lourdes	18	6	45	56	14	27	24	24	48	48	48	48	655
Our Lady's	0	2	50	55	20	20	4	29	25	25	25	10	10
St Anthony's	66	131	176	178	239	182	245	215	230	279	269	286	772
St Columba's	24	29	27	0	0	0	0	0	10	0	0	0	0
St John Ogilvie	66	33	17	110	124	80	72	63	24	0	0	0	0
St John The Baptist	12	13	78	143	115	76	40	34	8	0	0	0	0
St Joseph's Linlithgow	20	6	107	90	180	143	97	72	8	1	0	0	0
St Joseph's Whitburn	114	108	83	82	84	72	72	97	125	173	244	248	816
St Mary's Bathgate	227	104	230	183	191	152	98	78	32	24	19	24	96
St Mary's Polbeth	10	55	108	72	125	133	96	96	122	86	48	48	655
St Nicholas	16	65	254	360	326	296	300	316	288	276	250	280	742
St Ninian's	27	41	27	130	20	5	5	0	0	0	0	0	0
St Paul's	184	217	284	317	206	190	219	193	179	168	156	132	776
St Thomas'	9	12	8	10	50	75	42	18	5	0	0	0	0
West Lothian	**983**	**963**	**1724**	**2067**	**1971**	**1702**	**1567**	**1466**	**1296**	**1272**	**1251**	**1268**	**6102**

Note that housing is added to the forecast after the school session has commenced. The 2026 housing therefore does not impact on the 2026 Start of Session School Rolls.

LDP Strategy Summary of scheduled future housing as at 30/05/16 **Appendix D(iii)**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027- 2036
Addiewell	2	5	5	0	0	32	12	11	0	0	0	0	0
Armadale	0	40	55	76	76	26	49	48	35	0	0	0	0
Balbardie	8	44	54	45	56	32	24	24	32	24	19	24	96
Bankton	1	0	0	65	5	5	5	0	0	0	0	0	0
Bellsquarry	1	7	25	25	29	24	24	24	26	10	0	0	0
Blackburn	0	1	0	0	14	3	0	0	0	0	0	0	0
Blackridge	3	0	1	11	23	23	49	35	35	35	25	25	60
Boghall	0	5	5	0	0	0	0	0	0	0	0	0	0
Bridgend	5	3	30	33	60	24	24	24	0	0	0	0	0
Broxburn	7	2	34	21	0	0	0	0	0	0	0	0	0
Broxburn CDA NDPS	0	24	143	255	194	168	156	172	144	144	178	212	692
Calderwood	134	100	120	120	120	120	120	120	121	120	120	120	746
Carmondean	28	0	0	0	0	0	0	0	0	0	0	0	0
Croftmalloch	0	0	0	0	0	0	0	0	0	0	0	0	0
Deans	13	10	0	100	124	72	72	63	24	0	0	0	0
Dechmont	6	13	48	48	72	72	72	72	72	72	72	68	50
Dedridge	0	0	16	54	1	0	0	0	0	0	0	0	0
East Calder	31	58	63	75	83	68	90	65	44	34	24	0	0
Eastertoun	2	32	37	37	37	46	75	60	51	124	124	124	244
Fallahill	12	5	22	118	99	70	34	34	8	10	10	10	21
Greenrigg	79	58	34	48	72	72	72	72	100	124	195	224	763
Harrysmuir	0	0	0	0	30	0	0	0	0	0	0	0	0
Kirkhill	0	3	5	10	12	8	0	0	0	0	0	0	0
Kirknewton	5	8	5	4	3	2	9	8	14	14	12	12	30
Knightsridge	0	0	0	0	0	0	0	0	0	0	0	0	0
Letham	1	9	0	0	10	0	0	0	0	0	0	0	0
Linlithgow	6	0	2	0	24	26	0	0	0	0	0	0	0
Linlithgow Bridge	9	0	0	33	0	0	1	0	0	1	0	0	0
Livingston Village	0	5	25	0	0	0	0	0	0	0	0	0	0
Longridge	0	8	51	25	16	6	6	0	0	0	0	0	0
Lowport	0	3	25	24	96	93	72	48	8	0	0	0	0
Meldrum	0	5	1	0	0	0	0	0	0	0	0	0	0
Mid Calder	12	43	1	1	0	0	0	0	0	0	0	0	0
Murrayfield	8	5	45	56	0	0	0	0	0	0	0	0	0
Parkhead	10	57	84	49	113	146	96	96	144	124	96	96	1309
Peel	25	18	40	31	0	8	0	0	0	0	0	0	0
Polkemmet	9	25	49	34	12	0	0	25	25	39	39	14	32
Pumpherston and Uphall Station Community	2	20	119	140	48	48	72	72	72	60	0	0	0
Riverside	0	0	0	0	0	0	0	0	0	0	0	0	0
Seafield	10	0	0	0	0	0	0	0	0	0	0	0	0
Simpson	146	81	58	33	25	25	25	25	10	0	0	0	0
Southdale	59	60	82	55	65	48	48	48	85	96	96	89	134
Springfield	0	0	50	0	0	0	0	0	0	0	0	0	0
Stoneyburn	0	2	50	55	20	20	4	29	25	25	25	10	10
Toronto	0	20	10	60	30	30	30	0	0	0	0	0	0
Torphichen	1	0	3	0	0	0	0	0	0	0	0	0	0
Uphall	3	4	0	2	0	0	0	0	0	0	0	0	0
Westfield	2	5	2	0	39	39	24	24	24	24	24	48	334
Whitdale	26	25	0	0	0	0	0	0	0	0	0	0	0
Williamston	25	14	0	0	9	0	0	0	0	0	0	0	0
Winchburgh	189	127	181	210	207	221	223	231	192	192	192	192	1581
Windyknowe	96	2	136	104	109	95	49	29	0	0	0	0	0
Woodmuir	7	7	8	10	38	30	30	7	5	0	0	0	0
West Lothian	**983**	**963**	**1724**	**2067**	**1971**	**1702**	**1567**	**1466**	**1296**	**1272**	**1251**	**1268**	**6102**

Note that housing is added to the forecast after the school session has commenced. The 2026 housing therefore does not impact on the 2026 Start of Session School Rolls.

LDP Strategy Summary of Forecast S1 Intakes as at 30/05/16 **Appendix E**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	S1 Intake Limit
ARMADALE	177	192	185	228	209	228	237	257	245	268	251	260	**220**
BATHGATE	171	173	182	200	220	213	224	221	218	213	197	226	**220**
BROXBURN	193	168	176	180	200	215	220	251	211	227	214	224	**220**
DEANS	191	197	178	187	173	187	171	177	177	164	162	153	**200**
INVERALMOND	218	191	197	218	217	235	219	216	226	238	204	184	**240**
LINLITHGOW	187	214	237	240	236	240	236	236	240	228	197	180	**240**
ST KENTIGERN'S	238	219	241	260	260	214	247	248	260	238	229	256	**260**
ST MARGARET'S	198	199	176	190	192	200	180	189	187	200	187	180	**200**
THE JAMES YOUNG	184	211	190	189	225	226	214	181	198	202	181	158	**220**
WEST CALDER	124	135	144	166	162	191	176	202	214	239	247	213	**200**
WHITBURN	148	149	154	180	178	162	169	183	180	188	176	208	**220**
Winchburgh DSS	0	0	0	0	103	136	126	113	136	121	121	121	
Winchburgh NDSS	0	0	0	0	49	61	64	74	125	134	148	162	
West Lothian	**2029**	**2048**	**2060**	**2238**	**2426**	**2508**	**2484**	**2548**	**2616**	**2658**	**2514**	**2524**	**2440**

Armadale Academy S1 Commentary
Some associated primary catchments report anomalous early years data
There is potential that S1 intakes post 2026 will exceed design S1 intake capacity

Bathgate Academy S1 Commentary
Some associated primary catchments report anomalous early years data
There is potential that S1 intakes post 2026 will exceed design S1 intake capacity

Broxburn Academy S1 Commentary
Some associated primary catchments report anomalous early years data
There is potential that S1 intakes post 2026 will exceed design S1 intake capacity

Deans Community High School S1 Commentary
Some associated primary catchments report anomalous early years data
There is potential that S1 intakes post 2026 will exceed design S1 intake capacity

Inveralmond Community High School S1 Commentary
Potential anomaly with S1 catchment intake data!
There is potential for the school roll to decline post 2026

Linlithgow Academy S1 Commentary
Potential anomaly with S1 catchment intake data!
There is potential for the school roll to decline post 2026 but allow for the 382 housing units not in the SSR forecast

St Kentigern's Academy S1 Commentary
Some associated primary catchments report anomalous early years data
There is potential that S1 intakes post 2026 will exceed design S1 intake capacity

St Margaret's Academy S1 Commentary
Some associated primary catchments report anomalous early years data
There is potential that S1 intakes post 2026 will exceed design S1 intake capacity

The James Young High School S1 Commentary
Potential anomaly with S1 catchment intake data!
There is potential for the school roll to decline post 2026

West Calder High School S1 Commentary
Potential anomaly with S1 catchment intake data!
There is potential that S1 intakes post 2026 will exceed design S1 intake capacity

Whitburn Academy S1 Commentary
Some associated primary catchments report anomalous early years data
There is potential for the school roll to decline post 2026 but allow for the 1084 housing units not in the SSR forecast

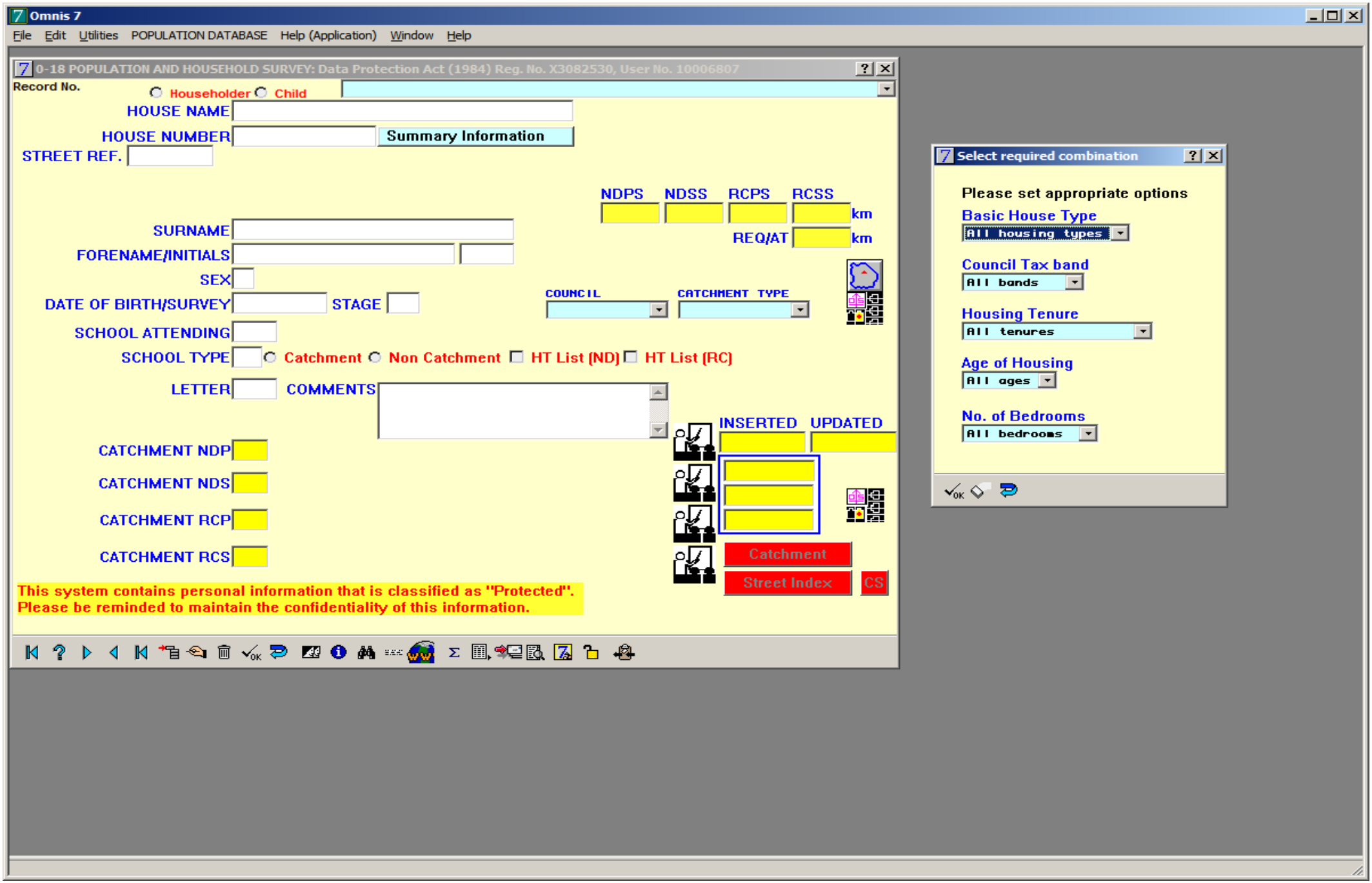
There are no catchment areas for the "Winchburgh" secondary schools with which to generate S1 Commentary.

LDP Strategy Summary of Secondary School Roll Forecasts as at 30/05/16 **Appendix F**

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Capacity
ARMADALE	838	808	846	957	1043	1125	1198	1255	1288	1323	1352	1375	1210
BATHGATE	830	834	862	912	970	1025	1079	1107	1121	1120	1095	1099	1210
BROXBURN	854	871	895	944	1008	1070	1119	1194	1219	1254	1260	1253	1210
DEANS	991	1021	1004	1015	1013	1018	1006	993	985	958	932	898	1100
INVERALMOND	1080	1040	1028	1052	1071	1113	1136	1146	1155	1165	1143	1099	1320
LINLITHGOW	1205	1236	1276	1301	1308	1358	1364	1366	1360	1349	1306	1249	1320
ST KENTIGERN'S	1199	1187	1213	1278	1309	1294	1318	1330	1346	1337	1328	1356	1430
ST MARGARET'S	1109	1125	1105	1111	1052	1062	1049	1050	1072	1091	1079	1060	1100
THE JAMES YOUNG	1124	1192	1170	1176	1212	1200	1194	1154	1151	1146	1099	1032	1210
WEST CALDER	822	888	885	911	917	967	1013	1080	1136	1203	1266	1277	1100
WHITBURN	763	784	788	836	890	916	930	941	947	959	972	1028	1210
Winchburgh DSS	0	0	0	0	375	531	655	739	775	780	767	742	
Winchburgh NDSS	0	0	0	0	218	309	382	446	542	622	706	801	
West Lothian	**10815**	**10984**	**11072**	**11493**	**12386**	**12987**	**13444**	**13800**	**14098**	**14306**	**14304**	**14269**	**13420**

Refer to Appendix 1d for housing not included in forecast but allocated in LDP, in excess of 7,000 units, that could impact on start of session school rolls 2027 onwards, or sooner depending on completion rates.

Document 4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Record No.
Householder Child
HOUSE NAME
HOUSE NUMBER
Summary Information
STREET REF.
NDPS NDSS RCPS RCSS
km
REQ/AT
km
SURNAME
FORENAME/INITIALS
SEX
DATE OF BIRTH/SURVEY
STAGE
COUNCIL
CATCHMENT TYPE
SCHOOL ATTENDING
SCHOOL TYPE
Catchment Non Catchment HT List (ND) HT List (RC)
LETTER
COMMENTS
INSERTED
UPDATED
CATCHMENT NDP
CATCHMENT NDS
CATCHMENT RCP
CATCHMENT RCS
Catchment
Street Index
CS
This system contains personal information that is classified as "Protected".
Please be reminded to maintain the confidentiality of this information.
Select required combination
Please set appropriate options
Basic House Type
All housing types
Council Tax band
All bands
Housing Tenure
All tenures
Age of Housing
All ages
No. of Bedrooms
All bedrooms

Council	"Catchment" Type	Housing Types	Council Tax Bands	Housing Tenure	Age of Housing	No. of Habitable Rooms
Not specified	Not specified	All	All	All	All	All
West Lothian	All	Bungalow	Band A	Private	<5	1
	Non denominational Primary	Cottage	Band B	LA	5-9	2
	Denominational Primary	Boarding House	Band C		10-14	3
	Non denominational Secondary	Hotel	Band D		15-19	4
	Denominational Secondary	Caravan	Band E		20-24	5
		Office	Band F		25-49	6
		Public House	Band G		50+	7
		Double Flat	Band H		Unknown	7+
		School	Band A			Unknown
		Flat	Band B			
		Maisonette	Band A			
		Hall	Band B			
		Barracks	Unknown			
		Tenement				
		Villa				
		Hospice				
		Penthouse				
		Not Applicable				
n/a	Unique Property Reference	All	All	All	All	All

Document 5

254 - Simpson Primary School - Housing less than 5 years old — Date of Survey - March 2015

ENROLMENT YEAR

SCHOOL TYPE INTENTIONS	Pre-school 2016	Ante Pre-school 2017	2018	2019	2020*	TOTAL	%
Catchment (Non Denominational) Primary	23	30	29	30	37	**149**	**93.13**
Non Catchment (Non Denominational) Primary	1	0	2	1	1	**5**	**3.13**
Catchment Denominational (Roman Catholic) Primary	1	0	1	3	1	**6**	**3.75**
Non-Catchment Denominational (Roman Catholic) Primary	0	0	0	0	0	**0**	**0.00**
Special	0	0	0	0	0	**0**	**0.00**
Fee Paying	0	0	0	0	0	**0**	**0.00**
Private Home Tuition	0	0	0	0	0	**0**	**0.00**
Unspecified	0	0	0	0	0	**0**	**0.00**

Age at Survey Date

PRE-SCHOOL EDUCATION	4	3	2	1	0	TOTAL	%
Education Nursery	21	26	0	0	0	**47**	**44.76**
Private Nursery	4	4	0	0	0	**8**	**7.62**
Play Group	0	0	0	0	0	**0**	**0.00**
Place Required at Education Nursery	0	0	25	17	8	**50**	**47.62**
PRE-SCHOOL EDUCATION TOTAL	25	30	25	17	8	105	100.00
TOTAL	25	30	32	34	39	160	100.00
OVERALL RESPONSE (HOUSEHOLDS)						293	76.50

ENROLMENT YEAR

TYPE OF SCHOOL ATTENDED	P1 2015	P2 2014	P3 2013	P4 2012	P5 2011	P6 2010	P7 2009	S1 2008	S2 2007	S3 2006	S4 2005	S5 2004	S6 2003	>2002	TOTAL	%
Pre-school (Deferred P1 entry)	2	0	0												**2**	**1.35**
Catchment (ND) Primary	21	15	16	10	8	12	9	0	0	0	0	0	0	0	**91**	**61.49**
Non-Catchment (ND) Primary	0	2	1	2	2	2	2	0	0	0	0	0	0	0	**11**	**7.43**
Catchment (Denom RC) Primary	1	4	1	1	2	1	2	0	0	0	0	0	0	0	**12**	**8.11**
Non-Catchment (Denom RC) Pri	0	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**0.68**
Catchment (ND) Secondary	0	0	0	0	0	0	0	3	5	2	2	3	0	0	**15**	**10.14**
Non-Catchment (ND) Secondary	0	0	0	0	0	0	0	1	0	1	0	0	3	1	**6**	**4.05**
Catchment (Denom RC) Sec	0	0	0	0	0	0	0	1	1	0	1	0	0	0	**3**	**2.03**
Non-Catchment (Denom RC) Sec	0	0	0	0	0	0	0	0	0	0	0	0	1	0	**1**	**0.68**
Special	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0.00**
Fee Paying	0	0	0	0	0	0	0	0	0	0	1	0	0	0	**1**	**0.68**
Further Education	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0.00**
Left School	0	0	0	0	0	0	0	0	0	0	0	1	1	3	**5**	**3.38**
Private Home Tuition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0.00**
School Code Out of Range	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0.00**
Unspecified	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0.00**
TOTAL	24	21	19	13	12	15	13	5	6	3	4	4	5	4	148	100.00

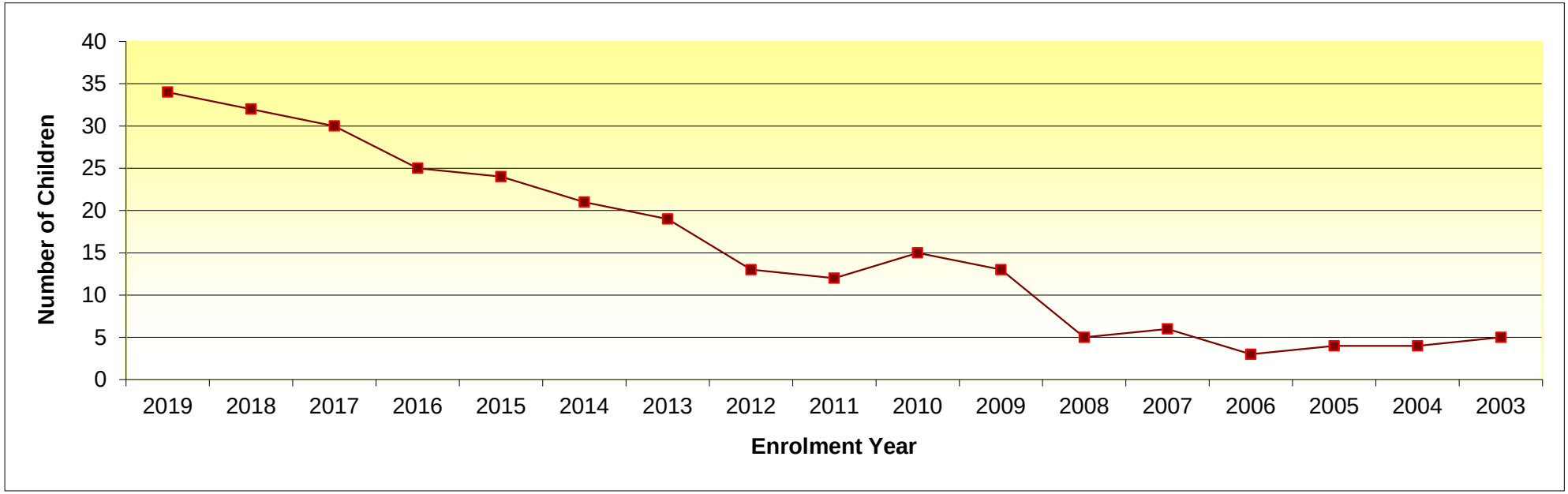
* NHS Lothian Births and Deaths Status:
Last week processed, 22/2/2016 & 53 weeks processed.

Enrolment Year 2018 is outwith previous maximum and minimum values. The rate of change from 2017-2018 is within previous data values.
Enrolment Year 2019 is outwith previous maximum and minimum values. The rate of change from 2018-2019 is within previous data values.
School enrolment year 2020* is estimated, last week processed, 22/2/2016 & 53 weeks processed. Enrolment Year 2020 is also outwith previous maximum and minimum values.

254 - Simpson Primary School - Housing less than 5 y

Date of Survey - March 2015

Current "Stage"			Ante Pre-school	Pre-school	S1												
					2022												
					P1	P2	P3	P4	P5	P6	P7	S1	S2	S3	S4	S5	S6
Enrolment Year	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**	**2007**	**2006**	**2005**	**2004**	**2003**
Total Catchment Children	34	32	30	25	24	21	19	13	12	15	13	5	6	3	4	4	5



Enrolment Year Summary Details, 2017-2003, Ante Pre-school - S6: Maximum: 30, minimum: 3 and average: 13

Enrolment Year 2018 is outwith previous maximum and minimum values. The rate of change from 2017-2018 is within previous data values.
Enrolment Year 2019 is outwith previous maximum and minimum values. The rate of change from 2018-2019 is within previous data values.
School enrolment year 2020* is estimated, last week processed, 22/2/2016 & 53 weeks processed. Enrolment Year 2020 is also outwith previous maximum and minimum values.

Enrolment Year	**2027***	**2026**	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
(Secondary School Roll Proxy)**	183.3	166	151	132	114	104	93	77	64	54	46	35	27

Enrolment Year	**2020***	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**
(Primary School Roll Proxy*)**	204.3	185	164	144	129	117	98	83	67	58	50	40	N/A

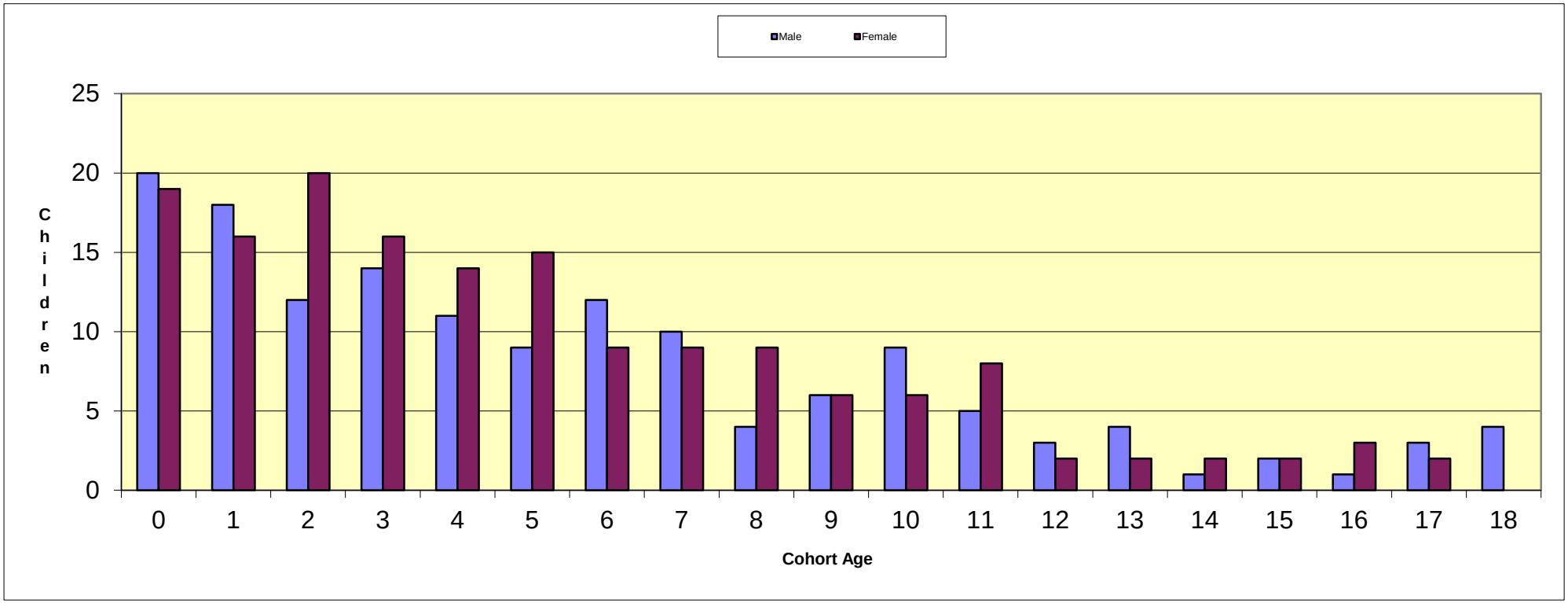
Enrolment Year													
(Pre-school Roll Proxy**)**	**2020***	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**
	N/A	N/A	72.3	66	62	55	49	45	40	32	25	27	28

** Six enrolment years added together, rolled forward 7 years - does not allow for deferral at P1
*** Seven enrolment years added together - does not allow for deferral at P1
**** Two enrolment years added together - does not allow for deferral at P1

Combined School Populations			
2018	**2017**	**2016**	**2015**
290.3	256	226	199

254 - Simpson Primary School - Housing less than 5 years old
Gender Profile
Date of Survey - March 2015

	Cohort Age at Date of Survey																		
	0	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**
Male	20	18	12	14	11	9	12	10	4	6	9	5	3	4	1	2	1	3	4
Female	19	16	20	16	14	15	9	9	9	6	6	8	2	2	2	2	3	2	0



254 - Simpson Primary School - Housing less than 5 years old — School Attendance Ratio Calculations

Date of Survey - March 2015

SCHOOL TYPE INTENTIONS	ENROLMENT YEAR Pre-school 2016	Ante Pre-school 2017	2018	2019	2020	Avg.
Catchment (Non Denominational) Primary	0.920	1.000	0.906	0.882	0.949	**0.931**
*Potential Attendance (*Col P)* [1]	*22*	*26*	*29*	*30*	*35*	***0.884***
Non Catchment (Non Denominational) Primary	0.040	0.000	0.063	0.029	0.026	**0.032**
*Potential Attendance (*Col P)* [1]	*1*	*1*	*1*	*1*	*1*	***0.030***
Catchment Denominational (Roman Catholic) Primary	0.040	0.000	0.031	0.088	0.026	**0.037**
*Potential Attendance (*Col P)* [1]	*2*	*2*	*3*	*3*	*3*	***0.076***
Non-Catchment Denominational (Roman Catholic) Primary	0.000	0.000	0.000	0.000	0.000	**0.000**
*Potential Attendance (*Col P)* [1]	*0*	*0*	*0*	*0*	*0*	***0.011***
Special	0.000	0.000	0.000	0.000	0.000	**0.000**
*Potential Attendance (*Col P)* [1]	*0*	*0*	*0*	*0*	*0*	***0.000***
Fee Paying	0.000	0.000	0.000	0.000	0.000	**0.000**
*Potential Attendance (*Col P)* [1]	*0*	*0*	*0*	*0*	*0*	***0.000***
Private Home Tuition	0.000	0.000	0.000	0.000	0.000	**0.000**
*Potential Attendance (*Col P)* [1]	*0*	*0*	*0*	*0*	*0*	***0.000***
Unspecified	0.000	0.000	0.000	0.000	0.000	**0.000**
*Potential Attendance (*Col P)* [1]	*0*	*0*	*0*	*0*	*0*	***0.000***
TOTAL	1.00	1.00	1.00	1.00	1.00	1.000
*Potential Attendance (*Col P)* [1]	*25*	*29*	*33*	*34*	*39*	*1*

TYPE OF SCHOOL ATTENDED	ENROLMENT YEAR P1 2015	P2 2014	P3 2013	P4 2012	P5 2011	P6 2010	P7 2009	W. Avg. [2]	S1 2008	S2 2007	S3 2006	S4 2005	W. Avg. [2]	S5 2004	S6 2003	>2002	Avg.	Avg.
Pre-school (Deferred P1 entry)	0.083	0.000	0.000					**0.028**										**0.028**
Catchment (ND) Primary	0.955	0.714	0.842	0.769	0.667	0.800	0.692	**0.884**	0.000	0.000	0.000							**0.544**
Non-Catchment (ND) Primary	0.000	0.095	0.053	0.154	0.167	0.133	0.154	**0.030**	0.000	0.000	0.000							**0.076**
Catchment (Denom RC) Primary	0.045	0.190	0.053	0.077	0.167	0.067	0.154	**0.076**	0.000	0.000	0.000							**0.075**
Non-Catchment (Denom RC) Pri	0.000	0.000	0.053	0.000	0.000	0.000	0.000	**0.011**	0.000	0.000	0.000							**0.005**
Catchment (ND) Secondary							0.000		0.600	0.833	0.667	0.500	**0.660**	0.750	0.000	0.000	**0.375**	**0.419**
Non-Catchment (ND) Secondary							0.000		0.200	0.000	0.333	0.000	**0.187**	0.000	0.600	0.250	**0.300**	**0.173**
Catchment (Denom RC) Sec							0.000		0.200	0.167	0.000	0.250	**0.153**	0.000	0.000	0.000	**0.000**	**0.077**
Non-Catchment (Denom RC) Sec							0.000		0.000	0.000	0.000	0.000	**0.000**	0.000	0.200	0.000	**0.100**	**0.025**
Special	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	**0.000**	**0.000**
Fee Paying	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	0.250	**0.000**	0.000	0.000	0.000	**0.000**	**0.018**
Further Education												0.000		0.000	0.000	0.000	**0.000**	**0.000**
Left School												0.000		0.250	0.200	0.750	**0.225**	**0.300**
Private Home Tuition	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	**0.000**	**0.000**
School Code Out of Range	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	**0.000**	**0.000**
Unspecified	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	**0.000**	**0.000**
TOTAL	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.0000	1.00	1.00	1.00	1.00	1.0000	1.00	1.00	1.00	1.00	

Enrolment Year 2018 is outwith previous maximum and minimum values. The rate of change from 2017-2018 is within previous data values.
Enrolment Year 2019 is outwith previous maximum and minimum values. The rate of change from 2018-2019 is within previous data values.
School enrolment year 2020* is estimated, last week processed, 22/2/2016 & 53 weeks processed. Enrolment Year 2020 is also outwith previous maximum and minimum values.

(1) Note that potential attendance is based on the enrolment cohorts adjusted for deferral pattern, as indicated by the pre-school participation data.
(2) Weighted average applied 0.6, 0.2, 0.2. consecutively to 3 most recent years

254 - Simpson Primary School - Housing less th
Date of Survey - March 2015

Unknown Households (including vacant & sheltered property)	90	90	0	0	0	0	0	0	0	0	5	37	20	12	9	7	0	0	0	31	25	12	19	3	0	0	
Responding Households	293	293	0	0	0	0	0	0	0	0	3	44	66	58	91	31	0	0	0	26	53	53	148	13	0	0	
CHILD PER HOUSE RATIOS BY SCHOOL TYPE	TOTAL POPULATION DATABASE	HOUSING LESS THAN 5 YEARS OLD	HOUSING 5 TO 9 YEARS OLD	HOUSING 10 TO 14 YEARS OLD	HOUSING 15 TO 19 YEARS OLD	HOUSING 20 TO 24 YEARS OLD	HOUSING 25 TO 49 YEARS OLD	HOUSING 50+ YEARS OLD	HOUSING AGE NOT KNOWN	1 HABITABLE ROOMS[4]	2 HABITABLE ROOMS[4]	3 HABITABLE ROOMS[4]	4 HABITABLE ROOMS[4]	5 HABITABLE ROOMS[4]	6 HABITABLE ROOMS[4]	7+ HABITABLE ROOMS[4]	HABITABLE ROOMS NOT KNOWN[4]	CTax Band A	CTax Band B	CTax Band C	CTax Band D	CTax Band E	CTax Band F	CTax Band G	CTax Band H	Unknown CTax Band
Catchment Non Denominational Primary[1]	0.311	0.311								0.000	0.000	0.045	0.197	0.397	0.308	0.806	0.000	0.000	0.000	0.038	0.132	0.321	0.419	0.308	0.000	0.000	
Non Catchment Non Denominational Primary[1]	0.038	0.038								0.000	0.000	0.000	0.045	0.052	0.022	0.097	0.000	0.000	0.000	0.000	0.000	0.057	0.047	0.077	0.000	0.000	
Sub-Total	**0.348**	**0.348**								**0.000**	**0.000**	**0.045**	**0.242**	**0.448**	**0.330**	**0.903**	**0.000**	**0.000**	**0.000**	**0.038**	**0.132**	**0.377**	**0.466**	**0.385**	**0.000**	**0.000**	
Catchment Denominational (Roman Catholic) Primary[1]	0.041	0.041								0.000	0.000	0.023	0.015	0.086	0.055	0.000	0.000	0.000	0.000	0.000	0.019	0.019	0.061	0.077	0.000	0.000	
Non Catchment Denominational (Roman Catholic) Primary[1]	0.003	0.003								0.000	0.000	0.000	0.000	0.017	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.007	0.000	0.000	0.000	
Sub-Total	**0.044**	**0.044**								**0.000**	**0.000**	**0.023**	**0.015**	**0.103**	**0.055**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**0.019**	**0.019**	**0.068**	**0.077**	**0.000**	**0.000**	
Catchment Non Denominational Secondary[1]	0.051	0.051								0.000	0.000	0.023	0.000	0.034	0.055	0.226	0.000	0.000	0.000	0.038	0.000	0.075	0.047	0.231	0.000	0.000	
Non Catchment Non Denominational Secondary[1]	0.020	0.020								0.000	0.000	0.000	0.000	0.086	0.011	0.000	0.000	0.000	0.000	0.000	0.000	0.038	0.027	0.000	0.000	0.000	
Sub-Total	**0.072**	**0.072**								**0.000**	**0.000**	**0.023**	**0.000**	**0.121**	**0.066**	**0.226**	**0.000**	**0.000**	**0.000**	**0.038**	**0.000**	**0.113**	**0.074**	**0.231**	**0.000**	**0.000**	
Catchment Denominational (Roman Catholic) Secondary[1]	0.010	0.010								0.000	0.000	0.000	0.000	0.034	0.011	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.020	0.000	0.000	0.000	
Non Catchment Denominational (Roman Catholic) Secondary[1]	0.003	0.003								0.000	0.000	0.000	0.015	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.019	0.000	0.000	0.000	0.000	0.000	
Sub-Total	**0.014**	**0.014**								**0.000**	**0.000**	**0.000**	**0.015**	**0.034**	**0.011**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**0.019**	**0.000**	**0.020**	**0.000**	**0.000**	**0.000**	
Special[2]	0.000	0.000								0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Fee Paying[2]	0.003	0.003								0.000	0.000	0.000	0.000	0.000	0.000	0.032	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.077	0.000	0.000	
Further Education[2]	0.000	0.000								0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Left School[2]	0.017	0.017								0.000	0.000	0.000	0.000	0.034	0.011	0.065	0.000	0.000	0.000	0.000	0.000	0.019	0.027	0.000	0.000	0.000	
Private Home Tuition[2]	0.000	0.000								0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
School Code Out of Range[2]	0.000	0.000								0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Unspecified	0.000	0.000								0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Sub-Total	**0.020**	**0.020**								**0.000**	**0.000**	**0.000**	**0.000**	**0.034**	**0.011**	**0.097**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**0.019**	**0.027**	**0.077**	**0.000**	**0.000**	
(Aged 0-18 by School Year)[3]																											
Total Child per House Ratio	**1.051**	**1.051**								**0.000**	**0.000**	**0.591**	**0.894**	**1.293**	**1.121**	**1.484**	**0.000**	**0.000**	**0.000**	**0.500**	**0.679**	**1.151**	**1.250**	**1.000**	**0.000**	**0.000**	
Total Number of Children	**308**	**308**								**0**	**0**	**26**	**59**	**75**	**102**	**46**	**0**	**0**	**0**	**13**	**36**	**61**	**185**	**13**	**0**	**0**	

[1] Ratios calculated by enrolment year and make no allowance for the impact of deferring entry to P1 (7 yrs for primary and 6 yrs for secondary).

[2] Ratios include primary and secondary enrolment years plus young adults to 18 years.

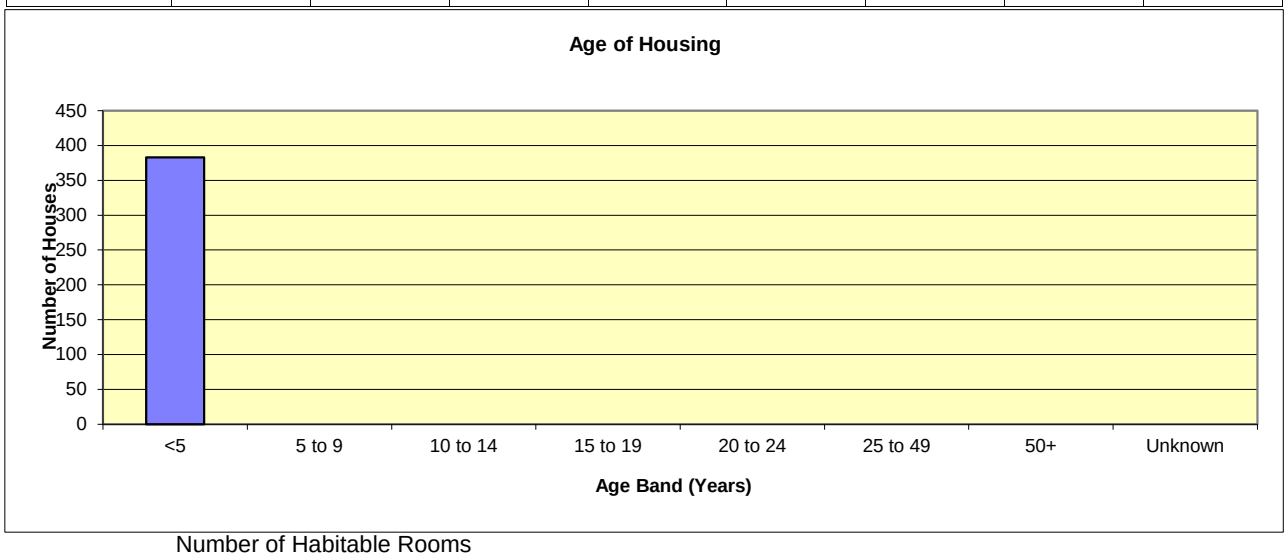
[3] Note that the values in the first table are a subset of this latter table. It is not a summary of the data in the first table. The calculations include all children, from 0 to 18 years of age, irrespective of educational circumstances in the selected catchment unit. It will change on a daily basis as young adults of 19 yrs are deleted and/or births added. The deletion of 19 yr olds is an automatic daily, overnight task. Information on births is generally provided in weeks but in arrears. Thus the deletion of 19 year olds will typically not match the addition of 0 year olds.

[4] Habitable rooms as indicated by Lothian Joint Valuation Board. Basic room count only.

254 - Simpson Primary School - Housing less than 5 years old
Date of Survey - March 2015

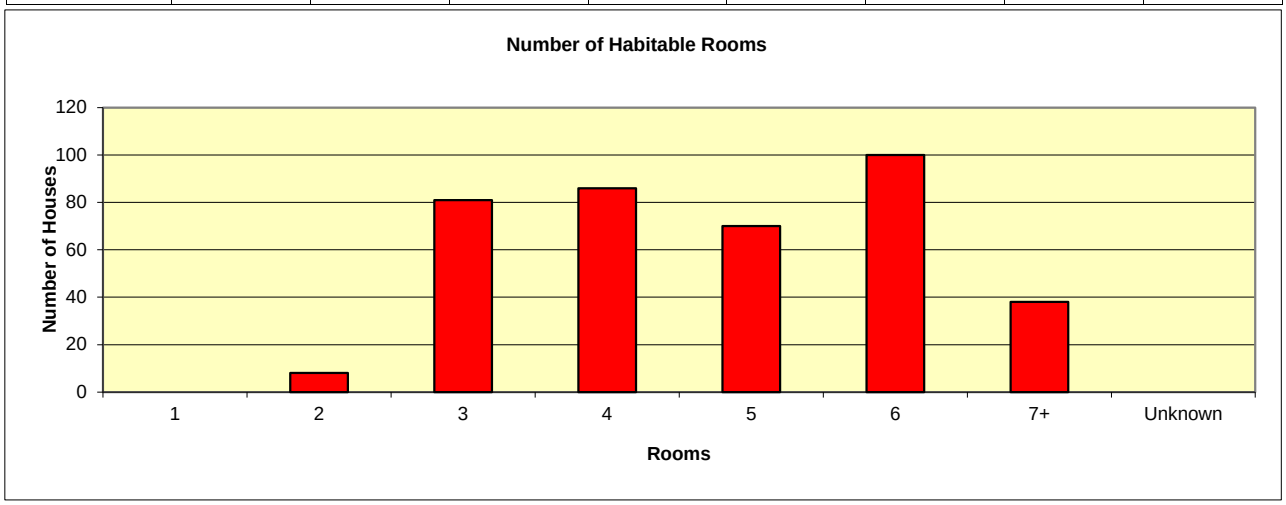
Age of Housing (Years)

	<5	5 to 9	10 to 14	15 to 19	20 to 24	25 to 49	50+	Unknown
No. of Houses	383	0	0	0	0	0	0	0



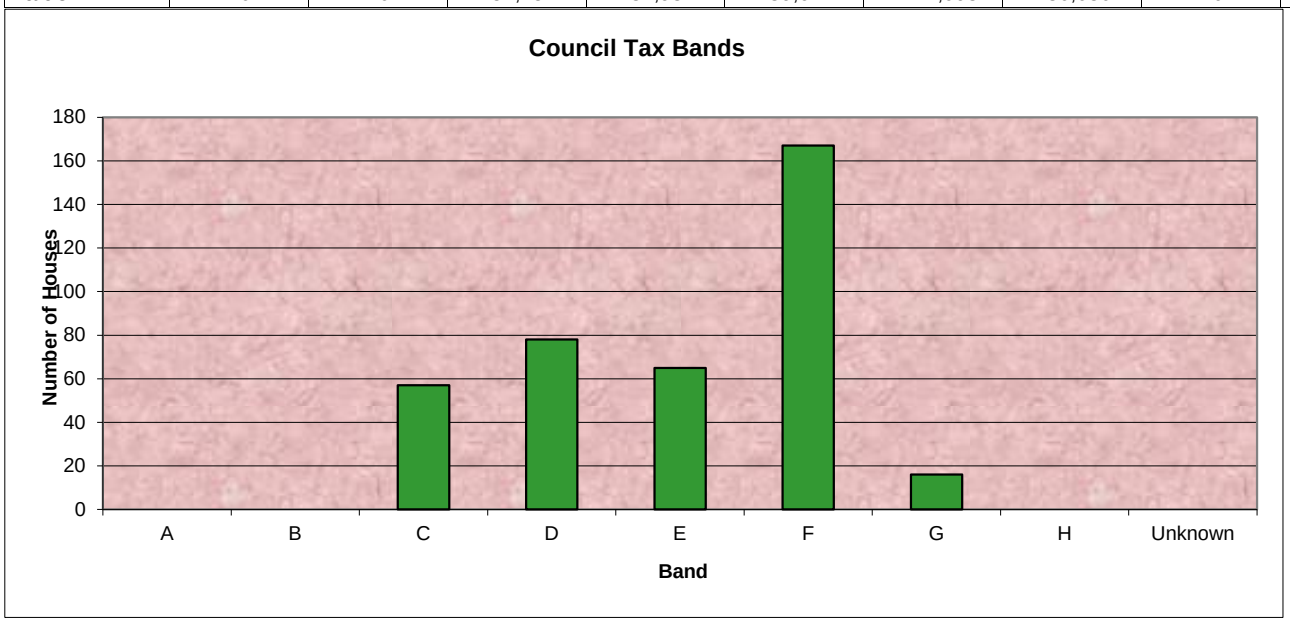
Number of Habitable Rooms

	1	2	3	4	5	6	7+	Unknown
No. of Houses	0	8	81	86	70	100	38	0



Council Tax band

	A	B	C	D	E	F	G	H	Unknown
No. of Houses	0	0	57	78	65	167	16	0	0
% of Houses	0.00%	0.00%	14.88%	20.37%	16.97%	43.60%	4.18%	0.00%	0.00%
Value	£0	£0	£57,152	£87,984	£89,614	£272,098	£30,080	£0	n/a



Index 5.02

254 - Simpson Primary School - Housing less than 5 years old Child per house Calculations
Date of Survey - March 2015

Number of children

Households*	0	1	2	3	4	5+	All
Responding	91	95	78	9	2	0	275
%	33.09	34.55	28.36	3.27	0.73		100
Non-responding	92	10	4	0	1	0	107
%	85.98	9.35	3.74		0.93		100
All**	183	105	82	9	3	0	382
%	47.91	27.49	21.47	2.36	0.79	0.00	100

*** Includes 89 unknown households**
**** Excludes 1 vacant households and 0 sheltered households**

254 - Simpson Primary School - Housing less than 5 years old
Date of Survey - March 2015

Pre-school Eligibility

Session	Deferrals		Pre-school [2]	Ante pre-school			
	Sept-Dec [1]	Jan-Feb		August	January	April	Total [2]
2015/2016	8	6	25	14	8	8	30
2016/2017	11	5	30	17	10	5	32
2017/2018	8	8	32	26	3	5	34
2018/2019	10	5	34	17	20	2	39
2019/2020	3	5	39	N/A	N/A	N/A	N/A
2020/2021*	20	2	N/A	N/A	N/A	N/A	N/A

Adjusted Cohort	Actual/ Predicted	Deferrals Sept-Dec	Deferrals Jan-Feb	Total
	Actual	0	2	2
25	Predicted	0	2	2
29	Predicted	0	3	3
33	Predicted	0	2	2
34	Predicted	0	2	2
40	Predicted [3]	0	1	1

* NHS Lothian Births and Deaths Status:
N/A

(1) No statutory entitlement
(2) Annual cohorts are actual, not calculated, and thus do not include additional children from new and proposed housing. Historically, cohorts increase throughout the sessional year, March - February. See pre-primary catchment totals for further details.

Pre-school Participation - Session 2015/2016

Age group	Establishment type: Council		Private		Independent		Voluntary		All [4]	
	No.	%	No.	%	No.	%	No.	%	No.	%
Sep-Dec Deferrals	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Jan-Feb Deferrals	2	33.33	0	0.00	0	0.00	0	0.00	2	33.33
Pre-school	21	84.00	4	16.00	0	0.00	0	0.00	25	100.00
Ante pre-school	26	185.71	4	28.57	0	0.00	0	0.00	30	100.00
All	49	92.45	8	15.09	0	0.00	0	0.00	57	107.55

(3) Full adjusted cohort is only available between 1 March & 30 June each year assuming data processing for the preceeding school enrolment year is complete.
(4) During late December and late March, % figures may exceed 100 as ante pre-school children who will be eligible the following month will have been allocated a place but will not be included in the base number until the beginning of the following month.

254 - Simpson Primary School - Housing less than 5 years old
Date of Survey - March 2015

	NO.	%
Total Number of Dwellings Identified	383	100.00
No Householder Details Obtained	89	23.24
Vacant Dwellings	1	0.26
Sheltered Dwellings*	0	0.00
Information Obtained At Door	58	n/a
Survey Officer Letterforms Outstanding	0	n/a
Returned Letterforms	217	n/a
Office Letterforms Outstanding	47	n/a
OVERALL RESPONSE*	**293**	**76.50**

* Sheltered Dwellings are excluded from overall response rate %

Document 6

WEST LOTHIAN (All Catchments) - Villas only — **Date of Survey - March 2009**

SCHOOL TYPE INTENTIONS	ENROLMENT YEAR Pre-school	Ante Pre-school	2013	2014	2015	2016	2017*	TOTAL	%
Catchment (Non Denominational) Primary	1156	1360	1203	1065	832	**5616**	**77.87**
Non Catchment (Non Denominational) Primary	233	131	131	87	54	**636**	**8.82**
Catchment Denominational (Roman Catholic) Primary	314	155	149	148	62	**828**	**11.48**
Non-Catchment Denominational (Roman Catholic) Primary	23	17	31	14	8	**93**	**1.29**
Special	7	1	0	0	0	**8**	**0.11**
Fee Paying	4	8	7	1	1	**21**	**0.29**
Private Home Tuition	0	0	0	0	0	**0**	**0.00**
Unspecified	3	1	3	3	0	**10**	**0.14**

PRE-SCHOOL EDUCATION	Age at Survey Date 4	3	2	1	0	TOTAL	%
Education Nursery	1491	1291	1	0	1	**2784**	**60.95**
Private Nursery	158	147	7	5	6	**323**	**7.07**
Play Group	12	16	0	0	0	**28**	**0.61**
Place Required at Education Nursery	26	92	900	266	149	**1433**	**31.37**
PRE-SCHOOL EDUCATION TOTAL	1687	1546	908	271	156	4568	100.00

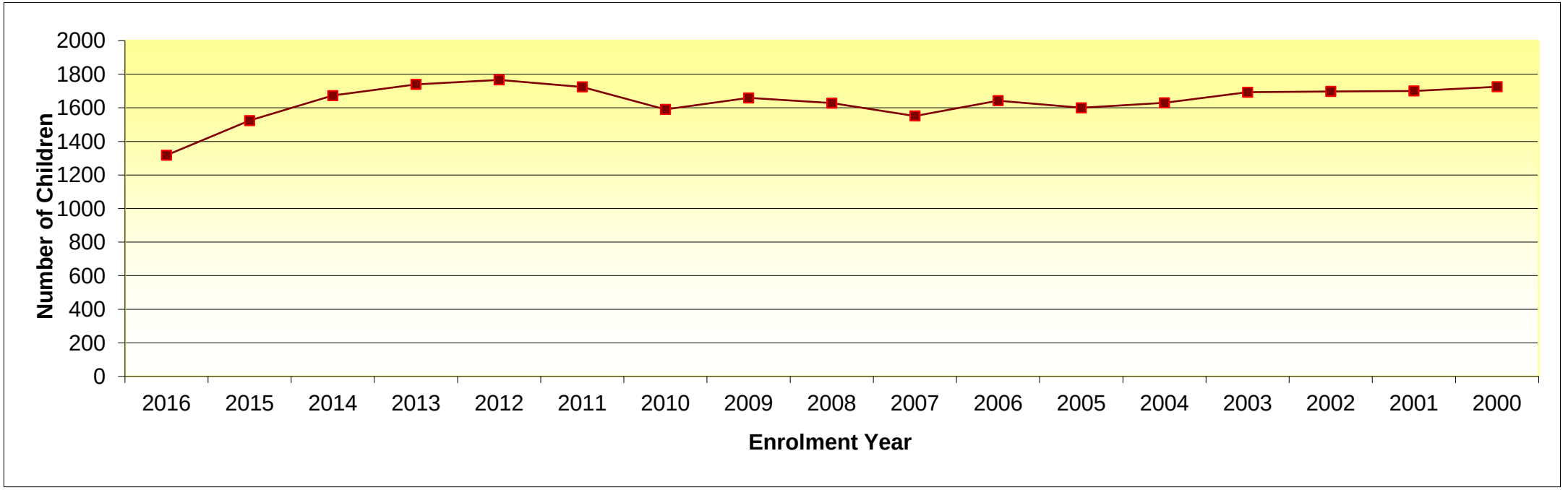
TOTAL	1740	1673	1524	1318	957	7212	100.00
OVERALL RESPONSE (HOUSEHOLDS)						36917	82.14

TYPE OF SCHOOL ATTENDED	ENROLMENT YEAR P1 2012	P2 2011	P3 2010	P4 2009	P5 2008	P6 2007	P7 2006	S1 2005	S2 2004	S3 2003	S4 2002	S5 2001	S6 2000	>1999	TOTAL	%
Pre-school (Deferred P1 entry)	136	8	0												**144**	**0.62**
Catchment (ND) Primary	1072	1148	1036	1076	1003	932	961	84	2	1	0	0	0	0	**7315**	**31.50**
Non-Catchment (ND) Primary	187	202	213	217	268	271	290	27	3	0	0	0	0	0	**1678**	**7.23**
Catchment (Denom RC) Primary	315	312	273	310	296	271	319	41	1	0	0	0	0	0	**2138**	**9.21**
Non-Catchment (Denom RC) Pri	31	29	42	32	31	42	34	4	0	0	0	0	0	0	**245**	**1.05**
Catchment (ND) Secondary	0	0	0	0	0	0	1	1023	1159	1152	1122	1093	866	74	**6490**	**27.95**
Non-Catchment (ND) Secondary	0	0	0	0	0	0	1	70	123	142	189	181	171	23	**900**	**3.88**
Catchment (Denom RC) Sec	0	0	0	0	0	0	0	308	296	327	313	298	254	18	**1814**	**7.81**
Non-Catchment (Denom RC) Sec	0	0	0	0	0	0	0	2	3	7	3	7	3	2	**27**	**0.12**
Special	7	10	12	15	13	15	13	12	15	21	30	29	19	13	**224**	**0.96**
Fee Paying	18	14	12	9	15	20	20	28	25	42	36	37	26	20	**322**	**1.39**
Further Education	0	0	0	0	0	0	0	0	0	0	0	20	102	42	**164**	**0.71**
Left School	0	0	1	0	0	0	0	0	0	0	4	34	284	1419	**1742**	**7.50**
Private Home Tuition	1	2	2	0	2	1	4	1	3	1	1	2	0	0	**20**	**0.09**
School Code Out of Range	0	0	0	0	0	0	0	0	0	0	0	0	1	0	**1**	**0.00**
TOTAL	1767	1725	1591	1659	1628	1552	1643	1600	1630	1693	1698	1701	1726	1611	23224	100.00

* NHS Lothian Births and Deaths Status:
last week processed, 15/10/2012 & 42 weeks processed.

WEST LOTHIAN (All Catchments) - Villas only
Date of Survey - March 2009

			Ante Pre-school	Pre-school	P1	P2	P3	P4	P5	P6	P7	S1	S2	S3	S4	S5	S6
Enrolment Year	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**	**2007**	**2006**	**2005**	**2004**	**2003**	**2002**	**2001**	**2000**
Total Catchment Children	1318	1524	1673	1740	1767	1725	1591	1659	1628	1552	1643	1600	1630	1693	1698	1701	1726



	Slope 2012-2023	2012-2019	2019-2023											
Enrolment Year				**2024***	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**	**2013**	**2012**
(Secondary School Roll Proxy)**	7.4545	-25.95	-44	9207	9747	10020	10155	10110	9922	9798	9673	9712	9746	9816	9965	10048

Enrolment Year				**2017***	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**	**2007**	**2006**	**2005**
(Primary School Roll Proxy*)**	6.1455	-2.417	-107.6	10932	11338	11679	11783	11662	11565	11398	11303	11405	11444	11517	11691	N/A

Enrolment Year				**2017***	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**	**2007**	**2006**	**2005**
(Pre-school Roll Proxy**)**				N/A	N/A	2503	2842	3197	3413	3507	3492	3316	3250	3287	3180	3195

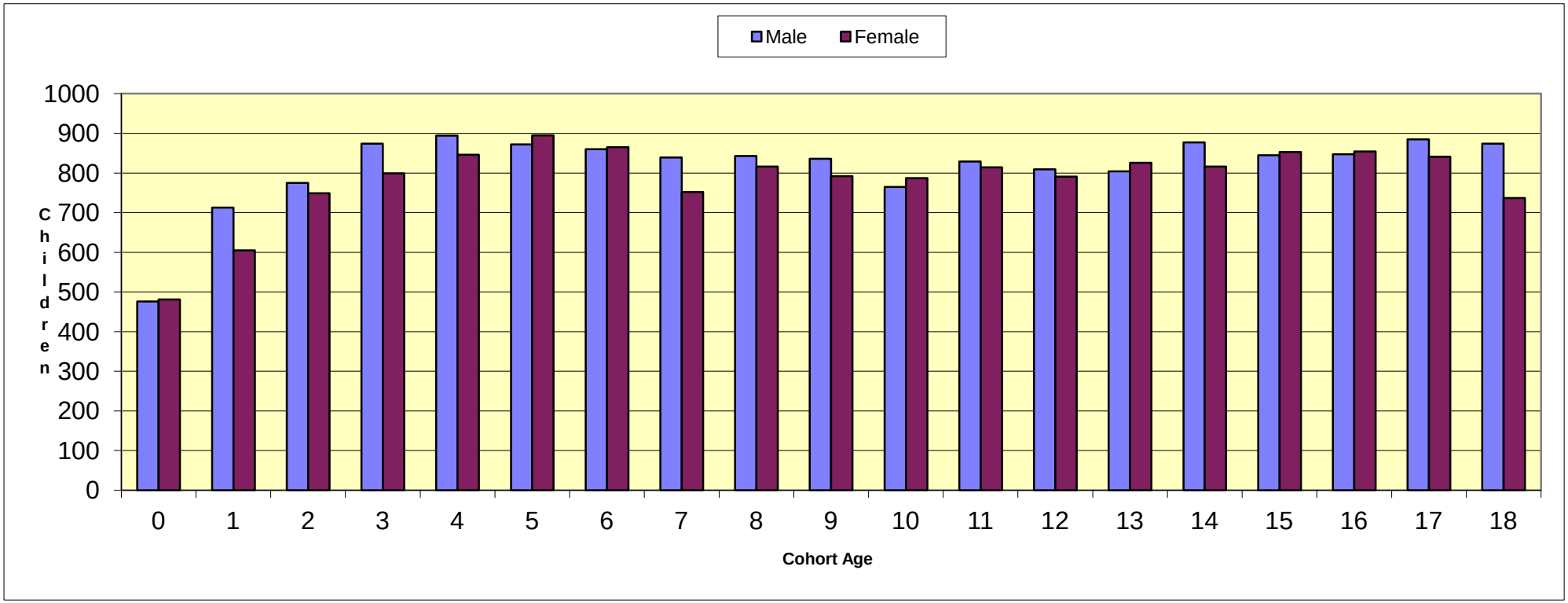
* NHS Lothian Births and Deaths Status:
Current school enrolment year 2017 is estimated, last week processed, 15/10/2012 & 42 weeks processed.

** Six enrolment years added together, rolled forward 7 years - does not allow for deferral at P1
*** Seven enrolment years added together - does not allow for deferral at P1
**** Two enrolment years added together - does not allow for deferral at P1

Combined School Populations			
2015	**2014**	**2013**	**2012**
23928	24441	24824	25026

WEST LOTHIAN (All Catchments) - Villas only
Gender Profile
Date of Survey - March 2009

	Cohort Age at Date of Survey																		
	0	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**
Male	476	713	775	874	894	872	860	839	843	836	765	829	809	804	877	845	847	885	874
Female	481	605	749	799	846	895	865	752	816	792	787	814	791	826	816	853	854	841	737



WEST LOTHIAN (All Catchments) - Villas only — **School Attendance Ratio Calculations**

Date of Survey - March 2009

SCHOOL TYPE INTENTIONS	ENROLMENT YEAR: Pre-school 2013	Ante Pre-school 2014	2015	2016	2017	Avg:
Catchment (Non Denominational) Primary	0.664	0.813	0.789	0.808	0.869	**0.789**
*Potential Attendance (*Col Q)*	*1156*	*1106*	*1009*	*874*	*697*	***0.658***
Non Catchment (Non Denominational) Primary	0.134	0.078	0.086	0.066	0.056	**0.084**
*Potential Attendance (*Col Q)*	*209*	*200*	*182*	*158*	*126*	***0.119***
Catchment Denominational (Roman Catholic) Primary	0.180	0.093	0.098	0.112	0.065	**0.110**
*Potential Attendance (*Col Q)*	*327*	*313*	*286*	*248*	*197*	***0.187***
Non-Catchment Denominational (Roman Catholic) Primary	0.013	0.010	0.020	0.011	0.008	**0.013**
*Potential Attendance (*Col Q)*	*35*	*34*	*31*	*27*	*21*	***0.020***
Special	0.004	0.001	0.000	0.000	0.000	**0.001**
*Potential Attendance (*Col Q)*	*13*	*13*	*11*	*10*	*8*	***0.007***
Fee Paying	0.002	0.005	0.005	0.001	0.001	**0.003**
*Potential Attendance (*Col Q)*	*17*	*16*	*15*	*13*	*10*	***0.009***
Private Home Tuition	0.000	0.000	0.000	0.000	0.000	**0.000**
*Potential Attendance (*Col Q)*	*2*	*2*	*2*	*1*	*1*	***0.001***
Unspecified	0.002	0.001	0.002	0.002	0.000	**0.001**
TOTAL	1	1	1	1	1	1
*Potential Attendance (*Col Q)*	*1759*	*1684*	*1536*	*1331*	*1060*	*1*

TYPE OF SCHOOL ATTENDED	ENROLMENT YEAR: P1 2012	P2 2011	P3 2010	P4 2009	P5 2008	P6 2007	P7 2006	Avg.	S1 2005	S2 2004	S3 2003	S4 2002	Avg.	S5 2001	S6 2000	> 1999	Avg.	Avg.
Pre-school (Deferred P1 entry)	0.077	0.005	0.000					**0.027**										**0.027**
Catchment (ND) Primary	0.657	0.669	0.652	0.649	0.616	0.601	0.586	**0.658**	0.053	0.001	0.001							**0.448**
Non-Catchment (ND) Primary	0.115	0.118	0.134	0.131	0.165	0.175	0.177	**0.119**	0.017	0.002	0.000							**0.103**
Catchment (Denom RC) Primary	0.193	0.182	0.172	0.187	0.182	0.175	0.194	**0.187**	0.026	0.001	0.000							**0.131**
Non-Catchment (Denom RC) Pri	0.019	0.017	0.026	0.019	0.019	0.027	0.021	**0.020**	0.003	0.000	0.000							**0.015**
									0.098	**0.004**	**0.001**							
Catchment (ND) Secondary							0.001		0.708	0.714	0.681	0.662	**0.704**	0.643	0.502	0.046	**0.572**	**0.495**
Non-Catchment (ND) Secondary							0.001		0.048	0.076	0.084	0.112	**0.061**	0.106	0.099	0.014	**0.103**	**0.068**
Catchment (Denom RC) Sec							0.000		0.213	0.182	0.193	0.185	**0.203**	0.175	0.147	0.011	**0.161**	**0.138**
Non-Catchment (Denom RC) Sec							0.000		0.001	0.002	0.004	0.002	**0.002**	0.004	0.002	0.001	**0.003**	**0.002**
							0.001											
Special	0.004	0.006	0.008	0.009	0.008	0.010	0.008	**0.007**	0.008	0.009	0.012	0.018	**0.012**	0.017	0.011	0.008	**0.014**	**0.010**
Fee Paying	0.011	0.008	0.008	0.005	0.009	0.013	0.012	**0.009**	0.019	0.015	0.025	0.021	**0.020**	0.022	0.015	0.012	**0.018**	**0.014**
Further Education												0.000		0.012	0.059	0.026	**0.035**	**0.024**
Left School												0.002		0.020	0.165	0.881	**0.092**	**0.267**
Private Home Tuition	0.001	0.001	0.001	0.000	0.001	0.001	0.002	**0.001**	0.001	0.002	0.001	0.001	**0.001**	0.001	0.000	0.000	**0.001**	**0.001**
School Code Out of Range	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**	0.000	0.000	0.000	0.000	**0.000**	0.000	0.001	0.000	**0.000**	**0.000**
TOTAL	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**1.00**	1.00	1.00	1.00	1.00	**1.00**	1.00	1.00	1.00	**1.00**	

WEST LOTHIAN (All Catchments) - Villas only
Date of Survey - March 2009

Unknown Households (excluding vacant property)	7820	49	556	689	548	305	3541	2090	42	0	307
Responding Households	36917	191	2166	3484	2972	1928	16120	9868	188	4	629
CHILD PER HOUSE RATIOS BY SCHOOL TYPE	TOTAL POPULATION DATABASE	HOUSING LESS THAN 5 YEARS OLD	HOUSING 5 TO 9 YEARS OLD	HOUSING 10 TO 14 YEARS OLD	HOUSING 15 TO 19 YEARS OLD	HOUSING 20 TO 24 YEARS OLD	HOUSING 25 TO 49 YEARS OLD	HOUSING 50+ YEARS OLD	HOUSING, AGE NOT KNOWN	HABITABLE ROOMS NOT KNOWN[4]	Unknown CTax Band
Catchment Non Denominational Primary[1]	0.198	0.607	0.295	0.280	0.279	0.183	0.183	0.144	0.149	0.250	0.245
Non Catchment Non Denominational Primary[1]	0.045	0.079	0.105	0.092	0.046	0.040	0.036	0.032	0.011	0.000	0.114
Sub-Total	**0.243**	**0.686**	**0.401**	**0.372**	**0.325**	**0.223**	**0.219**	**0.176**	**0.160**	**0.250**	**0.359**
Catchment Denominational (Roman Catholic) Primary[1]	0.058	0.105	0.098	0.108	0.049	0.035	0.047	0.054	0.117	0.000	0.052
Non Catchment Denominational (Roman Catholic) Primary[1]	0.007	0.021	0.024	0.014	0.007	0.007	0.004	0.004	0.011	0.000	0.025
Sub-Total	**0.065**	**0.126**	**0.122**	**0.122**	**0.057**	**0.042**	**0.050**	**0.059**	**0.128**	**0.000**	**0.078**
Catchment Non Denominational Secondary[1]	0.176	0.204	0.156	0.229	0.217	0.220	0.179	0.136	0.149	0.000	0.140
Non Catchment Non Denominational Secondary[1]	0.024	0.073	0.041	0.049	0.042	0.033	0.021	0.010	0.000	0.000	0.038
Sub-Total	**0.200**	**0.277**	**0.196**	**0.278**	**0.260**	**0.253**	**0.199**	**0.146**	**0.149**	**0.000**	**0.178**
Catchment Denominational (Roman Catholic) Secondary[1]	0.049	0.147	0.081	0.080	0.060	0.044	0.037	0.045	0.048	0.000	0.038
Non Catchment Denominational (Roman Catholic) Secondary[1]	0.001	0.000	0.001	0.001	0.001	0.000	0.001	0.000	0.000	0.000	0.019
Sub-Total	**0.049**	**0.147**	**0.083**	**0.080**	**0.062**	**0.044**	**0.038**	**0.045**	**0.048**	**0.000**	**0.057**
Special[2]	0.006	0.026	0.007	0.009	0.006	0.004	0.005	0.006	0.005	0.000	0.010
Fee Paying[2]	0.009	0.000	0.022	0.023	0.024	0.011	0.003	0.006	0.000	0.000	0.016
Further Education[2]	0.004	0.005	0.004	0.004	0.002	0.003	0.005	0.005	0.016	0.000	0.000
Left School[2]	0.047	0.073	0.043	0.054	0.049	0.054	0.048	0.043	0.048	0.000	0.032
Private Home Tuition[2]	0.001	0.000	0.002	0.001	0.000	0.001	0.000	0.000	0.000	0.000	0.002
School Code Out of Range[2]	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Sub-Total	**0.067**	**0.105**	**0.079**	**0.091**	**0.081**	**0.072**	**0.061**	**0.060**	**0.069**	**0.000**	**0.059**

(Aged 0-18 by School Year)[3]

Total Child per House Ratio	**0.824**	**2.141**	**1.318**	**1.206**	**1.002**	**0.789**	**0.747**	**0.637**	**0.734**	**0.750**	**1.164**
Total Number of Children	**30436**	**409**	**2855**	**4203**	**2979**	**1522**	**12040**	**6290**	**138**	**3**	**732**

[1] Ratios calculated by enrolment year and make no allowance for the impact of deferring entry to P1 (7yrs for primary and 6 yrs for secondary).

[2] Ratios include primary and secondary enrolment years plus young adults to 18 years.

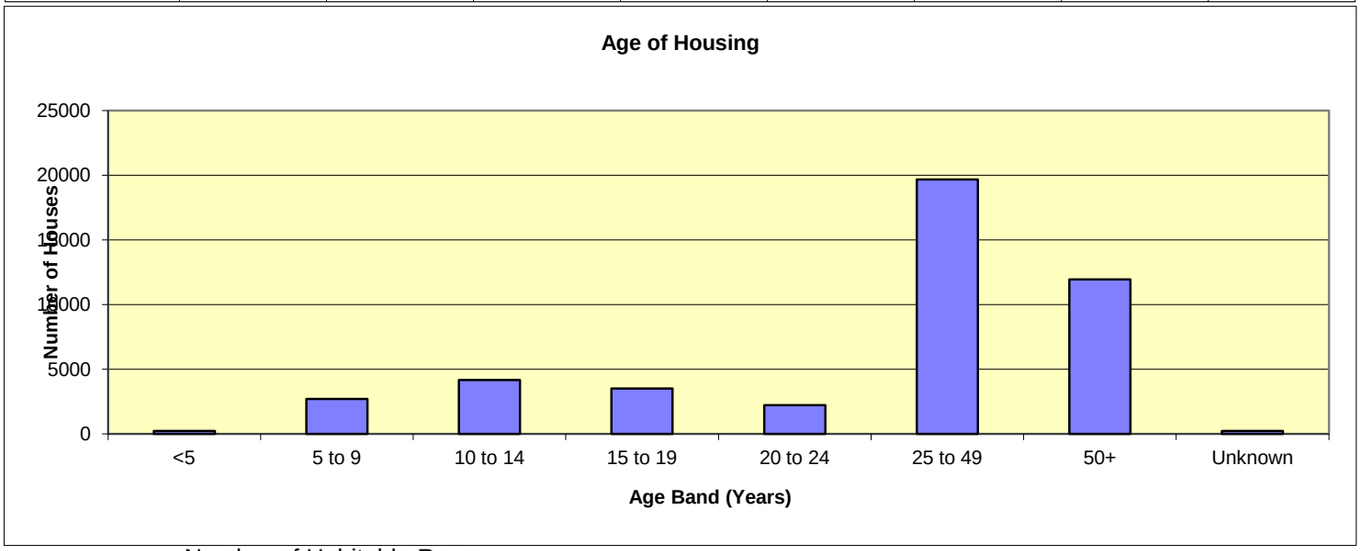
[3] Note that the values in the first table are a subset of this latter table. It is not a summary of the data in the first table. The calculations include all children, from 0 to 18 years of age, irrespective of educational circumstances in the selected catchment unit. It will change on a daily basis as young adults of 19 yrs are deleted and/or births added. The deletion of 19 yr olds is an automatic daily, overnight task. Information on births is generally provided in weeks but in arrears. Thus the deletion of 19 year olds will typically not match the addition of 0 year olds.

[4] Habitable rooms as indicated by Lothian Joint Valuation Board. Basic room count only.

WEST LOTHIAN (All Catchments) - Villas only
Date of Survey - March 2009

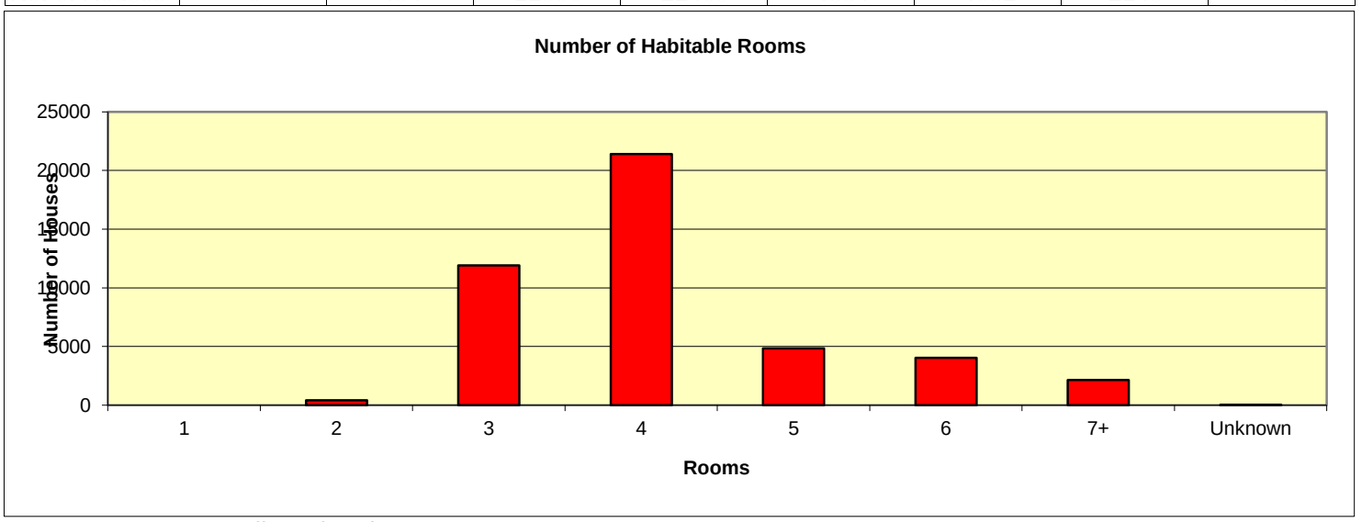
Age of Housing (Years)

	<5	5 to 9	10 to 14	15 to 19	20 to 24	25 to 49	50+	Unknown
No. of Houses	240	2722	4173	3520	2233	19661	11958	230



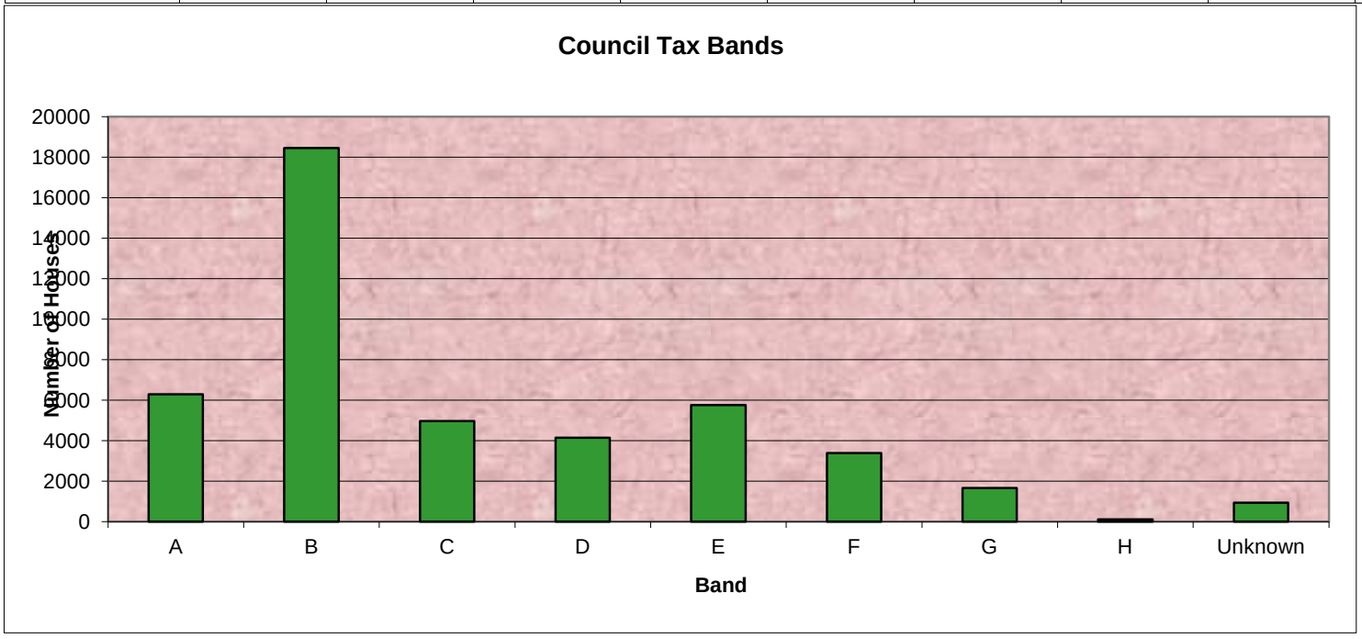
Number of Habitable Rooms

	1	2	3	4	5	6	7+	Unknown
No. of Houses	0	404	11906	21409	4834	4031	2149	4



Council Tax band

	A	B	C	D	E	F	G	H	Unknown
No. of Houses	6280	18454	4968	4134	5749	3377	1663	112	936



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WEST LOTHIAN (All Catchments) - Villas only Child per house Calculations
Date of Survey - March 2009

Number of children

Households	0	1	2	3	4	5+	All
Responding	21813	6532	6319	1719	400	134	36917
%	59.09	17.69	17.12	4.66	1.08	0.36	100
Non-responding	5526	1218	715	256	72	33	7820
%	70.66	15.58	9.14	3.27	0.92	0.42	100
All*	27339	7750	7034	1975	472	167	44737
%	61.11	17.32	15.72	4.41	1.06	0.37	100

*** Excludes 209 vacant households**

WEST LOTHIAN (All Catchments) - Villas only
Date of Survey - March 2009

Pre-school Eligibility

Session	Deferrals		Pre-school [2]	Ante pre-school			
	Sept-Dec [1]	Jan-Feb		August	January	April	Total [2]
2012/2013	593	294	1740	884	543	246	1673
2013/2014	565	260	1673	780	515	229	1524
2014/2015	543	246	1524	658	450	210	1318
2015/2016	515	229	1318	717	239	1	957
2016/2017	450	210	957	N/A	N/A	N/A	N/A
2017/2018	239	1	N/A	N/A	N/A	N/A	N/A

Adjusted Cohort	Actual/ Predicted	Deferrals Sept-Dec	Deferrals Jan-Feb	Total
	Actual	13	128	141
1755	Predicted	12	113	126
1680	Predicted	12	107	119
1532	Predicted	11	100	111
1328	Predicted	10	91	101
1058				

(1) No statutory entitlement
(2) Annual cohorts are actual, not calculated, and thus do not include additional children from new and proposed housing. Historically, cohorts increase throughout the sessional year, March - February. See pre-primary catchment totals for further details.

Pre-school Participation - Session 2012/2013

Age group	Establishment type									
	Council		Private		Independent		Voluntary		All [3]	
	No.	%	No.	%	No.	%	No.	%	No.	%
Sep-Dec Deferrals	5	0.84	3	0.51	5	0.84	0	0.00	13	2.19
Jan-Feb Deferrals	119	40.48	7	2.38	2	0.68	0	0.00	128	43.54
Pre-school	1491	85.69	158	9.08	2	0.11	12	0.69	1663	95.57
Ante pre-school	1291	90.47	147	10.30	1	0.07	16	1.12	1455	101.96
All	2906	71.68	315	7.77	10	0.25	28	0.69	3259	80.39

(3) During late December and late March, % figures may exceed 100 as ante pre-school children who will be eligible the following month will have been allocated a place but will not be included in the base number until the beginning of the following month.

WEST LOTHIAN (All Catchments) - Villas only
Date of Survey - March 2009

	NO.	%
Total Number of Dwellings Identified	44946	100.00
No Householder Details Obtained	3146	7.00
Vacant Dwellings	209	0.47
Information Obtained At Door	12997	28.92
Survey Officer Letterforms Outstanding	0	0.00
Returned Letterforms	23920	53.22
Office Letterforms Outstanding	7067	15.72
OVERALL RESPONSE	**36917**	**82.14**

Document 7

385 - The James Young High School — Date of Survey - June 2014

Potential undercount in Session 2016 !

ENROLMENT YEAR

SCHOOL TYPE INTENTIONS	Pre-school 2016	Ante Pre-school 2017	2018	2019	2020*	TOTAL	%
Catchment (Non Denominational) Primary	110	132	122	112	106	**582**	**74.52**
Non Catchment (Non Denominational) Primary	31	22	17	18	9	**97**	**12.42**
Catchment Denominational (Roman Catholic) Primary	28	12	21	18	10	**89**	**11.40**
Non-Catchment Denominational (Roman Catholic) Primary	2	3	2	1	0	**8**	**1.02**
Special	1	0	0	0	0	**1**	**0.13**
Fee Paying	0	0	1	0	0	**1**	**0.13**
Private Home Tuition	0	0	0	0	0	**0**	**0.00**
Unspecified	1	2	0	0	0	**3**	**0.38**

PRE-SCHOOL EDUCATION	Age at Survey Date 4	3	2	1	0	TOTAL	%
Education Nursery	145	131	1	0	0	**277**	**59.31**
Private Nursery	16	12	0	0	0	**28**	**6.00**
Play Group	0	0	0	0	0	**0**	**0.00**
Place Required at Education Nursery	4	12	109	24	13	**162**	**34.69**
PRE-SCHOOL EDUCATION TOTAL	165	135	110	24	13	467	100.00
TOTAL	173	171	163	149	125	781	100.00
OVERALL RESPONSE (HOUSEHOLDS)						4798	85.80

ENROLMENT YEAR

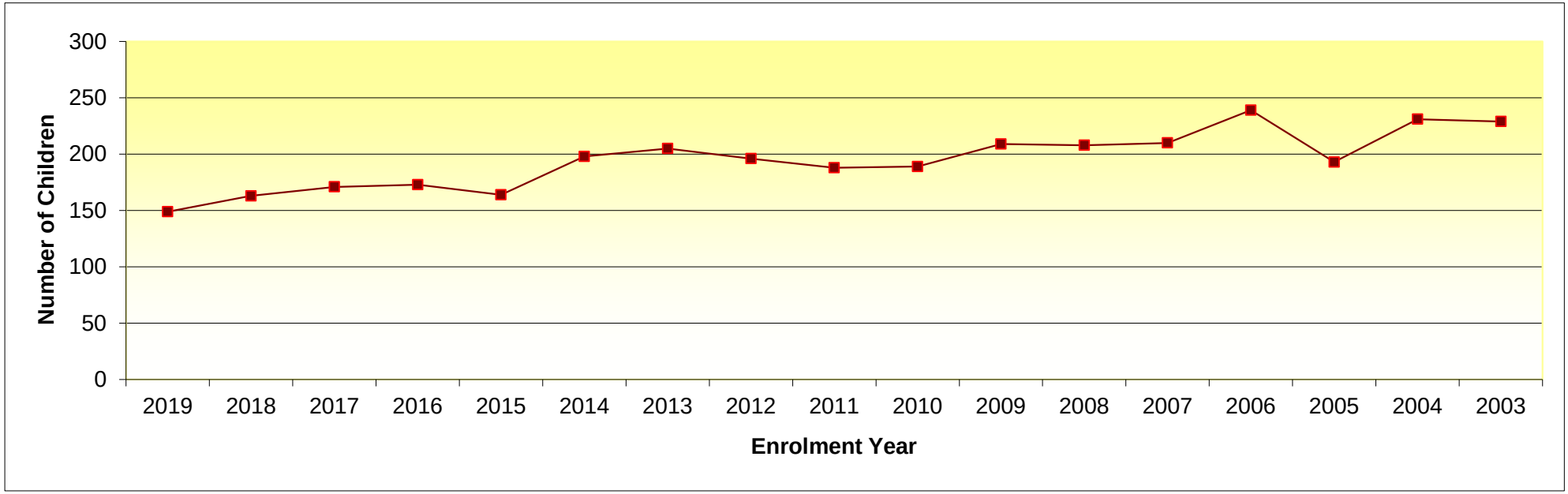
TYPE OF SCHOOL ATTENDED	P1 2015	P2 2014	P3 2013	P4 2012	P5 2011	P6 2010	P7 2009	S1 2008	S2 2007	S3 2006	S4 2005	S5 2004	S6 2003	>2002	TOTAL	%
Pre-school (Deferred P1 entry)	13	0	0												**13**	**0.46**
Catchment (ND) Primary	91	119	128	135	120	129	123	6	0	0	0	0	0	0	**851**	**30.43**
Non-Catchment (ND) Primary	26	39	33	27	28	29	43	6	0	0	0	0	0	0	**231**	**8.26**
Catchment (Denom RC) Primary	28	34	37	29	33	23	29	2	0	0	0	0	0	0	**215**	**7.69**
Non-Catchment (Denom RC) Pri	4	2	3	4	4	3	6	0	0	0	0	0	0	0	**26**	**0.93**
Catchment (ND) Secondary	0	0	0	0	0	0	0	143	141	165	135	146	127	11	**868**	**31.03**
Non-Catchment (ND) Secondary	0	0	0	0	0	0	0	4	8	11	9	17	13	0	**62**	**2.22**
Catchment (Denom RC) Sec	0	0	0	0	0	0	1	38	49	48	38	30	30	3	**237**	**8.47**
Non-Catchment (Denom RC) Sec	0	0	0	0	0	0	0	0	0	1	0	0	1	0	**2**	**0.07**
Special	1	2	3	1	1	1	2	2	3	5	4	4	2	1	**32**	**1.14**
Fee Paying	1	1	1	0	2	3	5	7	8	9	7	11	12	4	**71**	**2.54**
Further Education	0	0	0	0	0	0	0	0	0	0	0	0	1	2	**3**	**0.11**
Left School	0	0	0	0	0	0	0	0	0	0	0	23	43	117	**183**	**6.54**
Private Home Tuition	0	0	0	0	0	1	0	0	1	0	0	0	0	0	**2**	**0.07**
School Code Out of Range	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0.00**
Unspecified	0	1	0	0	0	0	0	0	0	0	0	0	0	0	**1**	**0.04**
TOTAL	164	198	205	196	188	189	209	208	210	239	193	231	229	138	2797	100.00

* NHS Lothian Births and Deaths Status:
Last week processed, 22/2/2016 & 53 weeks processed.

Enrolment Year 2018 is outwith previous maximum and minimum values. The rate of change from 2017-2018 is within previous data values.
Enrolment Year 2019 is outwith previous maximum and minimum values. The rate of change from 2018-2019 is within previous data values.
School enrolment year 2020* is estimated, last week processed, 22/2/2016 & 53 weeks processed. Enrolment Year 2020 is also outwith previous maximum and minimum values.

385 - The James Young High School
Date of Survey - June 2014

Current "Stage"			Ante Pre-school	Pre-school	S1 P1	P2	P3	P4	P5	P6	P7	S1	S2	S3	S4	S5	S6
Enrolment Year	**2019**	**2018**	**2017**	**2016**	**2022 2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**	**2007**	**2006**	**2005**	**2004**	**2003**
Total Catchment Children	149	163	171	173	164	198	205	196	188	189	209	208	210	239	193	231	229



Enrolment Year Summary Details, 2017-2003, Ante Pre-school - S6: Maximum: 239, minimum: 164 and average: 200

Enrolment Year 2018 is outwith previous maximum and minimum values. The rate of change from 2017-2018 is within previous data values.
Enrolment Year 2019 is outwith previous maximum and minimum values. The rate of change from 2018-2019 is within previous data values.
School enrolment year 2020* is estimated, last week processed, 22/2/2016 & 53 weeks processed. Enrolment Year 2020 is also outwith previous maximum and minimum values.

Enrolment Year	**2027***	**2026**	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
(Secondary School Roll Proxy)**	942.6	1018	1074	1107	1124	1140	1185	1195	1200	1243	1248	1290	1310

Enrolment Year	**2020***	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**
(Primary School Roll Proxy*)**	1140.6	1223	1270	1295	1313	1349	1393	1405	1439	1436	1479	1519	N/A

Enrolment Year													
(Pre-school Roll Proxy**)**	**2020***	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	**2008**
	N/A	N/A	271.6	312	334	344	337	362	403	401	384	377	398

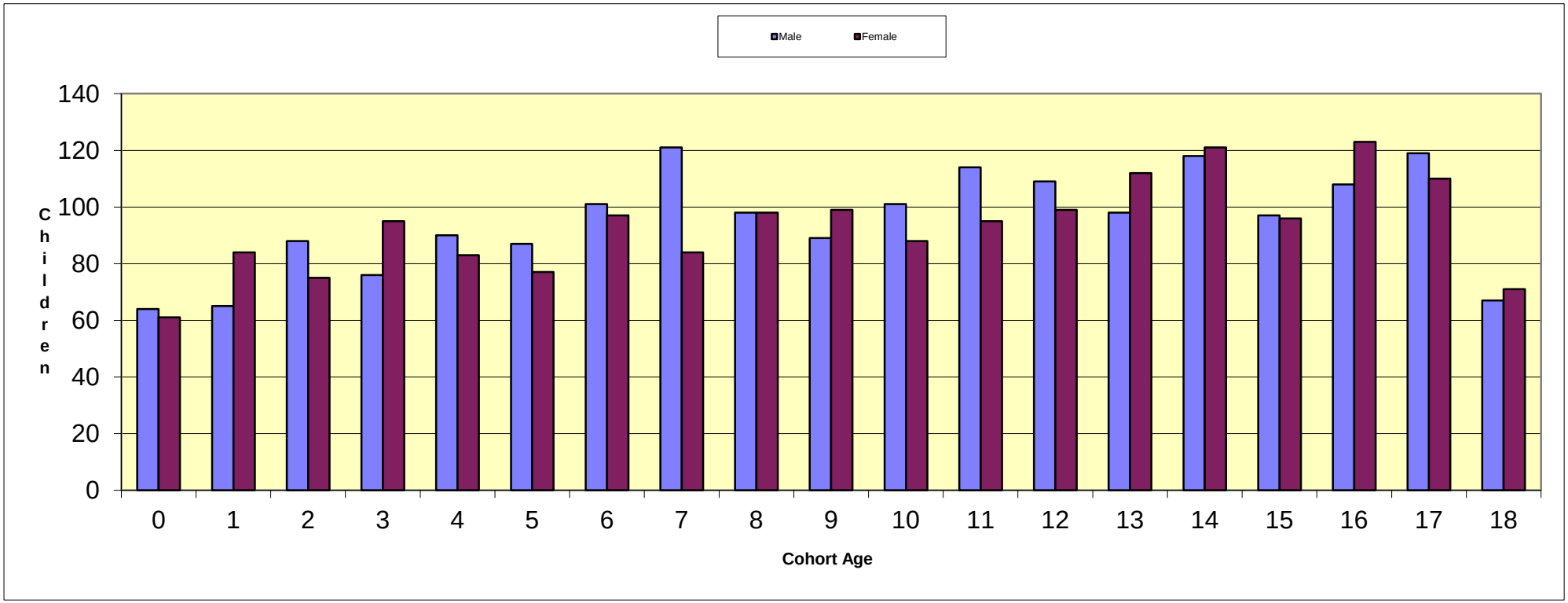
** Six enrolment years added together, rolled forward 7 years - does not allow for deferral at P1
*** Seven enrolment years added together - does not allow for deferral at P1
**** Two enrolment years added together - does not allow for deferral at P1

Combined School Populations

2018	**2017**	**2016**	**2015**
2784.6	2855	2937	3003

385 - The James Young High School
Gender Profile
Date of Survey - June 2014

	Cohort Age at Date of Survey																		
	0	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**
Male	64	65	88	76	90	87	101	121	98	89	101	114	109	98	118	97	108	119	67
Female	61	84	75	95	83	77	97	84	98	99	88	95	99	112	121	96	123	110	71



385 - The James Young High School — School Attendance Ratio Calculations

Date of Survey - June 2014 — Potential undercount in Session 2015.!

	ENROLMENT YEAR							ENROLMENT YEAR																							
	Pre-school	Ante Pre-school							P1	P2	P3	P4	P5	P6	P7		S1	S2	S3	S4		S5	S6								
SCHOOL TYPE INTENTIONS	2016	2017	2018	2019	2020	Avg.	TYPE OF SCHOOL ATTENDED	2015	2014	2013	2012	2011	2010	2009	W. Avg. [2]	2008	2007	2006	2005	W. Avg. [2]	2004	2003	>2002	Avg.	Avg.
							Pre-school (Deferred P1 entry)	0.079	0.000	0.000					0.026													0.026
Catchment (Non Denominational) Primary	0.636	0.772	0.748	0.752	0.848	0.751	Catchment (ND) Primary	0.603	0.601	0.624	0.689	0.638	0.683	0.591	0.607	0.029	0.000	0.000							0.446
*Potential Attendance (*Col P)* [1]	*103*	*105*	*100*	*91*	*78*	*0.607*																							
Non Catchment (Non Denominational) Primary	0.179	0.129	0.104	0.121	0.072	0.121	Non-Catchment (ND) Primary	0.172	0.197	0.161	0.138	0.149	0.153	0.207	0.175	0.029	0.000	0.000							0.121
*Potential Attendance (*Col P)* [1]	*30*	*30*	*29*	*26*	*23*	*0.175*																							
Catchment Denominational (Roman Catholic) Primary	0.162	0.070	0.129	0.121	0.080	0.112	Catchment (Denom RC) Primary	0.185	0.172	0.180	0.148	0.176	0.122	0.139	0.182	0.010	0.000	0.000							0.113
*Potential Attendance (*Col P)* [1]	*31*	*32*	*30*	*27*	*23*	*0.182*																							
Non-Catchment Denominational (Roman Catholic) Primary	0.012	0.018	0.012	0.007	0.000	0.010	Non-Catchment (Denom RC) Pri	0.026	0.010	0.015	0.020	0.021	0.016	0.029	0.021	0.000	0.000	0.000							0.014
*Potential Attendance (*Col P)* [1]	*4*	*4*	*3*	*3*	*3*	*0.021*										0.067													
Special	0.006	0.000	0.000	0.000	0.000	0.001	Catchment (ND) Secondary							0.000		0.737	0.671	0.690	0.699	0.715	0.632	0.555	0.080	0.593	0.508
*Potential Attendance (*Col P)* [1]	*2*	*2*	*1*	*1*	*1*	*0.009*																							
Fee Paying	0.000	0.000	0.006	0.000	0.000	0.001	Non-Catchment (ND) Secondary							0.000		0.021	0.038	0.046	0.047	0.029	0.074	0.057	0.000	0.065	0.035
*Potential Attendance (*Col P)* [1]	*1*	*1*	*1*	*1*	*1*	*0.006*																							
Private Home Tuition	0.000	0.000	0.000	0.000	0.000	0.000	Catchment (Denom RC) Sec							0.005		0.196	0.233	0.201	0.197	0.204	0.130	0.131	0.022	0.130	0.139
*Potential Attendance (*Col P)* [1]	*0*	*0*	*0*	*0*	*0*	*0.000*																							
Unspecified	0.006	0.012	0.000	0.000	0.000	0.003	Non-Catchment (Denom RC) Sec							0.000		0.000	0.000	0.004	0.000	0.001	0.000	0.004	0.000	0.002	0.001
*Potential Attendance (*Col P)* [1]	*0*	*0*	*0*	*0*	*0*	*0.001*								0.005											
							Special	0.007	0.010	0.015	0.005	0.005	0.005	0.010	0.009	0.010	0.014	0.021	0.021	0.013	0.017	0.009	0.007	0.013	0.011
							Fee Paying	0.007	0.005	0.005	0.000	0.011	0.016	0.024	0.006	0.036	0.038	0.038	0.036	0.037	0.048	0.052	0.029	0.050	0.025
							Further Education												0.000		0.000	0.004	0.014	0.002	0.005
							Left School												0.000		0.100	0.188	0.848	0.144	0.284
							Private Home Tuition	0.000	0.000	0.000	0.000	0.000	0.005	0.000	0.000	0.000	0.005	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.001
							School Code Out of Range	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
							Unspecified	0.000	0.005	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL	1.00	1.00	1.00	1.00	1.00	1.000	TOTAL	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.0000	1.00	1.00	1.00	1.00	1.0000	1.00	1.00	1.00	1.00	
*Potential Attendance (*Col P)* [1]	*171*	*174*	*164*	*149*	*129*	*1*																							

Enrolment Year 2018 is outwith previous maximum and minimum values. The rate of change from 2017-2018 is within previous data values.
Enrolment Year 2019 is outwith previous maximum and minimum values. The rate of change from 2018-2019 is within previous data values.
School enrolment year 2020* is estimated, last week processed, 22/2/2016 & 53 weeks processed. Enrolment Year 2020 is also outwith previous maximum and minimum values.

(1) Note that potential attendance is based on the enrolment cohorts adjusted for deferral pattern, as indicated by the pre-school participation data.
(2) Weighted average applied 0.6, 0.2, 0.2. consecutively to 3 most recent years

385 - The James Young High School
Date of Survey - June 2014

Unknown Households (including vacant & sheltered property)	826	2	11	89	104	18	579	23	0	20	111	279	272	44	56	43	1	218	285	150	45	47	40	39	2	0
Responding Households	4798	24	16	357	889	329	3072	102	9	0	222	881	1803	586	792	505	9	692	1294	535	313	687	746	517	5	9
CHILD PER HOUSE RATIOS BY SCHOOL TYPE	TOTAL POPULATION DATABASE	HOUSING LESS THAN 5 YEARS OLD	HOUSING 5 TO 9 YEARS OLD	HOUSING 10 TO 14 YEARS OLD	HOUSING 15 TO 19 YEARS OLD	HOUSING 20 TO 24 YEARS OLD	HOUSING 25 TO 49 YEARS OLD	HOUSING 50+ YEARS OLD	HOUSING AGE NOT KNOWN	1 HABITABLE ROOMS[4]	2 HABITABLE ROOMS[4]	3 HABITABLE ROOMS[4]	4 HABITABLE ROOMS[4]	5 HABITABLE ROOMS[4]	6 HABITABLE ROOMS[4]	7+ HABITABLE ROOMS[4]	HABITABLE ROOMS NOT KNOWN[4]	CTax Band A	CTax Band B	CTax Band C	CTax Band D	CTax Band E	CTax Band F	CTax Band G	CTax Band H	Unknown CTax Band
Catchment Non Denominational Primary[1]	0.177	0.500	0.063	0.227	0.215	0.210	0.155	0.196	0.222	0.000	0.005	0.109	0.182	0.208	0.215	0.261	0.222	0.156	0.165	0.099	0.134	0.210	0.210	0.255	0.000	0.222
Non Catchment Non Denominational Primary[1]	0.048	0.083	0.000	0.067	0.062	0.009	0.046	0.039	0.222	0.000	0.000	0.031	0.048	0.044	0.067	0.073	0.222	0.045	0.053	0.054	0.026	0.038	0.050	0.058	0.000	0.222
Sub-Total	**0.226**	**0.583**	**0.063**	**0.294**	**0.277**	**0.219**	**0.201**	**0.235**	**0.444**	**0.000**	**0.005**	**0.140**	**0.230**	**0.253**	**0.282**	**0.335**	**0.444**	**0.201**	**0.217**	**0.153**	**0.160**	**0.247**	**0.260**	**0.313**	**0.000**	**0.444**
Catchment Denominational (Roman Catholic) Primary[1]	0.045	0.042	0.000	0.045	0.037	0.018	0.050	0.020	0.333	0.000	0.000	0.042	0.053	0.036	0.051	0.036	0.333	0.053	0.070	0.047	0.022	0.020	0.031	0.029	0.000	0.333
Non Catchment Denominational (Roman Catholic) Primary[1]	0.005	0.083	0.000	0.011	0.008	0.003	0.004	0.000	0.000	0.000	0.000	0.003	0.006	0.002	0.005	0.014	0.000	0.001	0.004	0.007	0.006	0.006	0.007	0.010	0.000	0.000
Sub-Total	**0.050**	**0.125**	**0.000**	**0.056**	**0.045**	**0.021**	**0.054**	**0.020**	**0.333**	**0.000**	**0.000**	**0.045**	**0.059**	**0.038**	**0.056**	**0.050**	**0.333**	**0.055**	**0.074**	**0.054**	**0.029**	**0.026**	**0.038**	**0.039**	**0.000**	**0.333**
Catchment Non Denominational Secondary[1]	0.181	0.167	0.000	0.269	0.254	0.261	0.146	0.069	0.111	0.000	0.005	0.082	0.190	0.181	0.222	0.337	0.111	0.159	0.145	0.120	0.157	0.221	0.197	0.306	0.000	0.111
Non Catchment Non Denominational Secondary[1]	0.013	0.042	0.000	0.028	0.017	0.015	0.009	0.020	0.000	0.000	0.000	0.010	0.014	0.009	0.011	0.028	0.000	0.009	0.009	0.011	0.026	0.016	0.005	0.031	0.000	0.000
Sub-Total	**0.194**	**0.208**	**0.000**	**0.297**	**0.271**	**0.277**	**0.155**	**0.088**	**0.111**	**0.000**	**0.005**	**0.092**	**0.204**	**0.189**	**0.234**	**0.364**	**0.111**	**0.168**	**0.153**	**0.131**	**0.182**	**0.237**	**0.202**	**0.337**	**0.000**	**0.111**
Catchment Denominational (Roman Catholic) Secondary[1]	0.049	0.000	0.000	0.081	0.082	0.015	0.041	0.039	0.000	0.000	0.005	0.033	0.042	0.019	0.096	0.087	0.000	0.025	0.056	0.034	0.045	0.025	0.080	0.072	0.000	0.000
Non Catchment Denominational (Roman Catholic) Secondary[1]	0.000	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.000	0.001	0.002	0.000	0.000	0.000	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Sub-Total	**0.050**	**0.000**	**0.000**	**0.081**	**0.082**	**0.015**	**0.041**	**0.039**	**0.000**	**0.000**	**0.005**	**0.033**	**0.042**	**0.020**	**0.096**	**0.087**	**0.000**	**0.026**	**0.057**	**0.034**	**0.045**	**0.025**	**0.080**	**0.072**	**0.000**	**0.000**
Special[2]	0.007	0.000	0.000	0.006	0.007	0.006	0.007	0.000	0.000	0.000	0.000	0.003	0.009	0.003	0.010	0.006	0.000	0.006	0.009	0.006	0.006	0.003	0.009	0.006	0.000	0.000
Fee Paying[2]	0.015	0.000	0.000	0.081	0.030	0.018	0.003	0.000	0.000	0.000	0.000	0.000	0.002	0.007	0.027	0.083	0.000	0.000	0.001	0.000	0.000	0.016	0.017	0.089	0.000	0.000
Further Education[2]	0.001	0.000	0.000	0.000	0.001	0.000	0.001	0.000	0.000	0.000	0.000	0.001	0.001	0.000	0.000	0.002	0.000	0.001	0.001	0.000	0.000	0.000	0.000	0.002	0.000	0.000
Left School[2]	0.038	0.000	0.000	0.039	0.042	0.027	0.039	0.029	0.000	0.000	0.000	0.022	0.052	0.036	0.029	0.053	0.000	0.042	0.040	0.037	0.061	0.035	0.021	0.044	0.000	0.000
Private Home Tuition[2]	0.000	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.001	0.000	0.000	0.001	0.000	0.000	0.000	0.001	0.002	0.000	0.000	0.000	0.000	0.000	0.000
School Code Out of Range[2]	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Unspecified	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.003	0.000	0.000	0.000	0.000	0.000
Sub-Total	**0.061**	**0.000**	**0.000**	**0.126**	**0.080**	**0.052**	**0.051**	**0.029**	**0.000**	**0.000**	**0.000**	**0.027**	**0.064**	**0.046**	**0.067**	**0.145**	**0.000**	**0.049**	**0.051**	**0.045**	**0.070**	**0.054**	**0.048**	**0.141**	**0.000**	**0.000**
(Aged 0-18 by School Year)[3]																										
Total Child per House Ratio	**0.746**	**1.417**	**0.250**	**1.090**	**0.903**	**0.702**	**0.668**	**0.480**	**1.778**	**0.000**	**0.081**	**0.514**	**0.766**	**0.724**	**0.895**	**1.143**	**1.778**	**0.689**	**0.733**	**0.607**	**0.623**	**0.722**	**0.767**	**1.062**	**0.000**	**1.778**
Total Number of Children	**3578**	**34**	**4**	**389**	**803**	**231**	**2052**	**49**	**16**	**0**	**18**	**453**	**1381**	**424**	**709**	**577**	**16**	**477**	**948**	**325**	**195**	**496**	**572**	**549**	**0**	**16**

[1] Ratios calculated by enrolment year and make no allowance for the impact of deferring entry to P1 (7 yrs for primary and 6 yrs for secondary).

[2] Ratios include primary and secondary enrolment years plus young adults to 18 years.

[3] Note that the values in the first table are a subset of this latter table. It is not a summary of the data in the first table. The calculations include all children, from 0 to 18 years of age, irrespective of educational circumstances in the selected catchment unit. It will change on a daily basis as young adults of 19 yrs are deleted and/or births added. The deletion of 19 yr olds is an automatic daily, overnight task. Information on births is generally provided in weeks but in arrears. Thus the deletion of 19 year olds will typically not match the addition of 0 year olds.

[4] Habitable rooms as indicated by Lothian Joint Valuation Board. Basic room count only.

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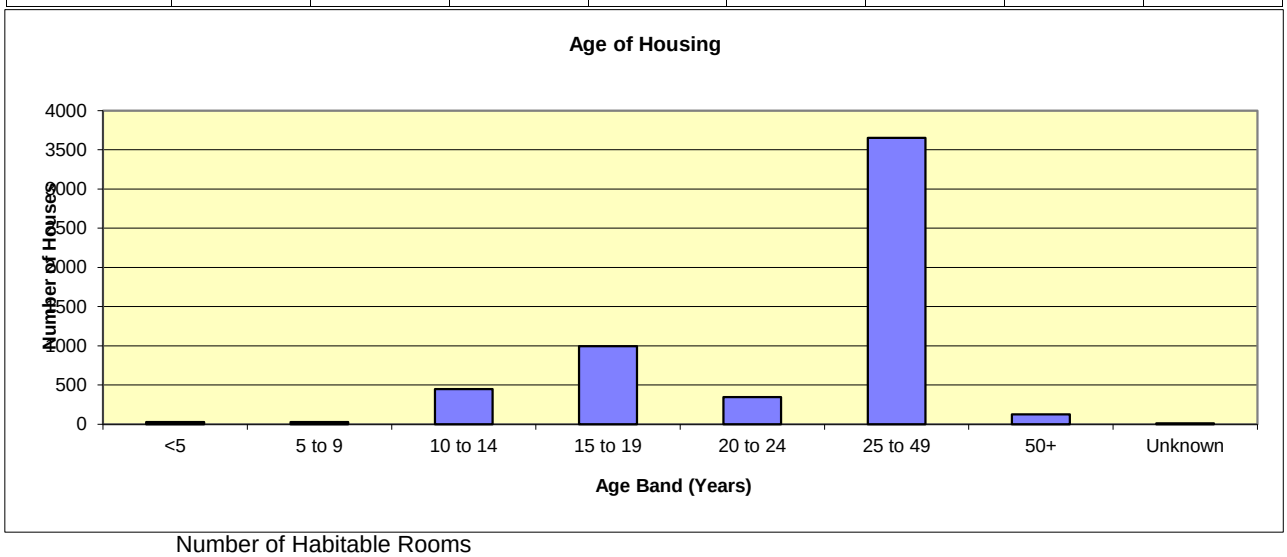
Date of Survey - June 2014

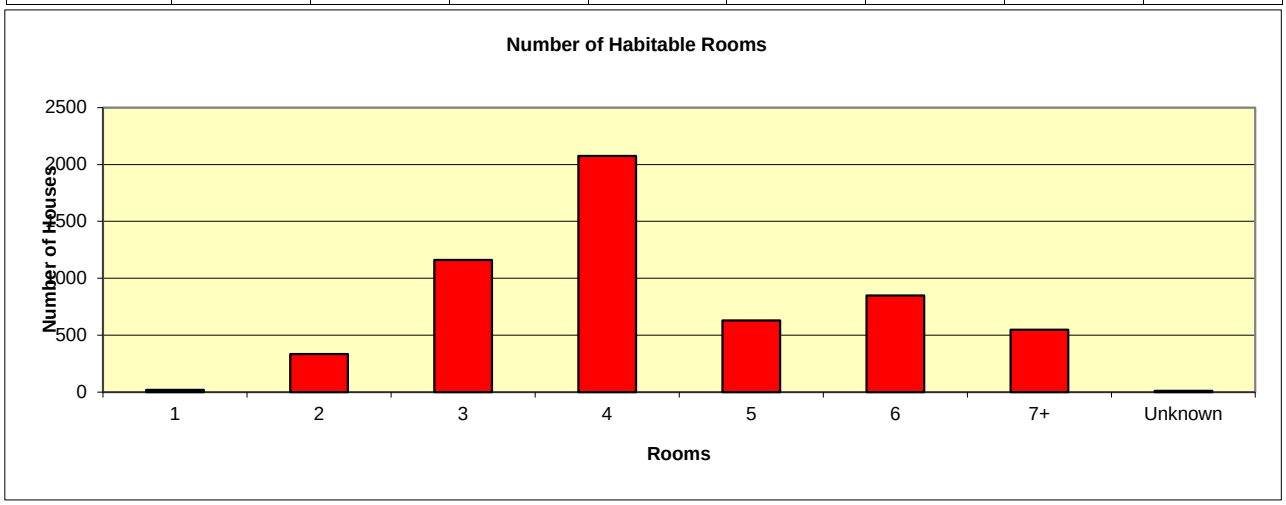
Age of Housing (Years)

	<5	5 to 9	10 to 14	15 to 19	20 to 24	25 to 49	50+	Unknown
No. of Houses	26	27	446	993	347	3651	125	9



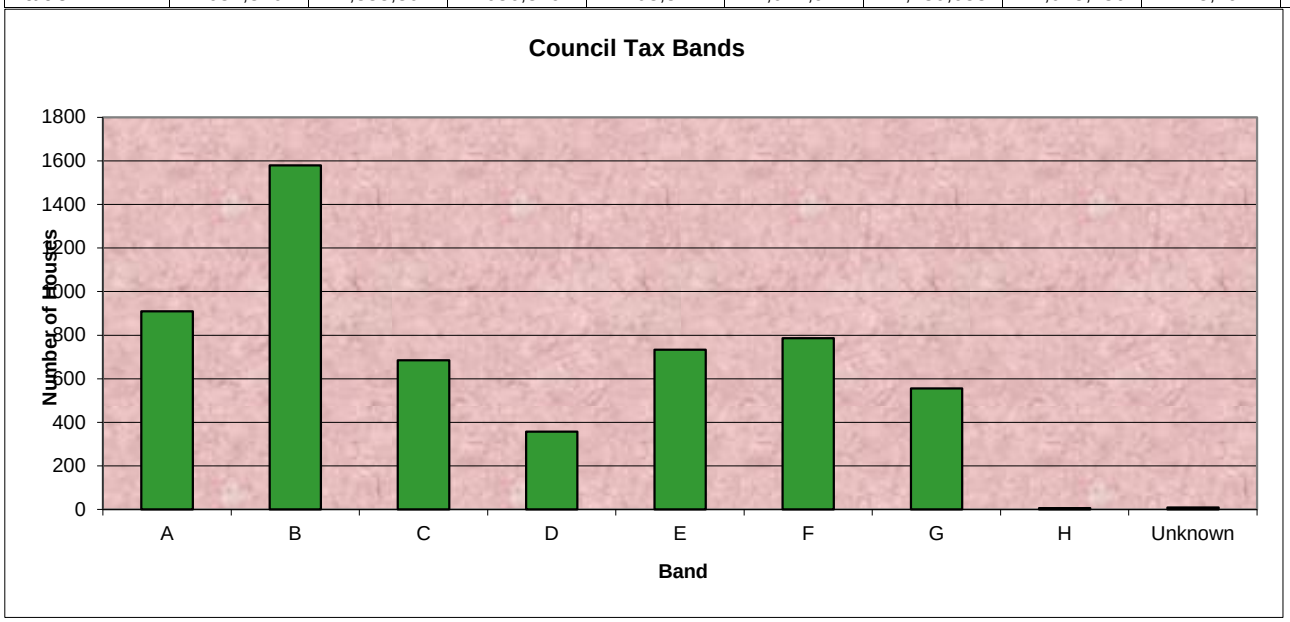
Number of Habitable Rooms

	1	2	3	4	5	6	7+	Unknown
No. of Houses	20	333	1160	2075	630	848	548	10



Council Tax band

	A	B	C	D	E	F	G	H	Unknown
No. of Houses	910	1579	685	358	734	786	556	7	9
% of Houses	16.18%	28.08%	12.18%	6.37%	13.05%	13.98%	9.89%	0.12%	0.16%
Value	£684,320	£1,385,304	£686,829	£403,824	£1,011,944	£1,280,653	£1,045,280	£15,792	n/a



Index 3.54

385 - The James Young High School — Child per house Calculations
Date of Survey - June 2014

Number of children

Households	0	1	2	3	4	5+	All
Responding	2715	732	707	210	51	12	4427
%	61.33	16.53	15.97	4.74	1.15	0.27	100
Non-responding	795	175	95	37	12	2	1116
%	71.24	15.68	8.51	3.32	1.08	0.18	100
All**	3510	907	802	247	63	14	5543
%	63.32	16.36	14.47	4.46	1.14	0.25	100

*** Includes 713 unknown households**
**** Excludes 81 vacant households and 32 sheltered households**

385 - The James Young High School
Date of Survey - June 2014

Pre-school Eligibility

Session	Deferrals		Pre-school (2)	Ante pre-school			
	Sept-Dec (1)	Jan-Feb		August	January	April	Total (2)
2015/2016	54	25	173	94	51	26	171
2016/2017	54	32	171	82	59	22	163
2017/2018	51	26	163	74	53	22	149
2018/2019	59	22	149	62	49	14	125
2019/2020	53	22	125	N/A	N/A	N/A	N/A
2020/2021*	49	14	N/A	N/A	N/A	N/A	N/A

	Actual/ Predicted	Deferrals		Total
		Sept-Dec	Jan-Feb	
Adjusted Cohort	Actual	2	11	13
170	Predicted	2	14	16
174	Predicted	2	11	13
164	Predicted	2	10	12
149	Predicted	2	10	12
129	Predicted (3)	2	6	8

* NHS Lothian Births and Deaths Status:
N/A

(1) No statutory entitlement
(2) Annual cohorts are actual, not calculated, and thus do not include additional children from new and proposed housing. Historically, cohorts increase throughout the sessional year, March - February. **See pre-primary catchment totals for further details.**

Pre-school Participation - Session 2015/2016

Age group	Establishment type									
	Council		Private		Independent		Voluntary		All (4)	
	No.	%	No.	%	No.	%	No.	%	No.	%
Sep-Dec Deferrals	1	1.85	1	1.85	0	0.00	0	0.00	2	3.70
Jan-Feb Deferrals	11	44.00	0	0.00	0	0.00	0	0.00	11	44.00
Pre-school	145	83.82	16	9.25	0	0.00	0	0.00	161	93.06
Ante pre-school	131	139.36	12	12.77	0	0.00	0	0.00	143	83.63
All	288	83.24	29	8.38	0	0.00	0	0.00	317	91.62

(3) Full adjusted cohort is only available between 1 March & 30 June each year assuming data processing for the preceeding school enrolment year is complete.
(4) During late December and late March, % figures may exceed 100 as ante pre-school children who will be eligible the following month will have been allocated a place but will not be included in the base number until the beginning of the following month.

385 - The James Young High School
Date of Survey - June 2014

	NO.	%
Total Number of Dwellings Identified	5624	100.00
No Householder Details Obtained	713	12.68
Vacant Dwellings	81	1.44
Sheltered Dwellings*	32	0.57
Information Obtained At Door	1334	n/a
Survey Officer Letterforms Outstanding	0	n/a
Returned Letterforms	3061	n/a
Office Letterforms Outstanding	577	n/a
OVERALL RESPONSE*	**4798**	**85.80**

* Sheltered Dwellings are excluded from overall response rate %

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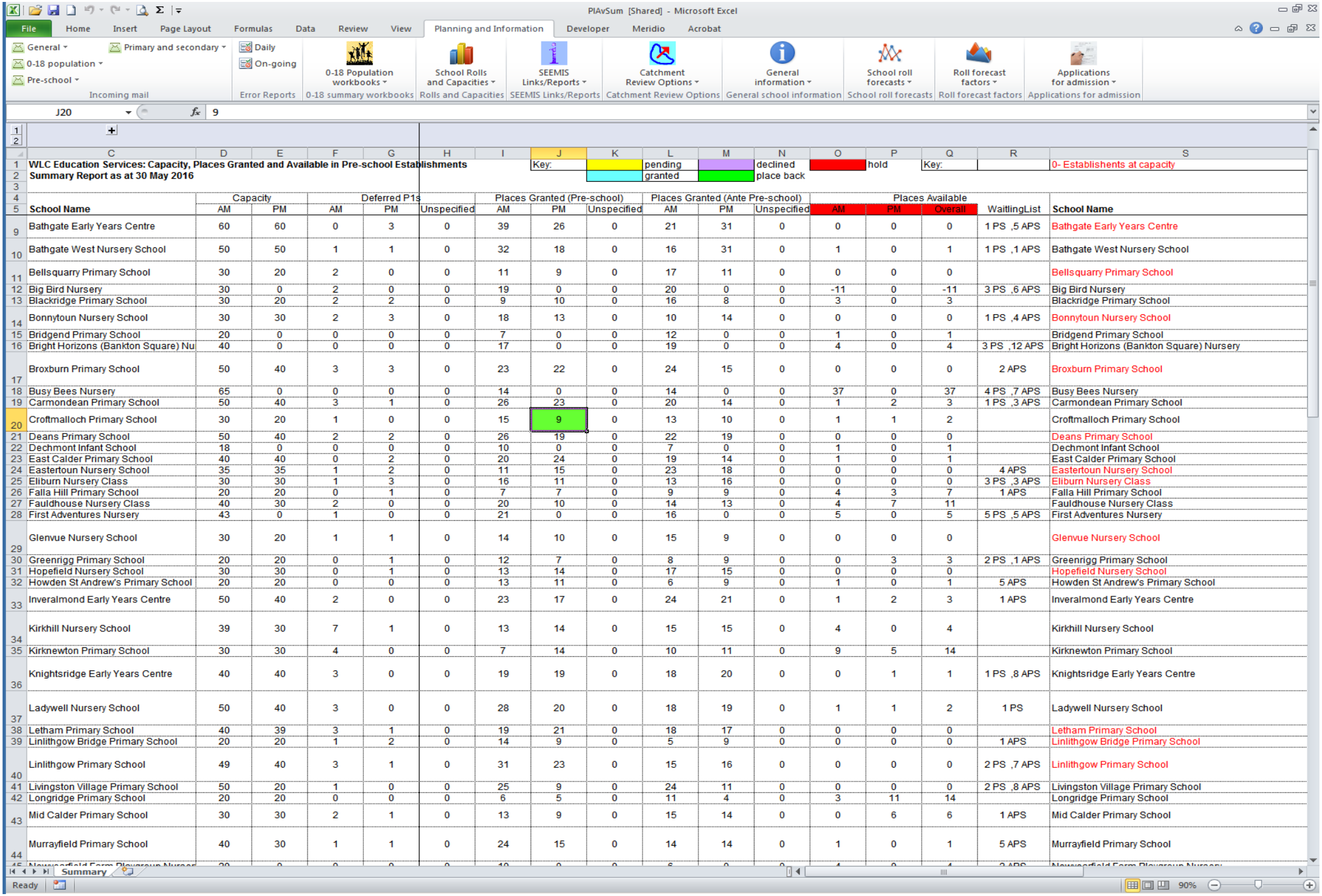

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General | Primary and secondary | Daily
0-18 population | On-going
Pre-school
Incoming mail | Error Reports

0-18 Population workbooks | School Rolls and Capacities | SEEMIS Links/Reports | Catchment Review Options | General information | School roll forecasts | Roll forecast factors | Applications for admission

0-18 summary workbooks | Rolls and Capacities | SEEMIS Links/Reports | Catchment Review Options | General school information | School roll forecasts | Roll forecast factors | Applications for admission

J20 9

WLC Education Services: Capacity, Places Granted and Available in Pre-school Establishments
Summary Report as at 30 May 2016

Key: pending granted declined place back hold Key: 0- Establishents at capacity

School Name	Capacity AM	Capacity PM	Deferred P1s AM	Deferred P1s PM	Places Granted (Pre-school) Unspecified	Places Granted (Pre-school) AM	Places Granted (Pre-school) PM	Places Granted (Ante Pre-school) Unspecified	Places Granted (Ante Pre-school) AM	Places Granted (Ante Pre-school) PM	Places Granted (Ante Pre-school) Unspecified	Places Available AM	Places Available PM	Places Available Overall	WaitlingList	School Name
Bathgate Early Years Centre	60	60	0	3	0	39	26	0	21	31	0	0	0	0	1 PS ,5 APS	Bathgate Early Years Centre
Bathgate West Nursery School	50	50	1	1	0	32	18	0	16	31	0	1	0	1	1 PS ,1 APS	Bathgate West Nursery School
Bellsquarry Primary School	30	20	2	0	0	11	9	0	17	11	0	0	0	0		Bellsquarry Primary School
Big Bird Nursery	30	0	2	0	0	19	0	0	20	0	0	-11	0	-11	3 PS ,6 APS	Big Bird Nursery
Blackridge Primary School	30	20	2	2	0	9	10	0	16	8	0	3	0	3		Blackridge Primary School
Bonnytoun Nursery School	30	30	2	3	0	18	13	0	10	14	0	0	0	0	1 PS ,4 APS	Bonnytoun Nursery School
Bridgend Primary School	20	0	0	0	0	7	0	0	12	0	0	1	0	1		Bridgend Primary School
Bright Horizons (Bankton Square) Nu	40	0	0	0	0	17	0	0	19	0	0	4	0	4	3 PS ,12 APS	Bright Horizons (Bankton Square) Nursery
Broxburn Primary School	50	40	3	3	0	23	22	0	24	15	0	0	0	0	2 APS	Broxburn Primary School
Busy Bees Nursery	65	0	0	0	0	14	0	0	14	0	0	37	0	37	4 PS ,7 APS	Busy Bees Nursery
Carmondean Primary School	50	40	3	1	0	26	23	0	20	14	0	1	2	3	1 PS ,3 APS	Carmondean Primary School
Croftmalloch Primary School	30	20	1	0	0	15	9	0	13	10	0	1	1	2		Croftmalloch Primary School
Deans Primary School	50	40	2	2	0	26	19	0	22	19	0	0	0	0		Deans Primary School
Dechmont Infant School	18	0	0	0	0	10	0	0	7	0	0	1	0	1		Dechmont Infant School
East Calder Primary School	40	40	0	2	0	20	24	0	19	14	0	1	0	1		East Calder Primary School
Eastertoun Nursery School	35	35	1	2	0	11	15	0	23	18	0	0	0	0	4 APS	Eastertoun Nursery School
Eliburn Nursery Class	30	30	1	3	0	16	11	0	13	16	0	0	0	0	3 PS ,3 APS	Eliburn Nursery Class
Falla Hill Primary School	20	20	0	1	0	7	7	0	9	9	0	4	3	7	1 APS	Falla Hill Primary School
Fauldhouse Nursery Class	40	30	2	0	0	20	10	0	14	13	0	4	7	11		Fauldhouse Nursery Class
First Adventures Nursery	43	0	1	0	0	21	0	0	16	0	0	5	0	5	5 PS ,5 APS	First Adventures Nursery
Glenvue Nursery School	30	20	1	1	0	14	10	0	15	9	0	0	0	0		Glenvue Nursery School
Greenrigg Primary School	20	20	0	1	0	12	7	0	8	9	0	0	3	3	2 PS ,1 APS	Greenrigg Primary School
Hopefield Nursery School	30	30	0	1	0	13	14	0	17	15	0	0	0	0		Hopefield Nursery School
Howden St Andrew's Primary School	20	20	0	0	0	13	11	0	6	9	0	1	0	1	5 APS	Howden St Andrew's Primary School
Inveralmond Early Years Centre	50	40	2	0	0	23	17	0	24	21	0	1	2	3	1 APS	Inveralmond Early Years Centre
Kirkhill Nursery School	39	30	7	1	0	13	14	0	15	15	0	4	0	4		Kirkhill Nursery School
Kirknewton Primary School	30	30	4	0	0	7	14	0	10	11	0	9	5	14		Kirknewton Primary School
Knightsridge Early Years Centre	40	40	3	0	0	19	19	0	18	20	0	0	1	1	1 PS ,8 APS	Knightsridge Early Years Centre
Ladywell Nursery School	50	40	3	0	0	28	20	0	18	19	0	1	1	2	1 PS	Ladywell Nursery School
Letham Primary School	40	39	3	1	0	19	21	0	18	17	0	0	0	0		Letham Primary School
Linlithgow Bridge Primary School	20	20	1	2	0	14	9	0	5	9	0	0	0	0	1 APS	Linlithgow Bridge Primary School
Linlithgow Primary School	49	40	3	1	0	31	23	0	15	16	0	0	0	0	2 PS ,7 APS	Linlithgow Primary School
Livingston Village Primary School	50	20	1	0	0	25	9	0	24	11	0	0	0	0	2 PS ,8 APS	Livingston Village Primary School
Longridge Primary School	20	20	0	0	0	6	5	0	11	4	0	3	11	14		Longridge Primary School
Mid Calder Primary School	30	30	2	1	0	13	9	0	15	14	0	0	6	6	1 APS	Mid Calder Primary School
Murrayfield Primary School	40	30	1	1	0	24	15	0	14	14	0	1	0	1	5 APS	Murrayfield Primary School

Summary

Ready 90%

Document 9

West Lothian P7S1 Placing Request Analysis as at 30 May 2016

Catchment School

	Requests In	From West Lothian Schools	From Edinburgh Schools	From East Lothian Schools	From Midlothian Schools	Armadale Academy	Bathgate Academy	Broxburn Academy	Linlithgow Academy	West Calder High School	Whitburn Academy	Deans Community High School	Inveralmond Community High School	The James Young High School	St Kentigern's Academy	St Margaret's Academy	Non West Lothian Secondary	Requested School
Requests Out		**239**				**14**	**34**	**5**	**1**	**20**	**13**	**11**	**81**	**4**	**34**	**22**	**6**	
To West Lothian Schools	**238**	**232**	**0**	**0**	**0**	**14**	**34**	**5**	**1**	**13**	**13**	**11**	**81**	**4**	**34**	**22**	**6**	
To Edinburgh Schools		**0**				**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
To East Lothian Schools		**0**				**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
To Midlothian Schools		**0**				**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Armadale Academy	**14**	**14**	**0**	**0**	**0**		5	1			2				6			Armadale Academy
Bathgate Academy	**10**	**10**	**0**	**0**	**0**	6					1				2	1		Bathgate Academy
Broxburn Academy	**18**	**18**	**0**	**0**	**0**				1			1	2			14		Broxburn Academy
Linlithgow Academy	**27**	**24**	**0**	**0**	**0**		1	1			2		2		17	1	3	Linlithgow Academy
West Calder High School	**11**	**11**	**0**	**0**	**0**		3				2	1		1	4			West Calder High School
Whitburn Academy	**7**	**4**	**0**	**0**	**0**	3	1										3	Whitburn Academy
Deans Community High School	**26**	**26**	**0**	**0**	**0**	2	1	1					20			2		Deans Community High School
Inveralmond Community High School	**13**	**13**	**0**	**0**	**0**					1		7		3		2		Inveralmond Community High School
The James Young High School	**50**	**50**	**0**	**0**	**0**					8		1	40			1		The James Young High School
St Kentigern's Academy	**32**	**32**	**0**	**0**	**0**	2	22				6	1				1		St Kentigern's Academy
St Margaret's Academy	**30**	**30**	**0**	**0**	**0**	1	1	2		4			17		5			St Margaret's Academy
Non West Lothian Secondary	**7**	**7**	**0**	**0**	**0**					7								Non West Lothian Secondary
						Armadale Academy	Bathgate Academy	Broxburn Academy	Linlithgow Academy	West Calder High School	Whitburn Academy	Deans Community High School	Inveralmond Community High School	The James Young High School	St Kentigern's Academy	St Margaret's Academy	Non West Lothian Secondary	**Catchment School**

Requested School

Document 10

SCOTTISH EXECUTIVE

Education Department

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Edinburgh EH6 6QQ

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Circular No 3/2004

Chief Executives of Local Authorities

Copy to: Directors of Education
Chief Executive, COSLA
General Secretary, ADES

10 December 2004

Dear Chief Executive

GUIDANCE ON DETERMINING SCHOOL CAPACITIES

During the passage of the Standards in Scotland's Schools etc. Act 2000 the Scottish Executive undertook to formulate guidance on the determination of school capacities before the commencement of the sub-section in the Act which introduces an exception to the duty to comply with placing requests on the grounds of school capacity.

This guidance meets that undertaking, in preparation for the commencement on 31 December 2004 of the sub-section concerning school capacity. This guidance was developed in consultation with representatives from COSLA, ADES, HMIE, the Scottish Parent Teacher Council, the Scottish School Board Association, and West Lothian Council. Teaching unions and other representative bodies were also asked for their comments. Education authorities have of course been determining school capacities for many years, and will have developed their own methodologies for their particular areas. This guidance is intended though to provide a useful context and framework within which to consider school capacities, taking into account local circumstances.

This guidance is principally for education authorities, but will also be of interest to parents and others. It will therefore be made available on the Scottish Executive website (www.scotland.gov.uk) and on the Executive's 'Parentzone' website (www.parentzonescotland.gov.uk)

Yours faithfully

COLIN M REEVES

DETERMINING SCHOOL CAPACITIES

PURPOSE

1. This circular provides guidance to education authorities on aspects of the determination of "school capacity". This is statutory guidance issued under Section 28A(1A) of the Education (Scotland) Act 1980 (the "1980 Act"), and authorities are required to have regard to it. It specifically addresses the exception to the duty to comply with placing requests in what will become section 28A(3)(a)(vii) of the 1980 Act, concerning school capacity, as from 31 December 2004.

2. Although education authorities are required to have regard to this guidance, it remains the responsibility of authorities under the 1980 Act to determine whether the individual circumstances of a placing request fall within any of the statutory exceptions.

3. Different factors will have a greater or lesser impact on school capacities depending on local circumstances, and the effective management of the relevant factors. In view of this we have not set out a single blueprint for authorities to follow when determining school capacities. It is for education authorities, as part of their duties and responsibilities, to determine school capacities and to be accountable to their electorates for their policies and decisions.

SCOPE AND COMMENCEMENT

4. Education authorities are responsible for the delivery of education services at the local level. That carries with it many attendant responsibilities, including the administration of the placing request system in their area. The legislation on placing requests sets the broad framework within which authorities may decide their own policies and guidelines, as appropriate.

5. The last three lines of Section 44(4) of the Standards in Scotland's Schools etc. Act 2000 will come into force on 31 December 2004. This inserts an amendment into Section 28A of the 1980 Act by way of a new sub-section which will enable authorities to refuse a placing request in certain circumstances if to allow it would have the consequence that the capacity of the school would be exceeded in terms of pupil numbers. The new provision on school capacity in relation to placing requests will become section 28A(3)(a)(vii) of the 1980 Act. It will read:

"though neither of the tests set out in sub-paragraphs (i) and (ii) above is satisfied, have the consequence that the capacity of the school would be exceeded in terms of pupil numbers".

The full text of the new Section 28A(3) of the 1980 Act is set out in the Annex to this guidance.

6. This guidance does not relate to placing requests involving a child or young person with additional support needs; such requests are governed by the Education (Additional Support for Learning) (Scotland) Act 2004. This Act is expected to be commenced in the autumn of 2005 and contains the same provision concerning school capacity as section 28A(3) of the 1980 Act.

BACKGROUND

7. Education authorities already determine school capacities for various purposes, and have developed their own methodologies and systems for doing so. Authorities may find it helpful to discuss with each other the different methods they use.

8. Authorities will want to ensure that their system for determining school capacities is open, transparent, fair and rigorous. They will also want to ensure that this system is applied consistently to schools across their area. Authorities will, of course, regularly review school capacities and revise them as necessary. Under Section 28B of the 1980 Act, authorities are required to make information available about their arrangements for placing children in schools. To aid transparency, we suggest that authorities consider detailing how they determine school capacities as part of this information.

9. There are many factors which impinge on school capacities and, in determining the capacity of any given school, authorities will need to consider how factors can be managed and what effect this will have on a school's capacity. Management of time and space in a school can reduce the impact physical and non-physical factors have on a school's capacity.

RELEVANT LEGISLATION

10. The general role and responsibilities of education authorities are set out in legislation. Two pieces of subordinate legislation are of particularly relevance when considering school capacities. These are:

- Regulation 8 from the Schools General (Scotland) Regulations 1975 (SI 1975/1133); and
- the School Premises (General Requirements and Standards) Regulations 1967 (SI 1967/1199), as amended.

Schools General (Scotland) Regulations 1975 (SI 1975/1133)

11. Regulation 8 (1) of the Schools General (Scotland) Regulations 1975, states that:

"An education authority shall determine from time to time the maximum number of pupils who may be suitably accommodated in every room to which this regulation applies in any school under their management and, in discharging their duty under this regulation, the authority shall have regard to the dimensions of the room and the type of equipment provided, or to be provided, the safety and health of the pupils to be accommodated and the type of instruction to be given, in the room; and any determination under the regulation may provide for different maximum numbers in relation to different types of instruction."

Regulation 8 also requires education authorities to ensure that each school keeps a record of these maximum numbers of pupils for each room in the school. Under the regulations "room" means every room that is, or may be, used for any form of instruction and open plan teaching areas.

School Premises (General Requirements and Standards) Regulations 1967 (SI 1967/1199)

12. The School Premises (General Requirements and Standards) Regulations 1967, as amended, set out standards in relation to the minimum requirements for school sites, playing fields and educational accommodation. They also prescribe standards for the provision of ancillary accommodation including kitchen premises, sanitary facilities, washing accommodation, storage accommodation, medical inspection accommodation, and staff accommodation. Authorities should be aware of these Regulations when determining school capacities. For further information, please contact Harry McWilliams in the Schools Division of the Scottish Executive Education Department on 0131 244 0943 and at Harry.McWilliams@scotland.gsi.gov.uk.

Other legislation

13. Other legislation that may be relevant when determining school capacities includes:

- employment law, which sets minimum requirements for the authority's employees in relation to sanitary facilities, office accommodation, etc.;
- the Education (Lower Primary Class Sizes) (Scotland) Regulations 1999 (SI 1999/1080);
- the accessibility strategies that authorities are implementing under the Education (Disabilities Strategies and Pupils' Educational Records) (Scotland) Act 2002, and authorities' obligations under the Disability Discrimination Act 1995.

PHYSICAL FACTORS

14. Authorities will of course take into account a wide range of physical factors when determining school capacities. However this does not mean that all such factors will necessarily have an impact on any given school's capacity, and the degree of impact such factors have will differ from school to school.

15. It may be that authorities can address and 'adjust' the impact of physical factors on a school's capacity through management solutions. For example, the impact of narrow corridors may be reduced if a one-way system is in operation. Equally the impact of particular "pinch points" in a school may be reduced by timetabling to minimise the problem.

Physical size of school

16. Whilst the physical size of a school will clearly limit its capacity, education authorities will want to consider the flexible use of space, and how the use of space affects school capacities. In determining school capacities authorities will need to take into account:

- the size and number of classrooms;
- the size of dining spaces;
- the number of toilets;
- any circulation requirements;
- the size and number of any staircases;
- planning to improve access to education for pupils with disabilities.

17. Also relevant may be the design of the building (open plan, modern, traditional, etc.) and how this bears on the use of space. If a building includes community facilities within the school authorities will need to decide which parts of the building are to be taken into consideration when determining a school's capacity.

Teaching Facilities

18. In determining school capacities authorities will need to consider specialist areas for the teaching of specific subjects. These will include areas and facilities such as:

- science labs;
- sports facilities;
- craft workshops;
- teaching kitchens;
- ICT rooms;
- music rooms and studios;
- art rooms;
- libraries;
- TV, video, multimedia rooms;
- drama rooms and studios;
- other non-classroom teaching areas, such as general purpose rooms used by classes as necessary.

Some schools make provision for pupils with additional support needs, and this may also need to be considered by authorities when determining capacities. Authorities need to make a judgement about how the number, size, and availability of areas and facilities such as those above, and the flexibility with which they can be used, will affect a school's capacity.

Non-Teaching Facilities

19. Non-teaching facilities can have an impact on school capacities. These include such things as:

- pupil social space;
- parenting rooms;
- the size of any playground(s);
- storage facilities;
- the number of toilets;
- dining spaces.

Temporary School Accommodation and Facilities

20. The status accorded to temporary school accommodation is also a factor to be considered when determining school capacities. Authorities may wish to distinguish between permanent and temporary accommodation, and will want to make clear how temporary accommodation has been taken into account in the determination of any given school's capacity.

Health and Safety

21. Health and safety issues will also be relevant. These include factors such as the avoidance of excessive over-crowding in corridors and stairs, and fire evacuation considerations.

NON-PHYSICAL FACTORS

22. As well as the physical size of a school's buildings and facilities other factors may have an effect on the number of pupils a school can accept. These include factors such as the class size limits and timetabling. Authorities will want to consider the points made in paragraph 9 above about the management of physical and non-physical factors, and the impact this can have on school capacities.

Class sizes

23. Statutory requirements on the size of classes are set out in the Education (Lower Primary Class Sizes) (Scotland) Regulations 1999 (SI 1999/1080). Maximum sizes for timetabled classes are also detailed in the *Scheme of Salaries and Conditions of Service Document for Teaching Staff in School Education.* In determining school capacities authorities will need to ensure that class sizes will be in accordance with these limits, and any changes to them. The most up to date information on class size limits can be obtained from Rod Minty of the Teachers Division in the Scottish Executive Education Department. He can be contacted on 0131 244 0988 and at Rod.Minty@scotland.gsi.gov.uk.

Timetabling

24. Timetabling will be a major factor in determining school capacities for secondary schools. Authorities will want to consider how timetabling can be used to optimise the use of classrooms and other facilities, and therefore increase a school's capacity. This will be closely linked to the availability of specific teaching facilities (e.g. science laboratories, sports halls). Authorities will also want to consider the amount of space needed for the safe circulation of pupils between lessons and at break and lunch times.

CONCLUSION

25. It is for education authorities themselves to determine the capacity of individual schools. Whilst this guidance sets out some of the factors they will want to consider when determining school capacities it is not exhaustive. Authorities will, of course, want to exercise discretion and take into account the individual circumstances of schools.

ENQUIRIES

26. Enquiries relating to this circular should be addressed to Ben Haynes in the Schools Division in the Scottish Executive Education Department, based in Victoria Quay, Edinburgh, EH6 6QQ, telephone 0131 244 7048. Enquiries can also be e-mailed to: schoolcapacity@scotland.gsi.gov.uk.

27. Electronic copies of this guidance are available on the Scottish Executive and 'Parentzone' websites at www.scotland.gov.uk and www.parentzonescotland.gov.uk. Hard copies of this guidance are also available by contacting Schools Division in the Scottish Executive on 0131 244 4485.

Scottish Executive Education Department
10 December 2004

Note

Summary reference is made in this guidance to relevant primary and secondary legislation, although it cannot be taken as an authoritative interpretation of any statutory provisions. Interested parties need to refer to the legislation and regulations directly for full details.

ANNEX

Section 28A(3) of the Education (Scotland) Act 1980, as inserted by Section 1 of the Education (Scotland) Act 1981, Section 28A(3A) to (3E) of the 1980 Act, Section 33 of the Education (Scotland) Act 1996, and Section 44 of the Standards in Scotland's Schools etc Act 2000, sets out the exceptions to the duty on an education authority to comply with a placing request. It states (with the new sub-section highlighted in bold):

"(3) The duty imposed by subsection (1) above does not apply-

(a) if placing the child in the specified school would –

(i) make it necessary for the authority to take an additional teacher into employment;

(ii) give rise to significant expenditure on extending or otherwise altering the accommodation at or facilities provided in connection with the school;

(iii) be seriously detrimental to the continuity of the child's education;

(iv) be likely to be seriously detrimental to order and discipline in the school;

(v) be likely to be seriously detrimental to the educational well being of pupils attending the school;

(vi) assuming that pupil numbers remain constant, make it necessary at the commencement of a future stage of the child's primary education, for the authority to elect to create an additional class (or an additional composite class) in the specified school or take an additional teacher into employment at the school; or

(vii) though neither of the tests set out in sub-paragraphs (i) and (ii) above is satisfied, have the consequence that the capacity of the school would be exceeded in terms of pupil numbers.

(b) if the education normally provided at the specified school is not suited to the age, ability or aptitude of the child;

(c) if the education authority have already required the child to discontinue his attendance at the specified school;

(d) if, where the specified school is a special school, the child does not have special educational needs requiring the education or special facilities normally provided at that school; or

(e) if the specified school is a single sex school (within the meaning given to that expression by section 26 of the Sex Discrimination Act 1975) and the child is not of the sex admitted or taken (under that section) to be admitted to the school."

but an education authority may place a child in the specified school notwithstanding paragraphs (a) to (e) above."

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WEST LOTHIAN COUNCIL - EDUCATION SERVICES

Table 1

Ten Year School Roll Forecast for Primary School

Primary School

	P1	P2	P3	P4	P5	P6	P7	P1-7
SSR By Stage	0	0	0	0	0	0	0	0

	2015	2016	2017	2018	2019	2020	2021	2022
Housing Completions	0	0	0	0	0	0	0	0
Exp. P1 Intakes from Housing	0	0	0	0	0	0	0	0
Total P1 Intakes (SCR, NCP, P1R & HTC)		**0**	**0**	**0**	**0**	**0**	**0**	**0**

Stage Migration Factor	0.0000
Child/House Ratio	0.000

	2015	2016	2017	2018	2019	2020	2021	2022
ESR Projections	0	0	0	0	0	0	0	0

Updates Applied:					Date
Start of session roll					
Catchment P1 intakes					
Date of last survey					
Non-catchment P1 intakes					
Housing base					
Stage migration - 3-year weighted average					
P1 forecast update from admissions					
	MB	*ANNEXE*	*TU*	*TOTAL*	
Capacity	*0*	*0*	*0*	*0*	

Start Of Session Rolls

	P1	P2	P3	P4	P5	P6	P7	P1-7
2015	0	0	0	0	0	0	0	**0**
						0	0	**0**
						0	0	**0**
						0	0	**0**
						0	0	**0**
						0	0	**0**
						0	0	**0**
						0	0	**0**
						0	0	**0**
						0	0	**0**
						0	0	**0**

Current S

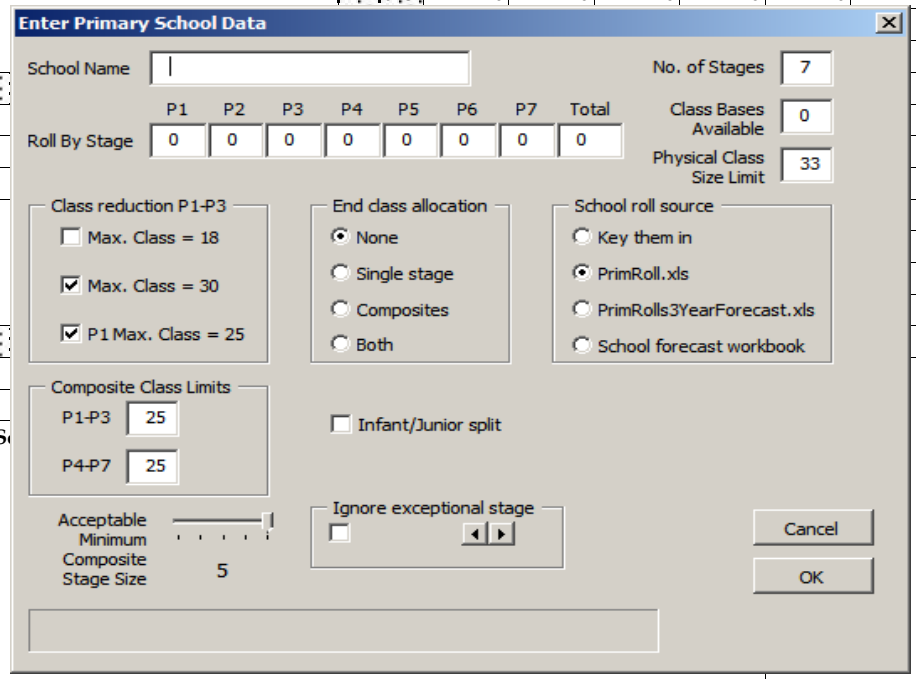

Table 2

Sample Single Stream School (Maximum Roll)
Class Organisation: Unoptimised (Top Down)

P1	P2	P3	P4	P5	P6	P7	Total
33	33	33	33	33	33	33	231

Minimum Class Organisation (un-optimised)

Stage/Class	P1	P2	P3	P4	P5	P6	P7
Non-Composite A	19		30	33	33	33	33
Non-Composite B							
Non-Composite C							
Non-Composite D							
Composite A	14	*22*	*3*				
Composite B		11					
Totals	33	33	33	33	33	33	33
Original Total	33	33	33	33	33	33	33
Difference +/-	0	0	0	0	0	0	0

6 standard classes formed
2 two stage composite classes formed
0 multi stage composite classes formed
8 class bases required
8 class bases available
19 pupils in end class
smallest composite stage group or class = 3
1 composite stage groups or classes <=5
one nursery teacher required (capacity 20AM, 20PM)
no special classes

Core teaching staff allocation

FTE allocation	HT	DHT	PT	T	Total
Class contact	1	0	1	7	9
Management relief	1	0	0.4		1.4
Total					10.4

MeanSIMDRank	Order	18s Target
0.00	0	

Table 3

Sample Single Stream School (Maximum Roll)
Class Organisation: Unoptimised (Bottom Up)

P1	P2	P3	P4	P5	P6	P7	Total
33	33	33	33	33	33	33	231

Minimum Class Organisation (un-optimised)

Stage/Class	P1	P2	P3	P4	P5	P6	P7
Non-Composite A	25			32	33	33	33
Non-Composite B							
Non-Composite C							
Non-Composite D							
Composite A	*8*	*17*	9	*1*			
Composite B		16	*24*				
Totals	33	33	33	33	33	33	33
Original Total	33	33	33	33	33	33	33
Difference +/-	0	0	0	0	0	0	0

5 standard classes formed
3 two stage composite classes formed
0 multi stage composite classes formed
8 class bases required
8 class bases available
33 pupils in end class
smallest composite stage group or class = 1
1 composite stage groups or classes <=5
one nursery teacher required (capacity 20AM, 20PM)
no special classes

Core teaching staff allocation

FTE allocation	HT	DHT	PT	T	Total
Class contact	1	0	1	7	9
Management relief	1	0	0.4		1.4
Total					10.4

MeanSIMDRank	Order	18s Target
0.00	0	

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Table 1

WEST LOTHIAN COUNCIL - EDUCATION & CULTURAL SERVICES
START OF SESSION SECONDARY SCHOOL ROLLS, DRAFT 2016, ACTUAL 2015 - 1993 (i)

	S1 Repeat/0-18/P7 Check +/-	Redistributed IN	Applications OUT	S1 Limit - Apps. Upd.	2014 Total S1 Available +/-	Application Update	START OF SESSION ROLLS S1(ii)	S2(iii)	S3(iii)	S4(iii)	S5 (iv)	S6 (iv)	Special(iv)	Draft 2016 Total	START OF SESSION ROLLS S1	S2	S3	S4	S5	S6	2015 Total	START OF SESSION ROLLS S1	S2	S3	S4	S5	S6	2014 Total
Armadale Academy				**22**	**22 (22)**	193	*193*	134	150	128	112	87		***804***	**177**	**167**	**162**	**130**	**128**	**74**	**838**	163	154	131	148	97	82	**775**
Bathgate Academy				**42**	**42 (207)**	173	*173*	132	151	180	115	78		***829***	**171**	**147**	**153**	**135**	**136**	**88**	**830**	151	150	133	160	158	89	**841**
Broxburn Academy				**47**	**47 (211)**	168	*168*	163	147	164	132	96		***870***	**193**	**137**	**136**	**161**	**121**	**106**	**854**	138	138	160	148	146	118	**848**
Deans Community High School				**8**	**8 (172)**	188	*188*	178	199	177	147	121		***1010***	**191**	**173**	**178**	**175**	**164**	**110**	**991**	174	178	177	195	168	92	**984**
Inveralmond Community High School				**53**	**53 (222)**	181	*181*	178	191	213	154	112		***1029***	**218**	**196**	**198**	**186**	**157**	**125**	**1080**	195	213	187	190	184	108	**1077**
Linlithgow Academy				**1**	**1 (210)**	214	*214*	239	193	200	231	153		***1230***	**187**	**240**	**193**	**242**	**186**	**157**	**1205**	233	194	237	195	180	145	**1184**
St Kentigern's Academy				**0**	**0 (219)**	219	*219*	215	213	214	195	125		***1181***	**238**	**214**	**212**	**218**	**191**	**126**	**1199**	212	214	218	214	189	139	**1186**
St Margaret's Academy				**-3**	***-3 (191)***	199	*199*	198	200	199	180	145		***1121***	**198**	**197**	**199**	**193**	**174**	**148**	**1109**	194	199	195	196	182	129	**1095**
The James Young High School				**3**	**3 (166)**	212	*212*	202	235	209	171	162		***1191***	**184**	**187**	**213**	**201**	**192**	**147**	**1124**	183	211	202	226	187	127	**1136**
West Calder High School				**61**	**61 (189)**	135	*135*	163	173	169	139	103		***882***	**124**	**134**	**154**	**154**	**158**	**98**	**822**	136	150	156	175	144	97	**858**
Whitburn Academy				**66**	**66 (208)**	149	*149*	149	138	154	121	69		***780***	**148**	**133**	**143**	**153**	**113**	**73**	**763**	130	148	155	143	124	65	**765**
totals	**0**	**0**	**0**	***+303***	***303 (356)***	**2031**	***2031***	**1951**	**1990**	**2007**	**1697**	**1251**	***0***	**10927**	**2029**	**1925**	**1941**	**1948**	**1720**	**1252**	**10815**	**1909**	**1949**	**1951**	**1990**	**1759**	**1191**	**10749**

P7_S1 Transfer within normal range

Comments:

(i) SEED Census 1998-Draft 2016, Staffing and Organisation previously
(ii) Draft 2016 S1 obtained from Pupil Placement P7-S1 Transfer Information
(iii) Draft 2016 S2, S3 and S4 are current S1, S2 and S3 from SEEMIS
(iv) Draft 2016 S5 and S6 calculated from 2015 Census SSR data
(v) Intake Limits agreed with HT's

Session Draft 2016 - 1998 totals include SEN pupils.
NB Neither stage migration or housing have been applied to the Draft 2016 Forecast

Table 2

WEST LOTHIAN COUNCIL - EDUCATION & CULTURAL SERVICES
POTENTIAL S1 ADMISSIONS - ANALYSIS BY ASSOCIATED PRIMARY SCHOOL ATTENDANCE USING 2015 START OF SESSION SCHOOL ROLLS

S1 Admission Year	2022	2021	2020	2019	2018	2017	2016	Design S1 Intake Limit
Current Primary Stage (2015)	P1	P2	P3	P4	P5	P6	P7	
Armadale Academy	227	214	209	200	225	183	187	220
Bathgate Academy	247	248	226	227	200	188	179	220
Broxburn Academy	184	166	180	167	163	161	154	220
Deans Community High School	162	160	179	170	187	172	183	200
Inveralmond Community High School	247	253	274	253	261	232	241	240
Linlithgow Academy	212	209	238	226	220	210	188	240
St Kentigern's Academy	241	264	246	271	253	227	220	260
St Margaret's Academy	220	226	252	253	200	196	228	200
The James Young High School	127	156	164	163	148	143	158	220
West Calder High School	130	122	151	135	146	154	143	200
Whitburn Academy	178	163	157	173	179	178	167	220
totals	2175	2181	2276	2238	2182	2044	2048	2440
Balerno CHS (Kirknewton Primary School)	*31*	*29*	*36*	*29*	*30*	*28*	*29*	*15356*
% total intake limit	89.14%	89.39%	93.28%	91.72%	89.43%	83.77%	83.93%	100.00%
Deficit/Surplus	+265	+259	+164	+202	+258	+396	+392	

St Kentigern's/St Margaret's Academy	-1	-30	-38	-64	+7	+37	+12	460
Deans/Inveralmond/The James Young	+124	+91	+43	+74	+64	+113	+78	660
Deans/Inveralmond/The James Young/St Margaret's	+104	+65	-9	+21	+64	+117	+50	860
Armadale/Bathgate/St Kentigern's	-15	-26	+19	+2	+22	+102	+114	700

Notes:

1 Pupils are aggregated by school and stage of attendance (static annual school census base)
2 Pupils in a secondary schools associated primary schools includes catchment and non-catchment pupils to that secondary school
3 Not included:
(i) Kirknewton Primary School catchment area (associated with Balerno Community High School, Edinburgh
(ii) pupils from proposed new residential development
(iii) other attendance patterns including additional learning needs, private school attendance, home tuition and unspecified
(iv) future S1 placing request decisions.

Table 3

WEST LOTHIAN COUNCIL - EDUCATION & CULTURAL SERVICES
POTENTIAL S1 ADMISSIONS - ANALYSIS BY ASSOCIATED PRIMARY SCHOOL CATCHMENT AREA

			P1	*P2*	*P3*	*P4*	*P5*	*P6*	*P7*	
Potential S1 Enrolment Year	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**Design S1 Intake Limit**
Potential P1 Enrolment Year	**2017**	**2016**	**2015**	**2014**	**2013**	**2012**	**2011**	**2010**	**2009**	
Armadale Academy	**231**	**221**	237	215	207	205	222	191	197	220
Bathgate Academy	**248**	**266**	254	265	247	235	212	204	197	220
Broxburn Academy	**167**	**171**	188	174	188	156	177	164	153	220
Deans Community High School	**160**	**165**	169	160	184	175	204	169	175	200
Inveralmond Community High School	**286**	**296**	262	255	284	271	252	244	262	240
Linlithgow Academy	**186**	**215**	219	212	236	250	218	222	203	240
St Kentigern's Academy	**240**	**250**	247	276	231	286	256	238	221	260
St Margaret's Academy	**225**	**232**	228	232	240	257	204	188	229	200
The James Young High School	**135**	**133**	127	158	161	162	148	158	166	220
West Calder High School	**133**	**137**	137	125	149	139	146	146	146	200
Whitburn Academy	**167**	**172**	175	162	158	171	184	172	153	220
totals	**2178**	**2258**	**2242**	**2234**	**2285**	**2307**	**2223**	**2096**	**2102**	**2440**
Balerno CHS (Kirknewton PS)	*25*	*25*	*30*	*27*	*37*	*29*	*29*	*32*	*25*	
% total intake limit	89.26%	92.54%	91.89%	91.56%	93.65%	94.55%	91.11%	85.90%	86.15%	**100.00%**
Deficit/Surplus	**+262**	**+182**	**+198**	**+206**	**+155**	**+133**	**+217**	**+344**	**+338**	

St Kentigern's/St Margaret's Academy	**-5**	**-22**	**-14**	**-48**	**-11**	**-83**	**0**	**+34**	**+10**	**460**
Deans/Inveralmond/The James Young	**+79**	**+66**	**+102**	**+87**	**+31**	**+52**	**+56**	**+89**	**+57**	**660**
Deans/Inveralmond/The James Young/St Margaret's	**+54**	**+34**	**+74**	**+55**	**-9**	**-5**	**+52**	**+101**	**+28**	**860**
Armadale/Bathgate/St Kentigern's	**-19**	**-37**	**-37**	**-56**	**+15**	**-26**	**+10**	**+67**	**+85**	**700**

Notes:

1 Secondary school catchment children are aggregated by school enrolment year, but through deferral, actual school stage may vary.
2 Not included:
(i) Kirknewton Primary School catchment area (associated with Balerno Community High School, Edinburgh
(ii) pupils from proposed new residential development
(iii) other attendance patterns including additional learning needs, private school attendance, home tuition and unspecified
(iv) future S1 placing request decisions.
3 Data adjusts to "live" 0-18 Population and Household Database summary catchment statistics as at: **31 May 2016**
4 Potential P1 Enrolment Year 2018 is within previous maximum and minimum cohort values. The rate of change from 2017-2018 is also within previous data values.
5 Potential P1 Enrolment Year 2019 is outwith previous maximum and minimum values. The rate of change from 2018-2019 is outwith previous maximum and minimum data values.
6 Potential P1 School enrolment year 2020* is estimated, last week processed, 22/2/2016 & 53 weeks processed. Enrolment Year 2020 is also outwith previous maximum and minimu

WEST LOTHIAN LOCAL DEVELOPMENT PLAN

Statement of Conformity with Participation Statement

Data Label: Public

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West Lothian Local Development Plan

Statement of Conformity with Participation Statement

Solar panels at Breich Primary School

Background and Introduction

This *Statement of Conformity with the Participation Statement* for the *West Lothian Local Development Plan* has been produced to support publication and consultation on the *West Lothian Local Development Plan*.

Under the Planning etc. (Scotland) Act 2006, the council is required to include a *Participation Statement* (PS) in their *Development Plan Scheme* for the *West Lothian Local Development Plan* (LDP) and to accompany the proposed local development plan. The *Participation Statement* should set out when consultation is likely to take place on the LDP, with whom, it's likely form, and the steps that will be taken, and have been taken, to involve the public in the preparation of the LDP or review stages.

The Scottish Government sets out guidance on how the community can effectively engage in the planning process in Planning Advice Note 81 Community Engagement – Planning with People (PAN 81). Early engagement is defined as being the *Main Issues Report* (MIR) stage of the LDP.

Armadale development

Statement Overview

In preparing the *West Lothian Local Development Plan* the council engaged with a variety of interested parties which included young people, community and voluntary groups, key agencies, house builders, economic forums, adjacent local authorities, elected members and people who live or work in the West Lothian area. Details on engagement events with each of the key stakeholder groups are set out in this *Statement of Conformity*. To maximise exposure and minimise resource use, the council built on, and made use of, existing engagement networks and events within authorities and partner organisations. In engaging with community councils the council's approach was to group community councils on an area basis.

Call for sites

Between January and May 2011, the council undertook engagement with interested parties by inviting expressions of interest in sites for consideration as part of the West Lothian LDP and identification of issues which the council should consider for inclusion in the Main Issues Report for the LDP. To publicise the ***"call for sites"*** the council placed advertisements in local newspapers, provided details on a dedicated web page for the West Lothian LDP and made direct contact with landowners and developers. Overall, this resulted in some 250 responses, principally site submissions.

During autumn 2011, the responses were reported to the council's Development and Transport Policy Development Scrutiny Panel and, thereafter, the Council Executive and local area committees (LAC). Committee reporting dates are set out in Table 1. The purpose of reporting to the local area committees was to inform local members of the submissions received. Local Area Communities provide a forum through which local issues are discussed and encourages discussion between local members, officers and the wider community playing a key role in locality planning.
All reports can be viewed on the council's committee web pages at http://coins.westlothian.gov.uk/coins/

All community councils were also advised of the submissions received. All submissions were published on a dedicated web page for the West Lothian LDP.

Table 1: *Consideration of Submissions Received to the West Lothian Local Development Plan Call for Sites*

COMMITTEE	DATE
Development and Transport Policy Development and Scrutiny Panel	26 May 2011
Council Executive	28 June 2011
Broxburn, Uphall and Winchburgh LAC	11 August 2011
Fauldhouse and the Breich Valley LAC	16 August 2011
Livingston North LAC	18 August 2011
Armadale and Blackridge LAC	2 September 2011
Bathgate LAC	19 September 2011
East Livingston and East Calder LAC	22 September 2011
Livingston South LAC	23 September 2011
Linlithgow LAC	27 September 2011
Whitburn and Blackburn LAC	10 October 2011

All site submissions received were then the subject of a site clearance exercise with key agencies, infrastructure providers and other council services. Site clearance is the undertaking of an analysis of a site in terms of site characteristics, development constraints (for example availability of infrastructure to support development), accessibility and whether or not the site has been previously developed. This exercise informed the identification of sites as preferred, alternative or not preferred development opportunities for inclusion in the *West Lothian LDP Main Issues Report* (MIR). In addition, the MIR reflected on issues raised at the call for sites stage.

Main Issues Report Consultation

Consultation on the *Main Issues Report* (MIR) for the *West Lothian Local Development Plan* took place over an eight week period between August and October 2014. Dates of the consultation events are set out in Tables 2 and 3 together with the number of attendees and community councils represented.

The public consultation events were led on a drop in basis at key locations across the plan area. All events were staffed by council officers. A video loop of a power point presentation explaining the LDP process was prepared and used at some events in addition to display boards, information leaflets and handouts on the LDP.

Community Council engagement events were taken forward by grouping community council's together on an area basis. In some instances, local members were also present. A final catch all session open to all community councils was held in early October for those who were unable to attend earlier events. The community council events were supported by the council's Community Planning team.

In addition, council officers met with the Senior Peoples Forum, the Community Health Planning Partnership and key agencies. A consultation pack was prepared for local secondary schools in an attempt to reach younger age groups.

The West Lothian Citizen's Panel, which has some 1800 members, was also approached to provide their views on the LDP.

The responses received at MIR stage were published on the council's LDP web page, analysed by the council and reported to elected members. Where considered favourably, sites were included in the next stage of the plan, the *Proposed Plan*.

Table 2: *West Lothian Local Development Plan Main Issues Report - Public Consultation Events*

Date and	Time	Location	Estimated Number of attendees
8 September 2014	10:00-18:30	'The Centre' Shopping Centre, Livingston	50+
10 September 2014	10:00-18:30	Bathgate Partnership Centre	40
23 September 2014	10:00-18:30	West Lothian Council Civic Centre, Livingston	40
25 September 2014	10:00-18:30	Fauldhouse Partnership Centre	30
30 September 2014	10:00-18:30	Burgh Halls, Linlithgow	50

Table 3: *West Lothian Local Development Plan Main Issues Report – Community Council Consultation Events (and attendance)*

10 September 2014 – Bathgate Partnership Centre	
Community Councils Invited	Attended
Addiewell & Loganlea	Stoneyburn Whitburn & Greenrigg
Armadale	
Bathgate	
Blackburn	
Blackridge	
Breich	
Fauldhouse	
Longridge	
Polbeth	
Seafield	
Stoneyburn	
West Calder & Harburn	
Whitburn & Greenrigg	
Stoneyburn	

24 September 2014 – West Lothian Civic Centre, Livingston	
Community Councils Invited	Attended
Bellsquarry	Bellsquarry
Craigshill	Craigshill
Dedridge	East Calder & Wilkieston
East Calder & Wilkieston	Kirknewton
Kirknewton	Livingston Village
Knightsridge	Murieston
Ladywell	
Livingston Village	
Mid Calder	
Murieston	
Uphall Station	

30 September 2014 – Burgh Halls, Linlithgow	
Community Councils Invited	Attended
Bridgend	Dechmont
Broxburn	Ecclesmachan & Threemiletown
Dechmont	Linlithgow & Linlithgow Bridge
Ecclesmachan & Threemiletown	Newton
Linlithgow & Linlithgow Bridge	Philpstoun
Newton	Torphichen
Philpstoun	Uphall
Torphichen	
Uphall	
Westfield & Bridgehouse	
Winchburgh	

2 October 2014 – West Lothian Civic Centre, Livingston	
Community Councils Invited	Attended
All	Eliburn Dedridge West Lothian Association of Community Councils

Other activities to engage with communities and relevant parties at MIR stage were publication of a statutory advert in local papers (Linlithgow Gazette and the West Lothian Courier). A notice was posted in the Edinburgh Gazette. All notices/adverts provided details of where drop in events on the LDP were being held. Press releases were published in local newspapers.

To keep all interested parties informed the council:

- published the LDP eNewsletter which now has over 1000 subscribers;
- published the council *E-Bulletin* with a lead story in December 2015 edition on the LDP - the *Bulletin* has some 1800 subscribers;
- published articles in council's publications including, The *Bulletin*, *Inside News* and *Cutting Edge*, which is delivered to all West Lothian households;
- published press releases;
- used Facebook and Twitter, linking this with publication of the LDP eNewsletter; Facebook has some 32,000 likes whilst there are 7,000 followers on Twitter; and
- updated on a regular basis a dedicated web page containing details of consultation events and information associated with the LDP.

Appendices 1 – 3 provide examples of the types of methods used to engage with interested parties.

Proposed Plan Stage

East Calder development

All representations received to the MIR were presented to the council's Development and Transport Policy Development and Scrutiny Panel (PDSP)on 23 April 2015 for noting.

The *Proposed Plan* itself, having been informed by submissions received to the MIR was considered at a special meeting of the Development and Transport PDSP on 7 September 2015 to which all elected members were invited. The PDSP has no decision making powers. This meeting of the PDSP gave the opportunity for all elected members to make comment on the *Proposed Plan* prior to reporting it to the Council Executive on 15 September 2015. The Council Executive subsequently agreed to publish the *Proposed Plan* for comment. Throughout the preparation of the *Proposed Plan*, and during the lead up to consideration of the *Proposed Plan* by the Council Executive, the council maintained dialogue with key agencies. In terms of the wider public, the council published the West Lothian LDP eNewsletter, on a quarterly basis to provide updates on progress with the LDP.

Once approved by the Council Executive, the *Proposed Plan* was the subject of a series of consultation/engagement events as set out in Tables 4 and 5. The format for these events and publicity followed that used at MIR stage.

In addition, as required by the Town & Country Planning (Development Planning) (Scotland) Regulations 2008, all parties within 20 metres of proposed development sites were notified of sites which were allocated for development in the *Proposed Plan* and where it was considered that if implemented, the proposal would have a significant effect on the use and amenity of that site and neighbouring land. Notifications were sent to approximately 6,000 addresses across West Lothian and included all proposals with defined boundaries, with the exception of those sites which were already under construction. This amounted to a total of 382 sites.

All parties who made comment at MIR stage were also advised of publication of the *Proposed Plan*, including site owners.

Table 4: *West Lothian LDP Proposed Plan – Public Consultation Events*

Date	Time	Location	Estimated Number of attendees
21st October 2015	10am - 8pm	West Lothian Civic Centre, Livingston	35
28th October 2015	10am - 8pm	Bathgate Partnership Centre	100
2nd November 2015	10am - 8pm	Burgh Halls, Linlithgow	150
5th November 2015	10am - 8pm	Fauldhouse Partnership Centre	30
9th November 2015	10am - 8pm	Strathbrock Partnership Centre, Broxburn	70

Table 5: *West Lothian LDP Proposed Plan – Community Council Consultation Events*

Date	Time	Community Councils
26th October 2015	7pm – 9pm	Livingston & East Calder
29th October 2015	7pm - 9pm	West West Lothian
4th November 2015	7pm – 9pm	Linlithgow & east
11th November 2015	7pm – 9pm	All

Compliance with the *West Lothian Local Development Plan Development Plan Scheme*

The *West Lothian Local Development Plan* was prepared following the *West Lothian Local Development Plan Development Plan Scheme* (DPS). The *Development Plan Scheme* set out a *Participation Statement* which has also been followed.

The council recognised that not all consultees/ stakeholders would be interested or able to be involved in the LDP process to the same extent and knew that it was also difficult to reach out to and secure the views of some of the sectors of the community. The council, therefore, identified distinct groups of consultees and tailored the approach to consultation and engagement on the LDP accordingly. The groupings used, and approach, are set out below:

Group 1: The general community

Purpose: to reach individual members of the public through:

- updating continuously the council website;
- providing updates to subscribers to our LDP e-Newsletter;
- using the council's Facebook and Twitter webpages;
- engaging with the council's Citizens Panel
- publishing articles in the council's newspaper *"The Bulletin";*
- publishing newspaper advertisements, notices and articles; and
- contacting local schools to engage our younger population.

Group 2: Third sector and community reference group

Purpose: to make the views of a cross-section of community and voluntary groups available to the council including:

Association of Community Councils (currently disbanded);

- all Community Councils
- residents' groups;
- the West Lothian Disability Forum;
- the Senior Peoples Forum;
- the Youth Parliament;
- Elected Members, MPs, MSPs; and
- local schools

Group 3: Partners working on other regional and local planning exercises

Purpose: to ensure a joined up approach. Partners needed to be kept informed and involved throughout in the decision making process. These included:

- other council departments comprising for example, Education; Economic Development; Environmental Health; Finance and Estates; Flood Prevention; Renewable Energy officers; and Housing Services.
- external stakeholders including Transport Scotland, SESplan and SEStran.

Group 4:
Public sector delivery/ implementation group

Key agencies are defined in Scottish Government Circular 6/2013 Development Planning and include a range of stakeholders with interest in delivery of the LDP. They have specialist knowledge within their field and have been consulted throughout the LDP process and given the opportunity to input to the LDP.

Purpose: to give regular input throughout the LDP preparation process. Engagement with those involved in aspects of evidence base gathering included the Health and Safety Executive; Historic Environment Scotland; NHS Lothian; Scottish Environment Protection Agency (SEPA); Scottish Natural Heritage (SNH); Scottish Water; Forestry Commission Scotland; and neighbouring planning authorities.

Group 5: Private sector reference group

Purpose: to make current market information and a cross-section of commercial views available and to establish common ground on aspects of the evidence base. This was restricted to broader issues to respect commercial sensitivity and included developers, existing businesses within West Lothian, the West Lothian Chamber of Commerce and the Federation of Small Businesses.

The council recognised that LDPs can be complex and that it can be hard for people to see how they might affect their local area. The council, therefore, tried to make it as easy as it could to get people involved in the LDP by making access to information and communication as straightforward as possible. Some of the techniques used included:

- publicising a dedicated LDP phone number and email address where customers could ask questions about the LDP process and get a personal response;
- providing a feedback form for each stage of the LDP process;
- advertising on plasma screens within the council buildings;
- providing a questionnaire in hard copy and pdf form and online which enabled customers to submit representations in a variety of formats;

Throughout the plan preparation process the council maintained a database containing details of all parties who expressed an interest in the LDP. The database was used to circulate the LDP eNewsletters and advise customers of progress on the LDP and consultation events.

Key documents were published on the council's LDP website and also on Facebook and Twitter.

Printed copies of the LDP and associated documents were made available at each library and Council Information Service (CIS) offices in West Lothian at all stages in the preparation of the LDP.

The LDP documents were produced in plain English and where required facilities were also made available to publish information in Braille, on tape, in large print and other community languages.

Output from Engagement Activities

The overall aim of the LDP consultation was to generate awareness of the plan as well as significantly increase the number of responses to it.

Feedback on the LDP consultation events was sought and recorded to enable the council to continually improve consultation and engagement techniques.

An important part of the engagement exercise was to ensure that all interested parties were updated and kept informed so that their interest in the LDP and its subsequent implementation is maintained. All parties who made representations are continuing to be formally updated throughout the process through to adoption of the LDP. Contacts on the council's mailing list are also being continuously updated as the plan progresses via the LDP e-Newsletter and by keeping the website, Facebook and Twitter accounts current and up to date.

Throughout, the council has complied with the 10 National Standards for Community Engagement as set out in http://www.scdc.org.uk/what/national-standards/ This is set out in Table 6.

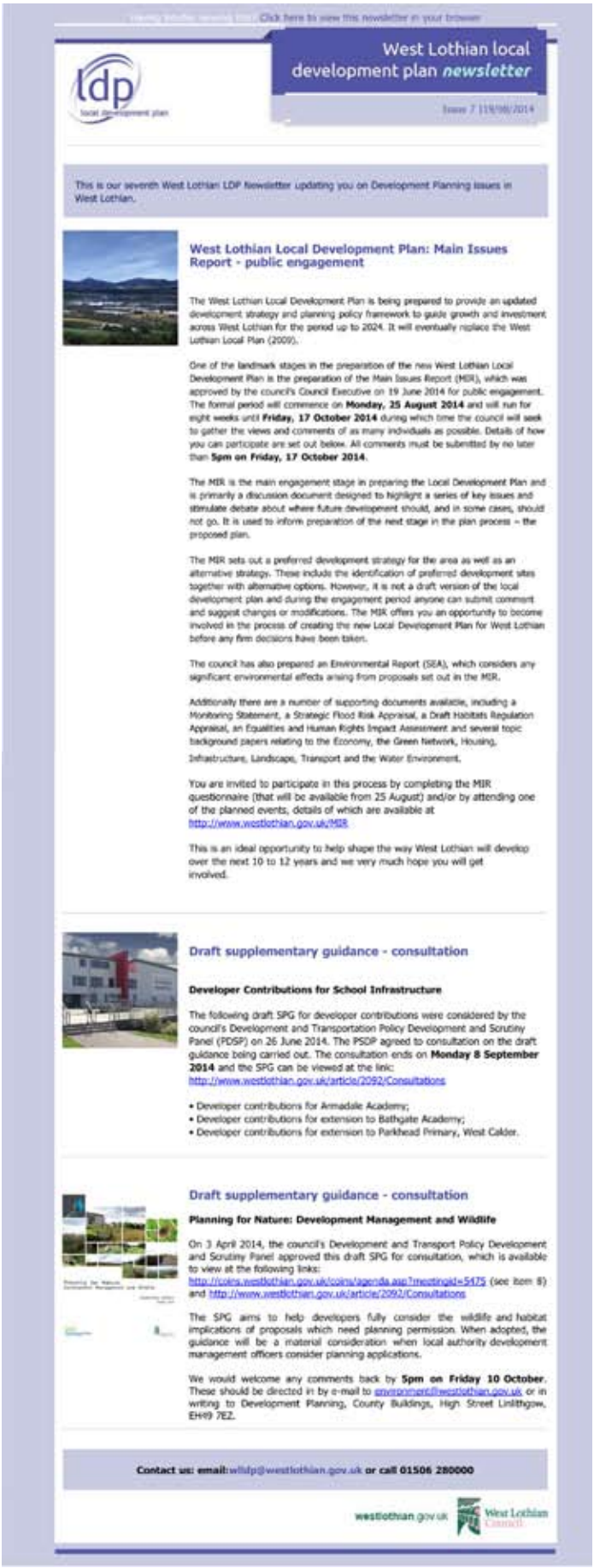
Table 6: *The West Lothian Local Development Plan and the National Standards for Community Engagement*

NATIONAL STANDARD	WEST LOTHIAN LDP APPROACH
1 The Involvement Standard	
We will identify and involve the people and organisations with an interest in the focus of the engagement.	This was done early on in the process with various target groups identified and a strategy for contacting them prepared and set out in the *Participation Statement* contained within the *West Lothian Local Development Plan Development Plan Scheme.*
2 The Support Standard	
We will identify and overcome any barriers to involvement.	The council sought to ensure that people could view information on the LDP as easily as possible both in electronic and hard copy formats. Copies of the LDP were made available in all local libraries and council customer information centres. All documents could be translated or put into braille if requested. Efforts were made to engage with all age groups in the community including preparing information packs on the LDP for secondary schools, engagement with West Lothian College, the West Lothian Elderly Forum and the West Lothian Citizens Panel.
3 The Planning Standard	
We will gather evidence of the needs and available resources and use this to agree the purpose, scope and timescale of the engagement and the actions to be taken.	The council agreed upfront the evidence of resources we had and could use to help aid engagement. The *Participation Statement* set out in the *Development Plan Scheme* for the LDP identified groupings of interested parties and means of engagement.

4 The Methods Standard	
We will agree the use methods of engagement that are fit for purpose.	The council undertook engagement both face to face and electronically and ensured that what the council published electronically and hard copy matched and were fit for purpose. The council engaged by email; through the e-Bulletin eNewsletter; keeping the web page up to date; through Twitter and Facebook; and through press releases.
5 The Working Together Standard	
We will agree and use clear procedures to enable the participants to work with one another efficiently and effectively.	The *Participation Statement* for the LDP provides a statement of how the council sought to engage with interested parties.
6 The Sharing Information Standard	
We will ensure necessary information is communicated between the participants.	The council used e-mail and formal mail to consult with interested parties using a variety of means including Facebook, Twitter, email, hard copy documents, updating the web page, drop in events and exhibitions using the West Lothian Citizens Panel.
7 The Working with Others Standard	
We will work effectively with others with an interest in the engagement.	Officers gave presentations to community councils, met with key agencies, attended drop in events at key stages in preparing the LDP, used the council website, e-Newsletter, used social media such as Facebook and Twitter; and encouraged sign up to the LDP eNewsletter. The council issued regular press releases and we also used electronic screens in council offices during the proposed plan consultation to raise interest in the plan. The council also contacted local high schools and the local older people's forum.
8 The Improvement Standard	
We will develop actively the skills, knowledge and confidence of all the participants.	The council sought to help those having difficulty in communicating with us by offering for example face to face contact at drop in events; encouraging interested parties to write to us if they were having difficulty communicating with us electronically. Officers also met with community councils at key stages to grow confidence in communicating with us and provide them more knowledge on the development plan.
9 The Feedback Standard	
We will feedback the results of the engagement to the wider community and agencies affected.	The council published all representations received to the LDP on our website and the council's response to these. Information is available on the council's web pages, through press releases, the LDP eNewsletter and social media.
10 The Monitoring and Evaluation Standard	
We will monitor and evaluate whether the engagement meets its purposes and the national standards for community engagement.	The council undertakes an annual customer survey of our services and how effective these have been. The comments received and the council's response to these, are published on the council website.

Appendix One:

Example of the LDP eNewsletter



Click here to view this newsletter in your browser

ldp

West Lothian local development plan *newsletter*

Issue 7 | 19/08/2014

This is our seventh West Lothian LDP Newsletter updating you on Development Planning issues in West Lothian.

West Lothian Local Development Plan: Main Issues Report - public engagement

The West Lothian Local Development Plan is being prepared to provide an updated development strategy and planning policy framework to guide growth and investment across West Lothian for the period up to 2024. It will eventually replace the West Lothian Local Plan (2009).

One of the landmark stages in the preparation of the new West Lothian Local Development Plan is the preparation of the Main Issues Report (MIR), which was approved by the council's Council Executive on 19 June 2014 for public engagement. The formal period will commence on **Monday, 25 August 2014** and will run for eight weeks until **Friday, 17 October 2014** during which time the council will seek to gather the views and comments of as many individuals as possible. Details of how you can participate are set out below. All comments must be submitted by no later than **5pm on Friday, 17 October 2014.**

The MIR is the main engagement stage in preparing the Local Development Plan and is primarily a discussion document designed to highlight a series of key issues and stimulate debate about where future development should, and in some cases, should not go. It is used to inform preparation of the next stage in the plan process – the proposed plan.

The MIR sets out a preferred development strategy for the area as well as an alternative strategy. These include the identification of preferred development sites together with alternative options. However, it is not a draft version of the local development plan and during the engagement period anyone can submit comment and suggest changes or modifications. The MIR offers you an opportunity to become involved in the process of creating the new Local Development Plan for West Lothian before any firm decisions have been taken.

The council has also prepared an Environmental Report (SEA), which considers any significant environmental effects arising from proposals set out in the MIR.

Additionally there are a number of supporting documents available, including a Monitoring Statement, a Strategic Flood Risk Appraisal, a Draft Habitats Regulation Appraisal, an Equalities and Human Rights Impact Assessment and several topic background papers relating to the Economy, the Green Network, Housing, Infrastructure, Landscape, Transport and the Water Environment.

You are invited to participate in this process by completing the MIR questionnaire (that will be available from 25 August) and/or by attending one of the planned events, details of which are available at http://www.westlothian.gov.uk/MIR

This is an ideal opportunity to help shape the way West Lothian will develop over the next 10 to 12 years and we very much hope you will get involved.

Draft supplementary guidance - consultation

Developer Contributions for School Infrastructure

The following draft SPG for developer contributions were considered by the council's Development and Transportation Policy Development and Scrutiny Panel (PDSP) on 26 June 2014. The PSDP agreed to consultation on the draft guidance being carried out. The consultation ends on **Monday 8 September 2014** and the SPG can be viewed at the link: http://www.westlothian.gov.uk/article/2092/Consultations

- Developer contributions for Armadale Academy;
- Developer contributions for extension to Bathgate Academy;
- Developer contributions for extension to Parkhead Primary, West Calder.

Draft supplementary guidance - consultation

Planning for Nature: Development Management and Wildlife

On 3 April 2014, the council's Development and Transport Policy Development and Scrutiny Panel approved this draft SPG for consultation, which is available to view at the following links: http://cobra.westlothian.gov.uk/cobra/agenda.asp?meetingid=5475 (see item 8) and http://www.westlothian.gov.uk/article/2092/Consultations

The SPG aims to help developers fully consider the wildlife and habitat implications of proposals which need planning permission. When adopted, the guidance will be a material consideration when local authority development management officers consider planning applications.

We would welcome any comments back by **5pm on Friday 10 October**. These should be directed in by e-mail to environment@westlothian.gov.uk or in writing to Development Planning, County Buildings, High Street Linlithgow, EH49 7EZ.

Contact us: email:wlldp@westlothian.gov.uk or call 01506 280000

westlothian.gov.uk

West Lothian Council

Appendix Two:

Newspaper Advert

STATUTORY ADVERT

West Lothian Council

West Lothian Council -Development Planning

West Lothian Proposed Local Development Plan

Strategic Environmental Assessment (SEA): Environmental Report

Notice under Section 18 (1) (a) of the Planning etc. (Scotland) Act 2006 and under Section 16 (2) of the Environmental Assessment (Scotland) Act 2005

West Lothian Council has prepared a Proposed Local Development Plan (LDP) comprising of a Written Statement and Proposals Maps. An Environmental Report (Strategic Environmental Assessment) also accompanies the plan.

The Proposed West Lothian Local Development Plan and the Environmental Report are issued for representations to be made from Monday, 19 October until Sunday, 29 November 2015.

They can be viewed at http://www.westlothian.gov.uk/LDP. A number of open days to view and discuss the documents are being arranged throughout the Council area and details of these will be available on the web site.

The documents will also be available to view in Council Offices and Partnership Centres 9am – 5pm Monday to Friday, and in libraries during their normal opening hours.

Forms to make representations to the LDP or Environment Report are also available on the Council's website, or can be obtained by contacting the Development Planning Team on 01506 280000.

Please note responses must be made on the official response form and received before midnight on the 29 November 2015. Responses should be returned to the Development Planning and Environment Manager, West Lothian Civic Centre, Howden South Road, Livingston, West Lothian, EH54 6FF or by emailing wlldp@westlothian.gov.uk

If you require further information please telephone the council on 01506 280000 or email wlldp@westlothian.gov.uk

Appendix Three: "Have Your Say" display boards

Display boards at West Lothian Civic Centre, Livingston

Appendix 7

Proposed Minor Changes by the Council to the West Lothian Local Development Plan Proposed Plan and Proposed Changes to the West Lothian Local Development Plan for Consideration by the Reporter at Examination

(Minor Changes Proposed by the Council are shown in Black & Changes for the Reporter to consider are shown in red).

WEST LOTHIAN LOCAL DEVELOPMENT PLAN – PROPOSED PLAN

SCHEDULE 4 SUBMISSIONS BY SETTLEMENT

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
2A	Appendix 1:Employment land Allocations, Page 101, E-AD1	Update Appendix 1: Flood Risk Assessment is required add "have regard to any structures, e.g. culverts, which may exacerbate flooding. Contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map".
3A		No modifications or changes.
3C	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 127 - H-AM 2 Page 128 - H-AM 5 Page 129 - H-AM 6 Page 132 - H-AM 12 Page 132 - H-AM 13	Update Appendix 2 for sites H-AM2, H-AM5, H-AM6, H-AM12 and H-AM13 with the addition of text that provides further details for consideration in site specific Flood Risk Assessments.
3D		No modifications or changes.
3E		No modifications or changes.
4A	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 138, H-BA5	Amend appendix 2 site delivery requirements to include "possible TPO to be promoted".
4B	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 148, H-BA 26	Update Appendix 2 following the existing text add *"Flood Risk Assessment should consider any structures, e.g. culverts, which may exacerbate flooding".*
4C	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 149, H-BA 27	Update Appendix 2 following the existing text add *"the Flood Risk Assessment should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map".*
4D	Appendix 2:Schedule of Housing Sites/Site Delivery	Update Appendix 2 following the existing text add *"Contact should be made with the flood prevention*

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council **& Changes for Reporter to consider**
	Requirements, Page 147, H-BA 24	*officer to discuss and investigate flooding issues in light of a review of the surface water 1 in 200 year flood map".*
4E		No modifications or changes.
4F	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 138, H-BA 6	Update Appendix 2 following the existing text add *"The scope of the Flood Risk Assessment should be extended to take account of another small watercourse".* Update Appendix 2 following the existing text add *"The impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework."*
4G		No modifications or changes.
4I		No modifications or changes.
4J	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 136, H-BA 2	Update Appendix 2 with the addition of text that requires the submission of a Flood Risk Assessment.
4K	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 141, H-BA 11	Updated Appendix 2 with the addition of text that requires the submission of a *"Flood Risk Assessment to assess the risk from the Boghead Burn and small watercourses and to consider any structures, e.g. culverts, which may exacerbate flooding".* Update Appendix 2 to add *"The 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework".*
4L	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 144, H-BA18	Updated Appendix 2 with the addition of text that requires the submission of a *"Flood Risk Assessment and a Drainage Impact Assessment and to advise that contact is made with the flood prevention officer to discuss and investigate flooding issues in light of a*

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
		review of the surface water 1 in 200 year flood map".
4M		No modifications or changes.
4N	Map 4: Bathgate Area site - H-BA 23 Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 146, H-BA 23	Amend Map 4 to reflect the approved development framework for Wester Inch the site boundary of the site. Update Appendix 2 to add *"The 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework".*
40		No modifications or changes.
4P		No modifications or changes.
4R	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 137, H-BA3	Update Appendix 2 to add *"The 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework".*
4S	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 137, H-BA4	Update Appendix 2 to add *"The 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any significant adverse impact on the water environment as required by the Water Framework".*
4T	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 141, H-BA11	Update Appendix 2 to add *"The 'impact on Bathgate Water requires to accord with EMG 1 – Water Environment Improvement, EMG 2 – Flooding, EMG 3 – Sustainable Drainage, NRG 1– Climate Change and Sustainability, ENV 11 – Protection of the Water Environment/Coastline and riparian Corridors, ENV 21 – Protection of Formal and Informal Open Space and with DES 1 (f) - the development does not result in any*

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council **& Changes for Reporter to consider**
		significant adverse impact on the water environment as required by the Water Framework". Update Appendix 2 to include the requirement for a "Flood Risk Assessment (FRA). The FRA should assess the risk from the Boghead Burn and small watercourses consider any structures, e.g. culverts, which may exacerbate flooding".
5A		No modifications or changes.
5B	Appendix 1:Employment land Allocations, Page 103, E-BB5b and E-BB5d.	Update Appendix 1 to add the requirement for a Flood Risk Assessment in the Site Delivery Requirements for both sites.
6A	Appendix 1:Employment land Allocations, Page 104 E-BL1 and E-BL2	Update Appendix 1 with the addition of text that requires the submission of a "Flood Risk Assessment which assesses the risk from the small watercourse which is understood to flow through the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.
7A		No modifications or changes.
8A	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 162, H-BD 1 H-BD 5	Update Appendix Two: H-BD1 to remove reference to the need for a Flood Risk Assessment (FRA) on this site. Update Appendix 2 to include reference to site H-BD 5 and site delivery requirements.
9A	Map 2: Broxburn – site H-BU 11	Remove small car park associated with Stewartfield Park from west site of H-BU 11 (derelict depot).
9B	Map 2: Broxburn – site H-BU 12	Reduce site area (and capacity of site from 45 to 20 houses)
9C		No modifications or changes.
9D		No modifications or changes.
9E		No modifications or changes.
9F		No modifications or changes.
9G		No modifications or changes.
9H		No modifications or changes.
9I		No modifications or changes.
9J		No modifications or changes.
9K		No modifications or changes.

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council **& Changes for Reporter to consider**
10A	Map 2: Dechmont – Bangour Village Hospital H-DE 1, H-DE 2 & H-DE 3	H-DE 1 An adjustment should be made to the southern boundary of the allocated site to exclude the strip of land owned by the respondent and his neighbours residing at Nos 9, 11, 13 and 15 Goodall Place, Dechmont. This would adopt the same southern boundary as shown on the most recent planning application (0607/P/15).
	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, page 176	H-DE 1 An adjustment should be made to Appendix 2 (page 176) under the 'Transportation' column stating that "*appropriate road infrastructure improvements arising from the transportation assessment process that will include Dechmont Roundabout will be required to be provided by the developer to allow Bangour Village Hospital site to be developed.*"
	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, page 176	H-DE 1 An adjustment should be made to Appendix 2 (page 176) under the 'Transportation' column to augment the statement "access is from the A89 but with opportunities (for paths) to link into Goodall Place and Burnside". It should be made clear that this is intended to relate to linking the re-development of the hospital site with the village and for existing links to be used to create new paths to integrate with the existing village path network. No vehicular access is proposed via Burnside or Goodall Place.
	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, pages 176, 177 and 178	H-DE 1 , H-DE 2 AND H-DE 3 The council accepts that reference should be included in Appendix 2 to Kirkhill Primary School as it does form part of the catchment area. This is a typographical omission which the council will be pleased to remedy when the Plan is finalised. (Such a revision would be

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council **& Changes for Reporter to consider**
		applied to all three allocated sites in Dechmont).
	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, page 177	H-DE 3 An adjustment should be made to the settlement statement and Appendix 2 to change the site area from 7.7ha to 9.95ha.
	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, page 178	H-DE 3 An adjustment should be made to Appendix 2 by inserting under the "Planning" column "The proposal will contribute towards the delivery of a new primary school at Bangour Village Hospital (H-DE 1)".
11A	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 181 – H-EC 5	Revise Appendix 2 entry to reflect SEPA s request for FRA
11B	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 182 – H-EC 9	Revise Appendix 2 entry to reflect SEPA s request for FRA
11C	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 182 : H-EC, 4,5,6,7,8 and 9 Page 86 / Proposal P-26	H-EC 4, H-EC 5, H-EC 6, H-EC 7, H-EC 8 and H-EC 9 Revise Appendix 2 entry to reflect SEPA s request for FRA Spelling error (the Muddies) to be corrected
11D		No modifications or changes.
11E	Proposals map 3, Livingston Area	See map change 23
12A	Appendix 2, H-FA 3, Page 184 and H-FA 11, Page 188	Site H-FA 3 is identified in both parts of the document as the 'Former Victoria Park Colliery' and assigned a site area of 1.7ha and a capacity of 40 units. This is erroneous. Site H-FA 3 in in fact 'Park View (West). The site area is 1.27 ha and the notional capacity is 30 units. The residual columns in this table and which detail 'Planning', 'Transportation', 'Education', 'Flood Risk' and 'Other' development requirements have also become transposed and are incorrect. The information set out in H-FA 3 under these headings instead applies to site H-FA 11. Site H-FA 11 is identified in both parts of the document

<table>
<tr><th>Schedule 4 Ref</th><th>Section / Page / Site/ Map</th><th>Minor Changes Proposed by the Council
& Changes for Reporter to consider</th></tr>
<tr><td></td><td>Development Proposals by Settlement, Fauldhouse, Page 86</td><td>as ‘Croftfoot Farm’ and assigned an area of 3.57ha and a capacity of 90 units. This is also erroneous. Site H-FA 11 is in fact ‘Former Victoria Park Colliery’. The site are is 1.7ha and the notional capacity is 25 units.

The residual columns in this table and which detail ‘Planning’, ‘Transportation’, ‘Education’, ‘Flood Risk’ and ‘Other’ development requirements are also incorrect. The correct information which should apply to site H-FA 3 (Park View (West) is detailed below.

<table>
<tr><td>Status</td><td>Carried forward from WLLP</td></tr>
<tr><td>Planning</td><td>Identified as a site for housing</td></tr>
<tr><td>Transportation</td><td>Access via existing road at Park View to the south.</td></tr>
<tr><td>Education</td><td>Catchment Area Schools Falla Hill Primary/Whitburn Academy/St John the Baptist Primary/St Kentigern’s High</td></tr>
<tr><td>Flood Risk</td><td>Flood Risk Assessment required which assesses the flood risk from the small watercourses which flow along the north and west boundaries. Drainage Impact Assessment required.</td></tr>
<tr><td>Other</td><td>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required.

Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish
Water required.

Requirement to accommodate a buffer strip of 6m between the development and the watercourse on the western boundary of the site.

Developer contributions required to enhance local park provision</td></tr>
</table>
</td></tr>
<tr><td>13A</td><td>Appendix 2:Schedule of Housing Sites/Site Delivery Requirements:
Page 189 - H-KN1

Page 190 – H-KN4

P-31</td><td>Amend appendix 2 with the addition of text that requires a Flood Risk Assessment be submitted and for contact to be made with the flood prevention officer to discuss and investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Amend the entry referencing the site in Appendix 2 with the addition of text that contact is made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.

Amend the entry referencing the site in Appendix 2</td></tr>
</table>

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
		with the addition of text that contact is made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map.
	Page 55 - Policy ENV23	Amend Policy ENV 23 to more explicitly reference this review process and commit the council to undertaking Character Appraisals of each conservation area, their boundaries and the effectiveness of special planning policies and proposals, all to be progressed on a priority basis and made subject to consultation with local communities and drawing upon the published guidance in Planning Advice Note 71 : Conservation Area Management.
14A	"Land Suitable for low density housing (Policy ENV 2; sections 5.148 – 5.151) Map 3: Livingston Area	Should the Reporter be minded to move the policy boundary to west of the Freeport site boundary, as it is no longer an agricultural unit nor meets the terms of the lowland crofting policy, then the council would not object to such an alteration. The location of the symbol defining the Local Biodiversity Site related to the Breich Water riparian corridor to the south west of Freeport H-LW6 is noted and as such the map could be updated and the symbol relocated to the south east to straddle the river.
14B	Appendix 1:Employment land Allocations: Page 109 - E-LW3 Appendix 2:Schedule of Housing Sites/Site Delivery Requirements: Page 190 - H-LW1, Page 191 – H-LW4 Page 192 H-LW5	Update Appendix 1 with the addition of text that requires the submission of a Flood Risk Assessment. Update Appendix 2 with the addition of text that requires the submission of a Flood Risk Assessment.
15A	Appendix 2, pages 194, 198-200	At site H-LL 4 Manse Road, H-LL 10 Clarendon Farm, H-LL 11, Wilcoxholm/Pilgrim's Hill and H-LL 12 Preston Farm add under "Other" Requirement for Landscape Design. For site H-LL 11 under "Planning " insert "early engagement required with Historic Environment Scotland on potential for impacts on scheduled monument. Scheduled monument consent required. " For site H-LL 12 under "Planning" insert "early engagement required with Historic Environment

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
		Scotland on potential for impacts on the site and setting of the scheduled Union Canal or the setting of A listed Preston House."/ For site H-LL 10 Clarendon Farm, under "Planning" replace text relating to with "The site lies adjacent to the Upper Linlithgow and Union Canal Conservation Area."
	Appendix 2, pages 193 – 200 "Education"	Replace text relating to school catchment areas as follows: H-LL 2 - St Joseph's Primary, St Kentigern's Academy, Linlithgow Primary and Linlithgow Academy H-LL 3 - St Joseph's Primary, St Kentigern's Academy, Springfield Primary and Linlithgow Academy H-LL 5 - St Joseph's Primary, St Kentigern's Academy, Linlithgow Primary and Linlithgow Academy H-LL 7 - St Joseph's Primary, St Kentigern's Academy, Low Port Primary and Linlithgow Academy H-LL 10 - St Joseph's Primary, St Kentigern's Academy, Low Port Primary and Linlithgow Academy H-LL 11 - St Joseph's Primary, St Kentigern's Academy, Low Port Primary and Linlithgow Academy H-LL 12 - St Joseph's Primary, St Kentigern's Academy, Linlithgow Primary and Linlithgow Academy and for all Linlithgow housing sites add "There are capacity issues relative to Linlithgow schools which require to be addressed." and for all Linlithgow housing sites delete "There are capacity issues relative to Low Port Primary School and Linlithgow Academy which require to be addressed."
	Paragraphs 5.241 - 5.242, page 70	Replace paragraphs 5.241-5.242 with: "5.241 A detailed assessment of Linlithgow air quality has been carried out by the council and an Air

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
		Quality Management Area (AQMA) for Linlithgow declared due to exceedances of both Nitrogen dioxide (NO2) and fine particulates (PM10). Poor air quality in Linlithgow is largely due to traffic congestion and the council recognises that it has a role to play in the protection of air quality by ensuring that new development does not have an adverse effect. 5.242 A range of well-established measures can be used to reduce traffic levels and influence driver behaviour. These measures will be examined with colleagues in transportation in conjunction with the local community to determine which ones would provide the required reduction in traffic and improvement in flow. The council has, however, already put in place an Active Travel Plan for the whole of West Lothian which seeks to encourage an approach to travel and transport that focuses on physical activity as opposed to motorised means." Page 255 Replace figure on page 255 for Linlithgow to read "569"
15B		No modifications or changes.
15I	Town Centres and Retailing Page 39 Figure 6 Map 2: Linlithgow & Broxburn Area	Under the 'Centre' column of figure 6 the site description should read 'Linlithgow Bridge' rather than 'Stockbridge Retail Park. Addition of commercial centre boundary at Linlithgow Bridge to be added to Proposals Map 2
15J		No modifications or changes.
15K		No modifications or changes.
15L		No modifications or changes.
15N		No modifications or changes.
15O	Appendix 3, page 261	Delete site reference E-LL 2 for land at Mill Road Industrial Estate, Linlithgow Bridge and insert "E-LL 1".
16A		No modifications or changes.
16B		No modifications or changes.
16C	Appendix 1:Employment land Allocations, pages 92 and 117, site E-LV47	Change site area to 23.3ha and amend ownership to read "east part of site is in public ownership"
16F		No modifications or changes.
16G		No modifications or changes.
16H		No modifications or changes.
16I		No modifications or changes.
16J	Chapter 6 Development Proposals by Settlement	Delete the site entry from the housing table on page 90 and move it to the mixed use table on page 92 including

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
	Page 90, H-LV31	reference to 24 units.
16K		No modifications or changes.
16L		No modifications or changes.
16M	Chapter 6 Development Proposals by Settlement Page 90, Map 3 Livingston Area	Modify to reinstate site at Craigshill as a housing allocation (was 'de-allocated ' at MIR stage)
16N		No modifications or changes.
160		No modifications or changes.
16P		No modifications or changes.
16Q		No modifications or changes.
16R		No modifications or changes.
16S		No modifications or changes.
16T		No modifications or changes.
16U	Map3:Livingston Area, town centre boundary. Livingston settlement statement mixed use table (page 92)	Amend Livingston town centre boundary to include site MU5. A number of the site descriptions in the Livingston settlement statement mixed use table (page 92) have been incorrectly referenced to Map 3 Livingston Area and will be amended as follows: <u>Amended Site Descriptions</u>: MU1 Site east of Almondvale Stadium MU2 Temporary, Car Park, Almondvale Road MU3 Former Police Station, Almondvale Road MU4 Site West of Almondvale Roundabout MU5 Almondvale Roundabout South North of Bluebell Glade, Adambrae MU6 Site north of College Roundabout MU7 Site north of Almondvale Way MU8 Site south of Almondvale Way MU9 Site north of Almondvale Road/west of Almondvale Place
16V		No modifications or changes.
16W	Appendix 1: Employment Land Allocations, page 111, under site entry: E-LV1 Brucefield Park West, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the site in relation to the small water courses along the site boundaries".*
16X	Appendix 1: Employment Land Allocations, page 111, under site entry: E-LV 11 Caputhall Road column 7 "Infrastructure &	Add *"A Flood Risk Assessment by a developer is required for the site in relation to the small water courses along the site boundaries".*

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
	other requirements"	
16Y	Appendix 1: Employment Land Allocations, page 112, under site entry: E-LV 15 Appleton Parkway east, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the site in relation to the Lochshot Burn along the south boundary and adjacent small water courses".*
16Z	Appendix 1: Employment Land Allocations, page 112, under site entry: E-LV 16 Appleton Parkway south, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the site in relation to the Lochshot Burn along the north boundary.*
16Aa	Appendix 1: Employment land Allocations, page 112, under site entry "Appleton Parkway South West" E-LV17, column 7 "Infrastructure & other requirements"	Appendix 1 add "the majority of the site is likely developable", subject to a Flood Risk Assessment being carried out; this requirement can be identified in the LDP.
16Ab	Appendix 1: Employment land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV23, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the site in relation to the adjacent Killandean Burn and small watercourse / culvert issuing to the south west".*
16Ac	Appendix 1: Employment Land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV24, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the site in relation to the adjacent Killandean Burn and small watercourse / culvert to the southwest and watercourse northeast of the site".*
16Ad	Appendix 1: Employment Land Allocations, page 113, under site entry "Former Rosebank Nursery": E-LV25, column 7 "Infrastructure & other requirements" i.e.;	Add *"Following discussion with the council's Flood Risk Management Team, a Flood Risk Assessment by a developer may be required in relation to the adjacent Killandean Burn and small watercourse within the site".*
16Ae	Appendix 1: Employment Land Allocations, page 114, under site entry "Kirkton South Road": E-LV 34,	Add *"A Flood Risk Assessment by a developer is required for the small watercourses running along the western boundary and through the middle of the site".*

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
	column 7 "Infrastructure & other requirements"	
16Af	Appendix 1: page 114, under site entry "Gregory Road": E-LV 36, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the small watercourse along the northern boundary".*
16Ag	Appendix 1:Employment land Allocations, page 115, E-LV42	Update Appendix 1 to add "A Flood Risk Assessment is required contact should be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map".
16Ah	Appendix 1: Employment Land Allocations, page 115, under site entry "Starlaw Park east": E-LV 43, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the small watercourse which runs under the adjacent Tailend Roundabout".*
16Ai	Appendix 1: Employment Land Allocations, page 116, under site entry "Beugh Burn": E-LV 45, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the Beugh Burn, and several other small watercourses that run through the site and any proposed burn realignment, which will also require a CARS licence from SEPA".*
16Aj	Appendix 1: Employment Land Allocations, page 116, under site entry "Linhouse": E-LV 46, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for several small watercourses that run through the Linhouse site, including culverted water courses".*
16Ak	Appendix 1: Employment land Allocations, page 112, under site entry: E-LV 17 Appleton Parkway south west, column 7 "Infrastructure & other requirements"	Add *"A Flood Risk Assessment by a developer is required for the site in relation to a water course to the west of the site".*
16Al	Appendix 2: Schedule of Housing Sites Page 215 Column 10, Site H-LV 29, to the Site Delivery Requirements.	Add "Flood Risk Assessment"

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
16Am		No modifications or changes.
16An	site H-LV 4 in Appendix 3, page 202	Delete reference to planning permission having being granted and amend text to read *"H-LV 4: Proposed housing site. Approved Planning Brief"*
16Ao		No modifications
16Ap		No modifications
16Aq		No modifications
16Ar		No modifications
16As	Site H-LV 22, page 212 of Appendix 2: Schedule of Housing Sites/Site Delivery Requirements	Update to reflect grant of planning permission.
16At		No modifications or changes.
16Au	Appendix 1: Employment land Allocations, page 116, under site entry: E-LV 44 Deer Park, column 7 "Infrastructure & other requirements"	Proposal to amend the site boundary to include the north west corner providing high quality landscaping along this north boundary with the M8.
33A		No modifications or changes.
17A		No modifications or changes.
28A		No modifications or changes.
27A	Map 3: Livingston Area Site H-PB2 - Polbeth	Reference to site H-PB 2 is shown on Map 3 in error. The Council propose to update Map 3 removing the site allocation.
18A		No modifications or changes.
18B	Map 3: Livingston Area Sites H-PU2 and H-PU3 - Pumpherston	Correct the labelling of the sites on Map 3 so they correspond with the text in Appendix 2.
31A		No modifications or changes.
19A		No modifications or changes.
30A	Map 5: Torphichen	Amend settlement boundary to reflect 2 houses built to the west of The Beeches on Cathlaw Lane, Torphichen.
20A		No modifications or changes.
20C		No modifications or changes.
20D		No modifications or changes.
21A	Appendix 2, page 230	Update entries for H-WC 2 to reflect grant of planning permission
25A		No modifications or changes.
22A	Appendix 1: Employment Land Allocations, page 118, E-WH1, Proposals Map 4	The council contends that such alternative uses to classes 4, 5 and 6 to the those granted in the overall outline planning permission for this site (Heartlands Business Park reference 0439/P/2002 (CD XX)), would,

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
		if permitted, lead to a reduction in overall land supply for these uses in particular at this location and in the west of West Lothian, to the detriment of demand for class 4, 5 and 6 uses. Proposals already granted for such alternative uses on site E-WH 1 are of course deemed acceptable. Should the Reporter be so minded to allow for a widening of uses, it should be restricted to class 2 uses and car showrooms only as this is deemed an appropriate use in an industrial location such as this site that is also close to a motorway junction.
22B	Appendix 1: Employment Land at Whitburn, Page 118, E-WH1 (EWb4 – WLLP) Map 4: Whitburn Settlement	If the reporter may be so minded, the council would allow a widening of uses classes to include class 2 and car showrooms within this industrial estate in line with other industrial estates, if so inclined.
22C		No modifications or changes.
22D		No modifications or changes.
22E		No modifications or changes.
22F	Whitburn/Charrette, Pg 26 Para 5.62	Correct mis-spelling of “Charrette” in Title and para
22G	Vision Statement, Pg 9 - “Sustainable Housing Locations” Whitburn/Charrette, Pg 26 Para 5.62 Map 4: Bathgate Area, H-WH 3 Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 96, Whitburn Employment Table EWb4 Map 4: Whitburn Settlement	Insert reference to “Heartlands” Correct mis-spelling of “Charrette” in Title and para Remove “search area for open casting” designation across “Heartlands” site Drafting error: EWb4 should read “E-WH 1” Add “P87A as local centre at “Heartlands” site.
23A		No modifications or changes.
24A	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 239 - H-WB2	Update Appendix 2 with the addition of text that “contact should be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map”.

Schedule 4 Ref	Section / Page / Site/ Map	Minor Changes Proposed by the Council & Changes for Reporter to consider
24B	Appendix 2:Schedule of Housing Sites/Site Delivery Requirements, Page 251 - H-WB15	Update Appendix 2 with the addition of text that "contact should be made with the flood prevention officer to investigate flooding issues in light of a subsequent review of the surface water 1 in 200 year flood map".
24C		No modifications or changes.
24D		No modifications or changes.
24E	Chapter 6 - Development Proposals by Settlement, Winchburgh Page 253 H-WB 17 – Site north of Niddry Castle, Winchburgh	The council does not agree to the removal of this allocation from the LDP. However the council would not take issue if the Reporter considered it necessary to amend the allocation and site delivery requirements to require a robust evaluation and mitigation strategy for any development and also adjust the site capacity downwards to mitigate any potential landscape and visual impacts.
24F		No modifications or changes.
24G		No modifications or changes.
24H		No modifications or changes.
24I		No modifications or changes.
24J		No modifications or changes.
24K		No modifications or changes.
24M	Appendix 2, Page 252, H-WB 16, Site west of Ross's Plantation , Winchburgh	The council notes the comments made, and considers merit in this representation in that It is recognised that the development of this site is not without difficulties. The council acknowledges there are capacity constraints at Linlithgow Academy and residential development of this site is constrained and also taking into account that the site is predominantly identified for greenspace in Masterplan. The proximity of the site to the M9 also creates a potential for noise disturbance and a satisfactory solution to this issue would be required to enable residential development to proceed. The council would therefore not take issue if the Reporter considered it necessary to amend the allocation and site delivery requirements to require a robust evaluation and mitigation strategy for any development and also adjust the site capacity downwards to 189 units to mitigate any potential landscape and environmental impacts.

24N		No modifications or changes.
26A	Policy EMP 7 and supporting text paragraphs 5.24 - 5.25, page 17.	The wording to policy EMP 7 reflects that the Enterprise Area is specifically designated to support the food and drink industry. The amendment proposed by Scottish Enterprise to include the text "employment generation and particularly those which enhancing "adds no value to the policy as currently drafted in the LDP proposed plan. As such the council does not propose to amend the policy in this regard. The council does, however, see merit in the amendment to clause of the policy and would support the Reporter should they be minded to amend the policy as a result.
1A	Terminology – Plan Wide Figure 5, Page 22 Paragraph 5.51 and Policy HOU2, Page 23 Paragraph 5.41, Page 21 Figure 4, Page 21	The council would have no objection to the Reporter requiring the substitution of redundant words and terms to reflect those used in SPP 2014 should this be considered helpful in improving the legibility and understanding of the Plan. With particular regard to Figure 5 (page 22), the term 'Housing Supply Target' (HST) should replace references to 'Housing Requirement'. This would have the effect of line A being re-titled the 'West Lothian LDP Housing Supply Target' and line C changed to the 'LDP Housing Land Requirement'. Terminology used in paragraph 5.51 and the first sentence of Policy HOU 2 (page 23), the council would have no objection to the Reporter requiring the substitution of 'sites from the established land supply which are effective or expected to become effective in the plan period' with 'effective or shown to be capable of becoming effective' to accord with SPP 2014 in both instances should this be considered helpful in improving the legibility and understanding of the Plan. Paragraph 5.41 quite clearly states that 'the LDP must conform to the SDP' and that 'the LDP continues to meet the housing requirements set out in the SDP in full'. It is difficult to see how this could have been made any clearer but the council would not be opposed to modifying the text should this be considered helpful in improving the legibility and understanding of the Plan. The council considers the inclusion of Figure 4 (page 21) of the Proposed Plan to be informative in illustrating the nature and quantum of housing need as currently assessed by HNDA [2] and is helpful in understanding the narrative. It is not however regarded as essential and the council would not take issue if the Reporter was minded to delete Figure 4 (and the immediately preceding sentence in paragraph 5.41 'Requirements arising from HoNDA 2 are set out in Figure 4'.

Paragraph 5.48, Page 22

The council acknowledges that Homes for Scotland have not endorsed the output and programming which has been identified to meet the LDP Housing Land Requirement and it accepts that the first sentence of paragraph 5.48 has the potential to be read as implying otherwise. Accordingly, the council would not object to the Reporter requiring this sentence to be re-worded.

Figure 5, Page 22

It is acknowledged that the terminology used in Figure 5 (page 22) is not always consistent with SPP 2014. The council would therefore have no objection to the Reporter requiring Figure 5 to be amended to properly reflect the correct terminology to accord with SPP 2014 should this be considered helpful in improving the legibility and understanding of the Plan.

It is acknowledged that the terms used within this table do not reflect those used within Scottish Planning Policy Diagram 1 which refers to LDPs meeting the housing land requirement and the council sees merit in a modification to address issues relating to terminology and also identifying an LDP Housing Land Supply Target for the period 2024 to 2027. The following table is proposed as its replacement (and incorporates other corrections referenced below).

	2009-2019	2019-2024	2009-2024	2024-2027
SETTING THE WEST LOTHIAN LDP HOUSING LAND SUPPLY TARGET				
LDP Housing Supply Target	**11, 420**	**6, 590**	**18,010**	**2,784**
Generosity Allowance (+10%)	**1, 142**	**659**	**1,801**	**278**
LDP Housing Land Requirement	**12, 562**	**7, 249**	**19,811**	**3,062**
Effective Supply[1]	**4, 422**	**4, 279**	**8,701**	**1,364[6]**
Constrained sites coming forward[2]	**642**	**3, 716**	**4,358**	**692[7]**
Completions (2009-2014)[3]	**2, 440**	**0**	**2,440**	**0**
Windfall[4]	**240**	**400**	**880**	**240**
Demolitions[5]	**-568**	**-100**	**668**	**-60**
Total Supply from Existing Sources	**7,416**	**8,295**	**15,711**	**2,236**
Allocations	**5,**	**1, 046**	**4,100**	**826**

Required	**146**			
Programming of Proposed Allocations	**1, 496**	**2, 610**	**4,106**	**0**
Shortfall / Surplus	**-3, 650**	**+3, 656**	**+6**	**+826**

SOURCES
1 Appendix 1 of the Housing Land Position Statement
2 Contribution of sites recorded as constrained in HLA 2014
3 Completions recorded in HLAs for the period 2009 to 204
4 Table 3.2 of SDP SG Housing Land Technical Note
5 Table 3,2 of SDP SG Housing Land Technical Note
6 Figure derived from continuing the same annual level of output from effective sites as in previous periods
7 Figure derived from continuing the same annual level of output from constrained sites as in previous periods

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Figure 3, Page 20

It is recognised that Figure 3 is potentially misleading in so far as the title does not accurately describe the information shown. The council would therefore have no objection to the Reporter requiring the reconfiguration of Figure 3 (page 20) to omit the column titled 2009/24 'additional allowance' should this be considered helpful in improving the legibility and understanding of the Plan.

Policy HOU1, Page 22

The council is not opposed to the insertion of the words 'at all times', recognising that it accords with paragraph 119 of SPP 2014. Similarly, it is not opposed to text being inserted which has the effect of re-enforcing the safeguarding of employment land and it would therefore not take issue if the Reporter was minded to amend Policy HOU 1 to accommodate these revisions. An alternative form of wording to that suggested by the respondents would however be preferred, as would the opportunity to reconfigure the sequencing of the text in order to render it more coherent than perhaps currently presented in the Proposed Plan.

Policy HOU 1 Allocated Housing Sites

The sites listed in Appendix Two of the Plan and shown on the Proposals Map are allocated as housing sites which contribute to meeting the LDP housing land requirements for a period of 10 years from the date of adoption of the LDP, as required by the Strategic Development Plan (SDP1) and are compliant with the spatial strategy set out in this plan.

Development of housing on these sites will be supported in principle and proposals shall have regard to and be in accordance with Supplementary Guidance 'Residential Development Guide'. Where applicable, proposals must also

		accord with the specific development requirements identified in Appendix Two and/or any other development guidance issued by the council. *To ensure that an effective 5 year supply of housing land is maintained at all times, proposals for uses other than housing, except for subsidiary ancillary uses which may be appropriate to provide in a residential area, will not be supported unless it can be demonstrated that:* *a. there is a constraint on the site and there is no reasonable prospect of it becoming available for housing development within the plan period;* *b. the alternative use facilitates regeneration or offers significant environmental, economic or community benefits that are considered to outweigh the need to maintain the intended housing use; and* *c. there shall be no detriment to other employment land allocated in the Plan and to the overall supply of employment land generally where sites are developed for employment uses.*
	Chapter 6 – Development Proposals by Settlement, page 79	For the avoidance of doubt, it is not the council's intention to restrict the capacity of housing developments to the indicative capacity set out in the Plan. Indicative capacities are given as a notional guide as to the numbers of houses that a site may be capable of accommodating but it is accepted that this will be subject to change through the planning application process. It is not uncommon for developments on the ground to be slightly at variance with the numbers quoted in a plan. The council would however not object to the Reporter requiring the indicative nature of these figures to be made more explicit, perhaps in the introductory text to Chapter 6 – Development Proposals by Settlement (page 79) should this be considered helpful in improving the legibility and understanding of the Plan.
	Appendix 2, Page 178, H-DE 3	The respondents suggestion that the entry relating to this site in Appendix 2 (page 178) should be amended to reflect site investigation works relative to flood risk are noted and the council would not object to the Reporter requiring this to be reflected in the commentary should it be considered helpful in improving the legibility and understanding of the Plan. Similarly, should site H-DE 3 be developed, it might also be appropriate to make it clear that there would be expectations on developers to contribute proportionately to funding whatever education provision was deemed necessary to serve this development.
	Paragraph 5.37, Page 20	The respondent's suggestion that specific reference is made in the Plan to there being a demand for housing of various tenures is accepted and the council would therefore not object

		to the Reporter requiring the insertion of additional text. The following example is offered as a suggestion to be inserted at paragraph 5.37 after "land for housing and before "the key objectives": "To create a fully functioning housing system, we need to provide people with a range of housing options at a range of prices to meet different needs. This includes supporting development in the intermediate and private sectors as well as increasing the supply of social housing." The council does not however consider there to be any particular requirement to make further mention of the Scottish Government's support for increasing the supply of housing. The Proposed Plan already references Scottish Government's support for providing a generous supply of land at appropriate parts of the Plan, specifically paragraphs 5.37, 5.50 and within the text of Policy CDA 1. The council considers this to be adequate and does not propose to modify the plan in response to this representation. However, should the Reporter be minded otherwise, the council would comply without objection.
	Schedule of Land Ownership, Page 264, Site H-WC 2	The respondent's request for revision to Appendix 3 – Schedule of Land Ownership (page 264) to record that site H-WC 2 is land owned by the council and that it is to be developed for affordable housing is noted and accepted.
	Policy HOU2, Page 23	The council does not propose to remove the words 'endeavour to' in Policy HOU 2 as it accurately describes its intentions and what it is practically able to do. While the council will do all that it can to maintain a five year land supply it should be understood that this is dependent on other factors, for example, the availability of education infrastructure. If there is insufficient infrastructure then the council cannot be expected to maintain the land supply. A Court of Session judgement in respect of an unsuccessful planning appeal at Seafield Road, Blackburn (Hallam Land Management Limited against Scottish Ministers) served to confirm that maintaining a five year land supply needs to be read in parallel with education infrastructure and recognised that if there is no infrastructure the council cannot be expected to maintain a five year land supply. The council is however agreeable to revisions to Policy HOU 2 to reflect the wording in SPP 2014 which references effective land. The council would not object to the Reporter requiring these words to be amended to mirror the text in SPP 2014. The council has considered specific representations (from

		Wallace Land Investment & Property Management) seeking the addition of text explicitly identifying what the council's response would be to proposals in the event of a failure of the land supply. It is however of the view that the effect of the proposed revisions are to duplicate SDP Policy 7 and there is therefore no meaningful benefit to be had by doing so. Consequently, the council does not propose to modify the plan in response to this representation. However, should the Reporter be minded otherwise, the council would seek to ensure that there was some reference to the annual Housing Land Audit being the definitive source for determining whether or not a 5-year supply of effective housing land was being maintained.
	Paragraph 5.52, Page 23	Paragraph 5.52 is regarded as a honest interpretation of the situation in so far as there are genuine concerns regarding the ability to deliver a five year effective supply within the first Plan period due to a combination of the initial level of the requirement, the backlog that was already in place when the work on the LDP began and the capacity in the housing market and industry to deliver this level of requirement. For these reasons, the council does not agree to modify paragraph 5.2 in response to these representations, save for changing the erroneous reference to SPP 2010 and replacing it with 2014.
	Paragraph 5.52, Page 23	The council would not object to the Reporter requiring the insertion of the word 'continuous' in the last sentence of paragraph 5.52 (page 23) as shown below: "However, it also indicates that new allocations coming forward after adoption of the plan (2016/17) are unlikely to make a significant contribution by 2019 and therefore impact on the ability to deliver a continuous five year effective supply within the first Plan period".
	Paragraph 5.46, Page 21	To clarify, the reference in paragraph 5.46 (page 21) to the council being prepared to sanction a greater number of houses in CDAs than originally identified in the Edinburgh and Lothians Structure Plan (CDX) is not intended to be restricted to just post 2024. The council sees no particular merit in seeking to control the release of sites unless there are very specific and justifiable reasons for doing so, for example, when there is inadequate infrastructure available to satisfactorily service a development. Proposals for additional development within the original CDAs would therefore be considered on a case by case basis with regard to conventional planning considerations and, as stated in paragraph 5.46, "where it is appropriate to do so." The council does not believe that there is any need to modify the plan in this instance, however the council would not take issue if the Reporter was to suggest clarifying revisions to the text.

	Page 131, Site H-AM 11	With regard to site H-AM 11, the council is aware that planning permission was approved in June 2014 for 85 houses (CDX), (which is 24 fewer than the 109 the Proposed Plan had anticipated). As noted previously, figures in the Proposed Plan are based on the 2014 Housing Land Audit (CDX) and this permission could not have been accounted for in that audit given that it was post 2014 audit period. Recognising that data of this nature can only ever be a snapshot at a particular point in time, the council does not propose to revise it. Notwithstanding this, if the Reporter is inclined to amend this particular figure, the council would not object.
1I		No modifications or changes.
26C	Policy INF 2, page 31	Add policy title to the text to read: "INF 2 Telecommunications"
26F	Policy ENV 21Protection of Formal and Informal Open Space, Page 54 Map 5:Bathgate Area	No modification to the LDP is proposed by the council, other than to correct that the proposal referenced as "P-82", relating to the golf course to the south of Heartlands, Whitburn; that was inadvertently missed off Map 5 Bathgate Area, should now not be reinstated within the LDP as the new owner state they do not intend to pursue that use. Armadale Stadium – The council does not propose to modify the plan to reflect the terms of this submission, however, should the Reporter see merit in the submission it would seek to remove the open space zoning and revert to white land within the settlement envelope.
26G	Policy HOU 3, page 23	*Amend policy title to read* *"POLICY HOU 3 Infill/Windfall Housing Development within Settlements and/or Core Development Areas"* *and amend first sentence of the policy to read:* *"In addition to sites already identified in Policy HOU 1 of the LDP, new housing development will also be supported on sites within settlement boundaries* and/or Core Development Areas identified in the LDP *provided:……"*
26H	Page 27, Policy HOU4 – Windfall Housing Development in Linlithgow and Linlithgow Bridge	Text in Proposed Plan Linlithgow and Linlithgow Bridge are particularly sensitive to the impact of new infill housing development by virtue of unique historic character, environmental constraints (landscape setting, air quality and drainage), traffic congestion and the availability of education capacity. Proposals for windfall housing development within the settlement boundary of Linlithgow/Linlithgow Bridge will

		therefore be subject to additional scrutiny and will only be supported where it can be demonstrated that their impact can be satisfactorily managed and would not singularly or cumulatively exacerbate these matters. Suggested Text *Proposals for windfall housing development within the settlement boundary of Linlithgow/Linlithgow Bridge will be subject to additional scrutiny and will only be supported where it can be demonstrated that* any adverse impact can be mitigated by additional investment and/or *satisfactorily managed and would not singularly or cumulatively disadvantageously affect; heritage, environment, free movement of pedestrians and cyclists, traffic flow and parking, and or education capacity.* The council is satisfied with the scope and wording of Policy HOU 4 as drafted in the LDP Proposed Plan and is therefore not minded to modify it in response to these representations. The council would however have no objection in principle to the Reporter making amendments should this be considered helpful in improving the legibility and understanding of the LDP.
26I	Paragraph 5.93 – 5.95 and policy HOU 8	**NB SG Change** Amend policy HOU 8 to read: "POLICY HOU 8 Community Facilities in New Housing Development. In locations where there is a shortfall in capacity, quality or location community facilities identified by the council, an appropriate developer contribution may be sought to improve the quantity or quality of such provision commensurate with the impact of the new development. The contribution will be a proportionate one, the basis of which will be set out in Supplementary Guidance. In circumstances where facilities cannot be improved or provided physically the development will not be supported. Similarly, development involving the loss of valuable community facilities will not be supported unless appropriate alternative provision is to be made."
26J		No modifications or changes.
26K	Page 43, ENV4 Loss of Prime Agricultural Land	The council does see merit in a cross reference within policy ENV 4 to policy DES 1 and should the reporter find favour in this change, the council would not be opposed.

26L	Proposals Map 4	The council recognises the inconsistency of having a strategic development location which benefits from planning permission also identified as an open cast search area. The council would therefore not take issue if the Reporter was minded to amend the search area to exclude the allocated housing site.
26M	Page 46, policy ENV 8	*POLICY ENV 8 Green Network* *The council will support proposals which help to deliver the green network as set out in the Green Network Plan and Supplementary Guidance. Where green network opportunities are relevant to a proposed development (as determined by the council in consultation with landowners and other stakeholders, and detailed in adopted Supplementary Guidance), the development will be expected to contribute wholly, or in part, to their delivery, while meeting the tests of Circular 4/1998 and 3/2012, as appropriate.* *The priority areas will be* active travel, addressing vacant and derelict land, and focusing action in disadvantaged areas *along strategic road corridors and in areas of development restraint and landscape protection including Special Landscape Areas and Countryside Belts and areas of significant change. New woodland planting should be planned and designed to meet the criteria set out in the Edinburgh and Lothians Forestry and Woodland Strategy (2012).* *New woodlands for community use and planting for bio fuels will be supported where there is landscape and design integration, biodiversity enhancement and multi-use benefits including, where appropriate, public recreational access particularly near to communities."*
26N	Policy ENV 11, page 48	Replace policy ENV 11 with the following: **POLICY ENV 11 Protection of the water environment / coastline and riparian corridors** "The council recognises the importance of the water environment in terms of its landscape, ecological, recreational and land drainage functions. Accordingly: a. there will be a general presumption against development which would have a detrimental effect on the integrity and water quality of aquatic and riparian ecosystems, or the recreational amenity of the water environment, or which would lead to deterioration of the ecological status of any element of the water environment. Where appropriate, development proposals adjacent to a waterbody should comply with SEPA's Guidance on buffer strips adjacent to water bodies, provide for a substantial undeveloped and suitably landscaped corridor to avoid such impacts; b. there will be a general presumption against development which would have a detrimental effect on Groundwater

		Dependent Terrestrial Ecosystems (GWDTE); c. there will be a general presumption against any unnecessary engineering works in the water environment including new culverts, bridges, watercourses diversions, bank modifications or dams; d. opportunities to improve the water environment by opening out previously culverted water course, removing redundant water engineering installations, and restoring the natural course of watercourses should be exploited where possible; e. there is a presumption against proposals which would undermine, through intrusive development, the landscape character and amenity of river valleys and other significant water courses. Development within riparian corridors which impacts on the ecological and landscape integrity will not be permitted unless a specific need for the development can be demonstrated; f. the council will support the development of measures identified within the Forth Area River Basin Management Plan designed to improve the ecological status of the water environment and coastal areas; g. the water environment will be promoted as a recreational resource (subject to the requirements of Natura 2000 sites) with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives. h. there is a general presumption in favour of sustainable development and use of the marine environment in the marine area from mean high water springs (MHWS) where the proposals can satisfactorily demonstrate that they are compliant with the objectives and policies of the National Marine Plan (2015) and forthcoming regional marine plans. This principle is applicable to all marine activity.”
26O	Policy ENV 15 Community Growing and Allotments.	Policy ENV15 states that community growing will only be supported with specific conditions. No change is proposed to policy ENV 15, however, the council does see merit in the representation should the Reporter be minded to amend the LDP in relation to this matter rephrasing the policy to state that *“community growing will be supported in principle unless these conditions are breached”.* As currently worded Policy ENV15 is negatively framed, the second line leads with “Community Growing spaces will only be supported where….”. The removal or the word ‘only’ would make the policy read more positively, and be more in line with the spirit of SPP. No change is proposed to policy ENV 15, however, the council does see merit in the representation should the Reporter be minded to amend the LDP in relation to this matter.

26P	Page 52, policy ENV 18	*Policy ENV 18 Protection of ~~Local and~~ National Nature Conservation Sites:* *Development proposals within, or affecting areas classified as sites of national importance, including National Nature Reserves (NNR) and, Sites of Special Scientific Interest (SSSI), ~~and locally designated nature conservation sites~~ will not be permitted unless it can be satisfactorily demonstrated that it will not compromise the objectives or integrity of the designation*, taking account of the potential to appropriately mitigate any impacts. *~~In the case of national designations,~~* *Development* that would have significant adverse impacts that cannot be mitigated *will only be supported where there is an over-riding national public interest that outweighs the designation interest.* *Proposals for development within such areas will require an appropriate level of environmental or biodiversity assessment. The need for an Environmental Impact Assessment will (EIA) be considered against the* Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011*."*
26Q		No modifications or changes.
26R	Chapter 5, Page 60, Policy ENV 32 Archaeology	If the Reporter is minded to recommend that the plan be amended the council would request that; (a) the suggested term 'would significantly adversely affect' be substituted with 'have a significant adverse affect'; (b) the suggested term 'wherever possible' is not incorporated at all; and (c) the suggested term 'prior to or during' is substituted with 'before and / or during'.
26T	Chapter 5, Page 42, Policy ENV2 Housing Development in the Countryside	The council would not take issue if the Reporter was minded to amend it with the addition of text at *(c) that introduced a requirement for developers of brownfield sites to take account existing biodiversity features and mitigate their loss.* In the event of a shortfall in the 5 year effective housing land supply the council recognises that it may be necessary to give planning permission to proposals for housing development on sites outwith the defined settlement boundaries and it does not therefore object to the principle of amending Policy ENV 2 to reflect this. The Council would however, suggest an alternative form of wording to that proposed by the respondent if the Reporter is minded to make a modification: *h. a shortfall has been identified by the Council through the housing land audit with regard to the provision of an effective 5*

		year housing land supply and it has been satisfactorily demonstrated that there are no alternative allocated or unallocated sites within the settlement boundary. Any additional infrastructure required as a result of the development must either be committed or will be funded by the developer.
26U		There have been a number of requests for additional information and detail including SPP 2014 paragraph 263, pages 58-59 'flood risk framework' which can be taken forward in subsequent planning guidance.
26V		No modifications or changes.
26W		No modifications or changes.
26X		There is a graphics error to the policy title on page 47 which will be amended to correct the spelling of "forestry".
26Y		No modifications or changes.
26Z	Page 50, Policies ENV 13 and ENV 14	Revise Policies ENV 13 and ENV 14 to reflect comments from Scottish Government Development Plan Team.
26Aa	Policy ENV 17 and ENV 18, page 52	Add sentence to end of Policy ENV 17 as follows: Proposals must also have regard to and be compliant with the requirements of Planning Guidance (Planning for Nature: Development Management & Wildlife)." Add sentence to end of Policy ENV 18 as follows: "Proposals must also have regard to and be compliant with the requirements of Planning Guidance (Planning for Nature: Development Management & Wildlife)"
26Ab		No modifications or changes.
26Ac		No modifications or changes.
26Ad	Page 54, Policy ENV 22	Revise Policy ENV 22 to reflect comments from Scottish Government Development Plan Team.
26Ae	Page 72, Policy EMG 6	Revise Policy EMG 6 to reflect comments from Scottish Government Development Plan Team.
26Ag	Page 55, ENV 24 Conservation Area (Demolitions)	The council does not propose to modify the plan in response to this representation. In the event that the Reporter considers that a change to Policy ENV 24 is required to align it more closely with national policy, the council suggests the following amendments where highlighted text reflects additions to the policy and "strike-through" text reflects deletions. Policy ENV 24

		Within Conservation Areas new development will not be permitted which would have any adverse effect on its character and appearance. Proposals must contribute have regard to the desirability of to the preservation or enhancement of preserving or enhancing the character and appearance of the Conservation Area area and will require appropriate high standards of design, materials, siting and implementation *When assessing applications for the demolition of unlisted buildings in Conservation Areas, the council will give careful consideration to the merits of the building and its contribution to the character and appearance of the Conservation Area.* *In circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area, demolition would not ordinarily be resisted. However, where a building is considered to be of value, either in itself or as part of a group, there will be a presumption in favour of its retention, restoration for the current or another appropriate use. In these circumstances demolition to facilitate new development will only be permitted where it can be shown that all one or more of the following criteria can be satisfied:* *a. the condition of the existing building is such that its repair and re-use is not economically viable.* *Supporting evidence, including a full economic appraisal, evidence that grant aid is not able to meet* *any funding deficit; evidence of marketing for a period of five years must be submitted to the* *council as planning authority; or* *b. to accommodate the proposal, the building cannot be adapted without material loss to its character; or* *c. demolition and replacement will result in significant economic benefit for the community and the conservation area will be enhanced as a result of the development; or* *d. there is no alternative location for the development; or* *e. it can be demonstrated that the proposals allow for the immediate future use of the site which enhance enhances the character or appearance of the Conservation Area.* Where planning permission and conservation area consent is granted, appropriate conditions will be applied to ensure that demolition does not take place in advance of the letting of a contract for the construction of a replacement building or alternative means of treating the cleared site having been agreed. The council recognises that references throughout the LDP to Historic Scotland and RCAHMS are no longer accurate. It is

		assumed the Reporter will be minded to recommend amending the LDP to reflect the new agency (Historic Environment Scotland) and the council would obviously support this update.
26Ah	Page 58, ENV 28 Listed Buildings	The council acknowledges that the policy is more demanding than the SHEP and in the event that the Reporter considers that a change to Policy ENV 28 is required to align it more closely with national policy, the council suggests the following amendments where highlighted text reflects additions to the policy and "strike-through" text reflects deletions. **Policy ENV 28** *The council will protect listed buildings and will have particular regard for their special architectural, historic features and, where appropriate, archaeological interest in considering proposals for their alteration, extension or change of use.* *There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special interest.* *Demolition of a listed building will only be permitted where it can be shown that all of the following criteria can be satisfied:* *a. the building is no longer of special interest;* *b. the condition of the building is such that its repair and re-use is not economically viable. Supporting evidence, including a full economic appraisal, evidence that grant aid is not able to meet any funding deficit and evidence of marketing for a period of 5 years must be submitted to the council as planning authority;* *c. the building cannot be adapted without material loss to its character;* *d.* c. *demolition is essential to delivering significant economic benefit for the community.* *In considering proposals for development within the vicinity of listed buildings, the council will have particular regard to the setting of listed buildings. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the buildings character, appearance and setting.* *The preservation of buildings of architectural or historic interest will be promoted through partnership working with interested parties and the use of powers including Compulsory Purchase Orders, Repair Notices, Building Preservation Notices or other*

		statutory procedures. *There is a presumption against '*Enabling development, *to cross subsidise works to a historic building,* where essential to secure a viable long term future for a listed building at risk. *Such works will only* may *be considered favourably where the character or setting of the building is not adversely affected; where there are sound conservation or design reasons for the new development (such as the re-instatement of a missing wing or courtyard building); where the works are economically justified to ensure the survival of the building; and, on balance, the benefits clearly outweigh any dis-benefits to the historic asset or its setting. In determining applications for planning permission and listed building consent relating to a listed building, the council will specify and require the fullest supporting information. Prior to the implementation of an approved alteration, recording shall be required in accordance with a schedule to be issued. Owners of major heritage assets will be encouraged to prepare and adopt management or conservation plans based on current best practice for their long-term guardianship. Additional controls (such as Article 4 Directions removing permitted development rights) will be introduced to protect the setting of listed buildings where such buildings are under threat from development.*
26Ai	Policy TCR 2, page 40	Change title of policy TCR 2 to 'Town Centres First Sequential Approach' Amend first sentence to read: "New retail, commercial leisure, visitor attractions, offices, community and cultural facilities and other developments appropriate to town centres should be located in accordance with the following sequential approach…" Insert additional text to end of final paragraph as follows: "Proposals for a new public building or office with a gross floorspace over 2,500m2 outwith a town centre and contrary to the development plan will require an assessment of the impact on the town centres." Move section on Local neighbourhood centres to after "Town Centres" and before "Edge of Centre"
26Aj	Appendix 1: Employment Land Allocations, Page 116, E-LV46 Linhouse, Proposals Map 3.	SEPA consider "*the majority of the site is likely to be developable*" and has not objected to development of the site, subject to a Flood Risk Assessment being carried out. This requirement can be identified in the LDP (Appendix 1 - Infrastructure requirements). The councils' Flood Risk Team generally agrees with SEPA comments.

		Consequently, the council is agreeable to this minor modification if it is acceptable to the Reporter.
26Al	Policy MRW 1, Page 73 Policy MRW 2, Page 74 Policy MRW3, Page 75 Proposal Map 4: Bathgate Area – H-WH 1, H-WH 2 and H-WH 3 Heartlands	MRW 1 Minerals Resourcing and Safeguarding The proposed amendment to policy MRW 1 to be more consistent with Scottish Planning Policy paragraph 237 (CDX) is acceptable is the council should the Reporter be minded to amend the policy to reflect the change requested by Scottish Government. In relation to policy MRW2 the council would not object to the name change should the reporter deem it necessary to introduce 'surface coal mining' to replace the words 'open cast coal mining'. In relation to policy MRW3 the council would not object to the name change should the reporter deem it necessary to introduce 'surface coal mining' to replace the words 'open cast coal mining'. The proposed amendment to policy MRW 2 is not accepted by the council as Scottish Government has quoted the wrong policy for change. The change is more appropriate for policy MRW 3 to comply with paragraph 241 of SPP (CDX) and is acceptable is the council should the Reporter be minded to amend the policy to reflect the change requested by Scottish Government. MRW 3 Impediments to Mineral Extraction The proposed amendment to policy MRW 3, to provide clarity in the policy, is acceptable to the council should the Reporter be minded to amend the policy to reflect the change requested by SNH. The council recognises the inconsistency of having a strategic development location which benefits from planning permission also identified as an open cast search area. The council would therefore not take issue if the Reporter was minded to amend the search area to exclude the allocated housing site.
26Am		No modifications or changes.
26Ap		No modifications or changes.
1i	Appendix 6 & 7	Change Active Travel Plan references to advise document is now approved and planning guidance to the LDP. Corrections to the text will be made with regard to Winchburgh rail station and when it is delivered. Add to Appendix 6 & 7 park and ride at Winchburgh

1B	Appendix 2, pages 193-200, Linlithgow Sites.	Given discussion on proposed sites in Linlithgow breaching high quality landscape areas, a requirement for the production of and submission of high quality landscape plans by developers at the planning application stage is a reasonable response and would result in only minor change to the proposed plan. High quality landscape plans for newly allocated sites in Linlithgow could reinforce local landscape character, provide some screening without causing excessive shade, avoiding problem shelterbelts where appropriate. This would be a desirable addition for all sites in Linlithgow especially those of a contentious nature which have arisen since the area of restraint policy was lifted. If Reporters were so minded such amendments could be applied to the relevant sites listed in Appendix Two: Schedule of Housing Sites / Site Delivery Requirements of the proposed LDP (CD093, pp. 193 - 200) for new allocations as site delivery requirements.
1C		No modifications or changes.
1E		No modifications or changes.
1F	Page 25 and Page 30	Revise to address minor inconsistencies between text in paragraphs 5.58 and 5.81 The council proposes to amend Appendix 2 to reflect the terms of this submission by Walker Group WL/LDP/PP/423
1H		No modifications or changes.
1J		No modifications or changes.
1K	SEA General Comments Economic Development and Growth, Page 15 Policy EMP 3, Page 15 EMP 4 and Page 18 EMP8. Conservation Area, Page 55 Policy ENV 24 Conservation Areas (Demolitions).	Unless otherwise stated the council would not propose to alter the SEA unless directed to do so by the Reporter. West Lothian Local Development Plan - Proposed Plan, and supporting documents, when adopted in winter 2016 / early 2017 will remove reference to former bodies "Historic Scotland" and "The Royal Commission on the Ancient and Historical Monuments of Scotland" and replace them with "Historic Environment Scotland". Alter policy text to reflect suggestion that broader range of historic environment assets are considered and not merely focus on architectural interests. West Lothian Councils consider the 5 criteria test with policy ENV24 are adequate and do not wish to weaken the policy. We have a duty to "preserve or enhance" conservation areas so will reflect that requirement in the wording. For example "…and the conservation area will be preserved or enhanced as

		a result of the development". It is the council view that the extra criterion is justified. It is the locational need that is the issue. We would add in after "…for the development…" ", which would ensure the retention of the building". However on further reflection, there is concern at the use of "(demolitions)" in the title. This may fetter the use of that policy to only demolitions. It is proposed to replace it with "(Developments and Demolitions)" and it opens up the policy to wider use.
	Paragraph 5.194, Page 57	Acknowledged and any reference to the Buildings at Risk Register in the West Lothian LDP, or accompanying supplementary guidance, will acknowledge HES.
	Listed Buildings, Page 57, Policy ENV28	The council may have interpreted this incorrectly. It says at para 3.44 "Where the application proposes the demolition of a listed building applicants will be expected to provide evidence to show that:" and then lists 4 criteria. After each of the first 3 criteria is the word "or". A problem for the council could arise at appeal if the council are at odds with national policy. The council will review this policy and reword the criteria to reflect the wording of SHEP. The council advise the Reporter that if they were minded to support the changes sought by the consultation authorities, WLC would not object to amendment of the text of ENV28 Listed Buildings to read: "Enabling developments which cross-subsidise works to historic buildings will be considered favourably only if the character or setting of the building is not adversely affected…" etc. It is the view that the use of the word "and" before the last criterion ensures that all of the criteria have to be met.
	Policy MRW 3 Impediments to Mineral Extraction, Page 74	For Policy MRW 3 relating to "Mineral Extraction Impediments" and especially criteria g); West Lothian council prefer to retain the list of relevant heritage designations and will insert "Inventory Designed Landscapes and Battlefields" to make it clear which heritage designations the policy covers and the tests that relevant development proposals must meet.
	Appendix 1&2 - SEPA comprehensive flood risk review of the preferred sites according to the new SEPA Flood Maps.	This updated flooding information, if necessary, will be translated into the relevant site specific delivery requirement schedules in Appendices 1 and 2 dealing with Employment and Housing sites respectively. Relevant information has been identified in all relevant schedule 4s.

1L	Policy EMP 3 – Employment development within settlement boundaries (page 15)	Amend clause (e) of policy EMP 3 to read "the scale, layout and design of any proposed buildings shall be appropriate to the character of the site and the surrounding area and shall not adversely impact on any historic environment designations, natural heritage designations or landscape interests; and"
	Policy EMP 4 – Employment development outwith settlement boundaries (page 15)	Amend clause (e) of policy EMP 4 to read "the scale, layout and design of any proposed buildings shall be appropriate to the character of the site and the surrounding area and shall not adversely impact on any historic environment designations, natural heritage designations or landscape interests; and"
	Policy EMP 8 – Tourism (page 18)	Amend clause (a) of policy EMP 8 to read "would not adversely impact on the natural and built environment including any historic environment designations, natural heritage designations or landscape interests; and"
	Policy MRW 3 – Impediments to Mineral Extraction (page 74)	Amend clause (g) of policy MRW 3 to read " on sites or settings of archaeological or architectural significance, or historic environment designations, particularly where the work would affect ancient monuments or listed building, or the setting of a conservation area;"
	Mansefield Park Extension, proposal P-26, page 276	Add "The developer providing the land for the Park extension to be reimbursed for the gifting of land by way of developer contributions from others." after "Park improvements at 'The Muddies' in association with Calderwood CDA."
	P-28 St Paul's Primary School (page 276)	Add "Developer to be reimbursed for the gifting of land and works in kind by way of developer contributions from others". after "School extension and new access (including land)."
	Policy Tran 3 – Core Paths and Active Travel (page 37)	Add a new sentence at the end of the policy as follows: "Infrastructure to encourage active travel should be in place in the early stages of developments, before the first unit is occupied and should include signage (including approximate time to travel) and street furniture."
	Policy ENV 34 – Art and Development (page 61)	Add to end of first paragraph of the policy "Involvement of the local community is encouraged."

1M	Appendix 2 & Appendix 4	The council is supportive of the proposed changes to Appendix 2 and 4 to ensure compliance with the requirements of Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and as such would not take issue should the Reporter be minded to change the LDP in this regard. Proposed change: Appendices 2 - clearer justification should be provided in the plan or readers directed to where information is available and which also justifies the contributions required in the context of Circular 3/2012 if Section 75 Agreements are to be used. Proposed Change: Appendix 4 - Change to text in Appendix 4 to reflect that where reference is made to Planning Guidance for topics relating to 'Developer Contributions for General Infrastructure for Site Delivery' and 'Education Strategy' these should be referenced as Supplementary Guidance as these documents propose to cover details of infrastructure requirements and specific/principles of developer contributions which would be subject to consultation, as is required by legislation for supplementary guidance. However, the council does not propose to amend the third bullet of Appendix 2 as the council considers that this bullet point is self-explanatory. See also Schedule 4 number 1F in relation to developer contributions.
	Where referenced in Appendix 2	Where referenced in Appendix 2 delete "Liaise with SNH to ensure all protocols are observed" and replace with reference to Planning Guidance (Planning for Nature: Development Management & Wildlife. Amend Appendix 2 to include an overarching reference to the Active Travel Plan.
	Appendix 2 Appendix 1 Page 99-100 & Appendix 2 Page 119-124	The council notes that Scottish Water can *support development even where there are capacity restrictions* and would be willing to add this as a footnote to both Appendix One and Two for clarification, should the reporter be so minded to support these amendments. The text at Appendix 1 and Appendix 2 would advise that lack of capacity at Scottish Water plant does not necessarily prohibit development and that Scottish Water would seek to work with developers and the council to address requirements.
	Appendix 2	The council accepts that drafting errors have been made in

	Page 193 - H-LL 3 Page 194 – H-LL 4 Page 195 – H-LL 5 Page 197 – H-LL 7 Page 198 – H-LL 10 Page 199 – H-LL 11 Page 200 – H-LL 12	relation to catchment schools for sites: H-LL 3 (Boghall East), H-LL 4 (Manse Road), H-LL 5 (Falkirk Road), H-LL 7 (Clarendon House), H-LL 10 (Clarendon House), H-LL 11 (Wilcoxholm/Pilgrims Hill), H-LL 12 (Preston Farm). Appendix 2 will be amended to correct these errors.
1O		No modifications or changes.
1P		No modifications or changes.
1S		No modifications or changes.
1T	Strategic Flood Risk Assessment Paragraph 1.2 Paragraph 1.8 Paragraph 2.4	Replace paragraph 1.2 with: "'The council is mindful of the need to ensure that existing developments that are perhaps changed in use or lead to more intensive human use behind defences should also be assessed on sensitivity of use in terms of climate change scenarios. Such sites could help reverse the effects of a past unsustainable development where downstream flooding is an acknowledged problem or the receiving watercourse is in a poor condition if appropriate flood prevention measures are undertaken.' Amend paragraph 1.8 to read: 'The key role of the SFRA is to help determine whether the potential development sites identified within the *Main Issues Report* (MIR) for the LDP remain suitable for development and can be taken forward to the *LDP Proposed Plan* and that new allocations that have come forward to the *LDP Proposed Plan* and that any new allocations that have come forward for consideration are also suitable for development. It might also be possible to integrate development with the flood risk that is identified by providing appropriate mitigatory interventions such as stand offs to watercourses for example informed by a satisfactory Flood Risk Assessment. SEPA and the council may request a Flood Risk Assessment (FRA) for allocation sites that have an element of flood risk e.g. a watercourse flowing through the middle, but could be adequately mitigated through appropriate site design.'

		Amend paragraph 2.4 to read: 'A good understanding of the sources and impacts of flooding, and the links between them, can help identify the right combination of measures to tackle particular flooding problems. For example, catchment and floodplain restoration should be considered to reduce or manage flood risk in both rural and urban areas. Where high rates of run-off in rural upland areas are contributing to flooding problems, measures to store or slow run-off can be considered, including re-vegetating hill slopes to increase the interception of rainfall and increase the roughness of the land surface, thereby slowing runoff. Such natural flood management can have a positive effect on downstream flooding but cannot be wholly relied upon to facilitate development on sites previously at risk from such flooding. In urban areas, an understanding of sources and pathways of flooding can help identify appropriate measures and influence the layout and design of new developments. In some circumstances flood protection schemes or managed retreat from areas at significant risk may need to be considered.'
	Paragraph 4.1	Amend paragraph 4.1 to read: 'The Flood Risk Management (Scotland) Act 2009 sets in place a statutory framework for delivering a plan-led, catchment-wide, sustainable and risk-based approach to managing flood risk. This includes the preparation of assessments of the likelihood of flooding, and the impacts of flooding and catchment focused plans to address these impacts. By 2016 Flood Risk Management Strategies and Local Flood Risk Management Plans will be in place across Scotland. These will require to be taken into account when subsequent development plans are prepared. To provide a baseline to inform the West Lothian LDP, the council has prepared this SFRA to ensure that new development or redevelopment will be free from significant flood risk and will not increase the risk of flooding elsewhere. This assessment took place at the MIR stage.' Correct typo at Section 6 to replace "supplemtry" with 'supplementary'.

	Policy EMG1, Page 68 Policy EMG 2, Page 69	Amend policy EMG 1 to read: NB this one a Reporter change 'Policy EMG 1Water Environment Improvement Proposals for the culverting of a watercourse will be considered with reference to SEPA's position statement on culverting. Opportunities to improve the water environment and promote natural flood management are supported where it can be demonstrated that these will help to reduce overall flood risk. This could include wetland restoration, riparian planting, flood plain creation~~,~~ and restoration of heavily modified watercourse. Proposals for the culverting of a watercourse may be considered with reference to SEPA's position statement. Proposals that are aligned with measures identified in the River Basin Management Plan will be supported in principle, including the retrofitting of SuDS features to the existing surface drainage system, the restoration of watercourses and the removal of redundant structures.' Amend policy EMG 2 to read: NB this one a Reporter change 'Policy EMG2 Flooding Flooding can seriously impact on people, businesses and the environment and the council will, as a first principle, seek to prevent development which would have a significant probability of being affected by flooding or would increase the probability of giving rise to flooding. When considering proposals for development, the council will adopt a precautionary approach to the flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems

		(sewers and culverts), taking account of the predicted impacts of climate change. Development will specifically not be supported in: a. locations identified as being at medium to high flood risk, unless it accords with the flood risk framework set out in SPP2014; or b. where it would lead to an increase in the probability of flooding elsewhere. Developers will be required to submit a full Flood Risk Assessment (FRA) for all developments deemed to be at risk of flooding from any source in medium to high risk areas and developments in low to medium risk areas identified in the risk framework (i.e. developments located in an area at the upper end of the probability scale, essential infrastructure and the most vulnerable land uses). The Flood Risk Assessment should be undertaken in accordance with the relevant and prevailing SEPA technical guidance and current CIRIA Guidance C624. To limit the impact of potential flood risk any development that is subsequently permitted in medium to high risk areas (that accords with the exceptions in the risk framework) or is located in adjacent low to medium risk areas must be built to a water resilient design. Development that is proposed in an area that is or will be behind a formal flood protection scheme must be an appropriate and acceptable land use for the location, designed to be resilient and must not be constructed until the flood protection scheme is confirmed operational by SEPA. Appendices 1 & 2 (which respectively list employment and housing land allocations in the plan) identify those sites where

	Policy EMG 3, Page 70	there is a known requirement for a FRA, watercourse buffer strips and best practice SuDS treatment. The council nevertheless reserves the right to require the preparation and submission of FRAs for other development sites which present over the plan period where deemed necessary. Guidance will be sought from SEPA and other agencies as appropriate. Alterations and small-scale extensions to existing buildings are outwith the scope of this policy, provided that they would not have a significant effect on the storage capacity of the functional floodplain or local flooding problems. All proposals must comply with the terms of Supplementary Guidance on Flooding and Drainage.' Amend policy EMG 3 to read: NB this one a Reporter change 'Policy EMG 3 Sustainable Drainage Developers will be required to submit a Drainage Impact Assessment (DIA) to ensure that surface water flows are properly taken into account in the design of a development. With the exception of single houses, SuDS will be a required part of all proposed development as a means of treating/attenuating surface water and managing flow rates. Developers will be required to ensure that adequate land to accommodate SuDS is incorporated within development proposals and that housing densities take into account the physical space for effective SuDS. The design of the system should meet best current practice. It is expected that surface water drainage systems, including sustainable drainage systems, for most will be vested in Scottish Water as drainage authority and will, as a consequence, be designed and constructed in accord with the most up to date edition of Scottish Water's Construction Standards and Vesting Conditions 'Sewers for Scotland' (3rd Edition) and at the same time comply with SEPA's Policy and Supporting Guidance on the provision of Waste Water Drainage in Settlements in promoting connection to the public sewerage system where possible. Where new development (or the change of use of land or buildings) impacts on existing drainage arrangements, the

		council may require these arrangements to be upgraded and SuDS retrofitted as a condition of planning approval in order to avoid detriment to the water environment. Where there are existing issues of capacity or flooding associated with combined drainage systems, developers may be required to invest in off-site works to provide additional capacity or reduce loadings on such drainage systems. Private drainage systems for sewered areas will only be considered as a temporary measure where there is no capacity in the existing sewer system; Development relying on private sewage systems will only be permitted where there is no public system in the locality and where the council is satisfied that the proposal is acceptable in terms of the impacts on the water environment and on public health. Developments involving private water supplies will only be permitted where there is no public supply in the locality and where the council is satisfied that there is sufficient water and that the proposal is acceptable in terms of the environment and public health. The council will support in principle the incorporation of water conservation measures in new developments, including rainwater harvesting and systems for the recycling of "greywater". Regard should also be had to other LDP policies in relation to drainage in new developments, SuDS, flood risk and the treatment of watercourses and proposals will require to contribute to the delivery of green infrastructure and the green network where this is considered appropriate.'
1U	Appendix 2	SEPA's comments are essentially a refinement of advice which had previously been provided and the council would not take issue if the Reporter was minded to amend the entries referencing the sites in Appendix 2 with respect to flood advice. The council has however, reviewed and suggested through separate Schedule 4s where modifications may be appropriate to reflect extended/updated advice from SEPA.
1W		No modifications or changes.
1X		Refer to schedule 4 and accompanying spreadsheet.

(1 June 2016)

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

B8084 WHITBURN TO ARMADALE CYCLEPATH
PROPOSED COMPULSORY PURCHASE ORDER

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

The purpose of this report is to seek Council Executive approval for the use of compulsory purchase powers to acquire the area of land shown on the attached plans for the provision of a cyclepath.

B. RECOMMENDATION

It is recommended that the Council Executive:

1. approves the promotion of a compulsory purchase order to acquire the land shown hatched in black on the plan in Appendix 1, extending to 2.82 acres (1.14Ha) under Section 189 of the Town and Country Planning (Scotland) Act 1997, and,
2. grants delegated powers to the Head of Finance and Property Services and the Chief Solicitor to take matters forward, including any negotiations regarding the payment of statutory compensation or amendments to the statement of reasons and associated submission.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	• Focusing on our customers' needs. • Being honest, open and accountable. • Making best use of our resources
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	Enabling powers available under the Town and Country Planning (Scotland) Act 1997. Duty to ensure public safety. Statutory compensation to be assessed in accordance with the Land Compensation (Scotland) Acts, 1963 and 1973, as amended.
III	**Implications for Scheme of Delegations to Officers**	None.
IV	**Impact on performance and performance Indicators**	None.

V	**Relevance to Single Outcome Agreement**	We make the most efficient and effective use of resources by minimising our impact on the built and natural environment. We live longer, healthier lives and have reduced health inequalities.
VI	**Resources - (Financial, Staffing and Property)**	**Financial:** Capital cost of scheme £860,000. Funding - 50% from council approved capital budget, 50% through a grant from Sustrans. **Staffing:** None **Property:** The property, once acquired will be used in connection with the council's statutory provision of roads, footpaths and cycleways.
VII	**Consideration at PDSP**	Not applicable
VIII	**Other consultations**	Roads and Transportation; Legal Services; landowner's agents; Planning A copy of this report has been sent to the local elected members for their information.

D. TERMS OF REPORT

Background

The council was awarded grant funding from Sustrans (Scotland) in 2014 in order to assist in the development and delivery of a number of missing cycle links between communities throughout West Lothian. One of the key routes identified is between Armadale and Whitburn, which will not only provide a link between the communities but also to Armadale railway station and the national cycle network (NCN75). The scheme which has been designed runs along the east side of the B8084 providing a direct route between Whitburn and Armadale. This traffic free cyclepath will provide a safe route for cyclists and pedestrians that will remove the risk of them having to use the busy road.

Planning permission for the proposed works was approved on 28 May 2015 with no objections.

The proposed cyclepath would run along the current road/field boundary which is a post and wire fence and would be three metres wide. The location of the cyclepath is shown on the plan attached as appendix 1.

In order to implement the proposals, the council needs to acquire land from the current owner, Mr Andrew Jack, Torbanehill Mains Farm, Whitburn.

Current Situation

Property Management and Development have been in negotiation with representatives of the landowner since mid-2014 to acquire the necessary land by agreement. However, to date, it has not been possible to reach an agreement for acquisition of land by agreement. During this period, the council has successfully agreed terms for the acquisition of other land required for the scheme from the neighbouring owners of the Southdale development at

Armadale.

Where similar situations have been encountered by the council in the past, and the acquisition of land has not been possible through negotiation, the council has used compulsory purchase powers as a last resort.

Given the current circumstances, and in order to minimise any further delays, it is proposed that the council should begin proceedings to acquire the land using compulsory purchase powers under Section 189 of the Town and Country Planning (Scotland) Act 1997. Once a compulsory purchase order is made, the procedure includes applying to the Scottish Ministers for confirmation of the order. A copy of the proposed statement of reasons which will form part of this submission is attached at Appendix 2.

Planning consent, approved council capital funding and external grant funding for the proposed scheme are all in place.

In the event that the council is successful in obtaining a compulsory purchase order, this will ensure that the council obtains the required land and would enable the project to be implemented. Completion of the project would benefit a number of communities across West Lothian.
The compensation payable to any owner whose land is compulsorily acquired is determined by statute. In situations where no agreement is possible with an owner, then either party is able to refer any dispute to the Lands Tribunal for Scotland for determination.

E. CONCLUSION

Given that, to date, the council has been unable to acquire the land necessary to complete the cyclepath scheme by agreement, and to minimise further delays in implementing the proposals. It is proposed that the council pursue compulsory purchase proceedings through the appropriate enabling legislation.

F. BACKGROUND REFERENCES

1. Sustrans Community Links Projects Funding 2014 – 2016. Report to Council Executive – 27 May 2014

Appendices/Attachments:

Appendix 1 - Plan of Armadale to Whitburn Cycle Path – indicative land acquisition plan

Appendix 2 - Statement of Reasons

Contact Person: Hannah Sturgess, Surveyor, Finance and Property Services

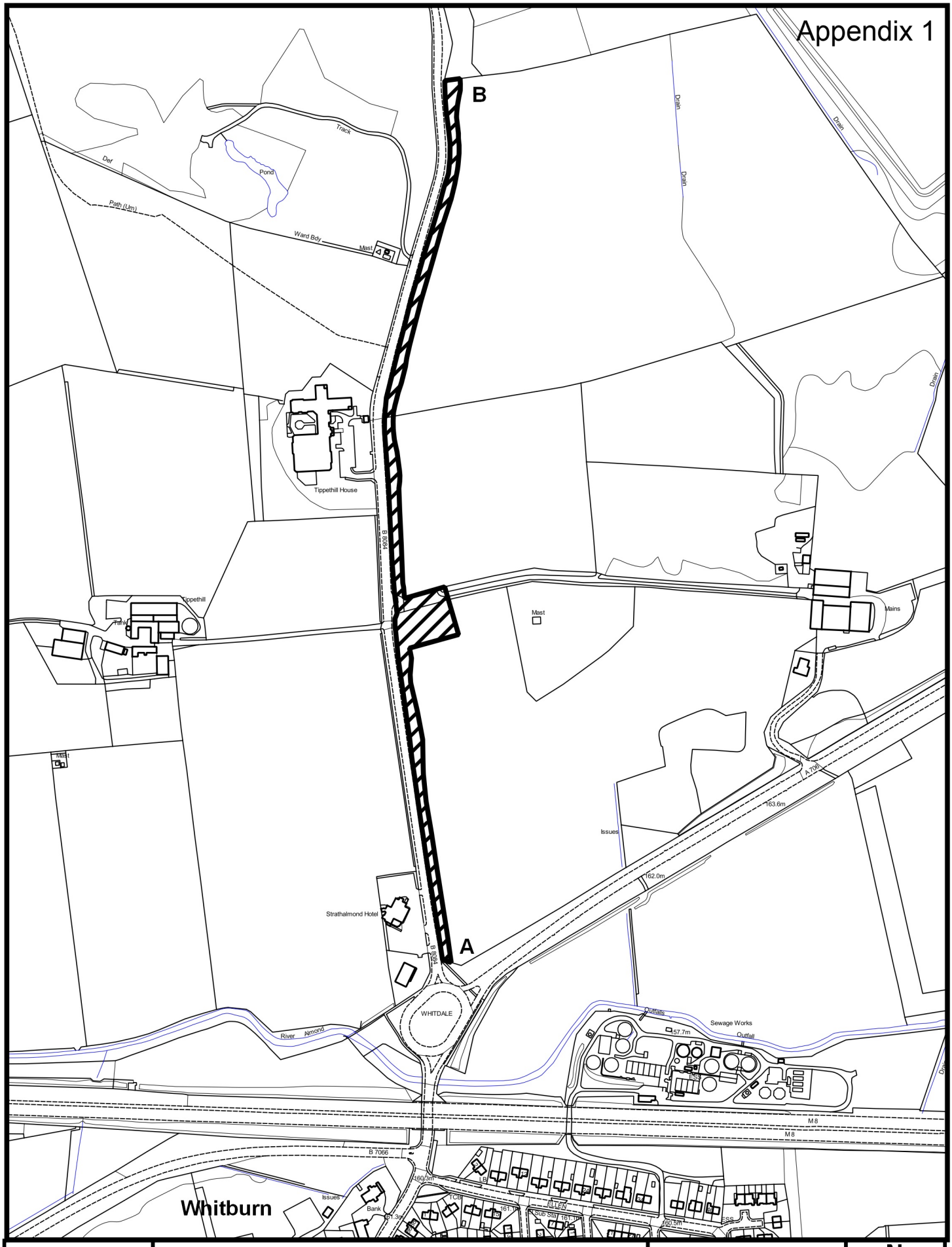
Email: Hannah.Sturgess@Westlothian.gov.uk Tel: (01506) 283405

Donald Forrest

Head of Finance and Property Services

Date: 21 June 2016

Appendix 1



West Lothian Council

Armadale to Whitburn Cycle Path
Land Acquisition Plan

1:5,000

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Property Management and Development, West Lothian Civic Centre, Livingston, EH54 6FF

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STATEMENT OF REASONS

COMPULSORY PURCHASE ORDER UNDER THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT, 1997, FOR B8084 WHITBURN TO ARMADALE CYCLEPATH, WEST LOTHIAN

The Land

The land in question lies to the east side of the B8084 Armadale to Whitburn Road, and follows the road from Whitdale Roundabout towards Armadale . The area in question is shown hatched in black on the annexed plan.

The area proposed for acquisition on the annexed plan is currently used for agricultural purposes and extends to 2.82 acres (1.14Ha). The West Lothian Local Plan categorises the land for acquisition as Countryside Belt.

The acquisition land rises in elevation from Point A at the Whitdale Roundabout to Point B towards Armadale Station.

Purpose for seeking the land

The council wishes to use the land for proper planning of the area and implementation of infrastructure. In particular, the council wishes to construct a /cyclepath to between points A and B on the plan attached which when completed will form a significant connection in the local network.

Proposal for use after acquisition

The use of the land would be for a cyclepath to connect the current paths between Whitburn and Armadale. The works were originally scheduled to take place in summer 2015 but due to the difficulties with land acquisition, the works will now take place as soon as practicable after the land has been acquired.

Description of any new rights being created

Not applicable.

An explanation of the use of the particular enabling power

The enabling powers are contained within Section 189 of the Town and Country Planning (Scotland) Act 1997 where on approval from the Scottish Ministers, a local authority may compulsorily purchase land which is:

(1) suitable for and is required in order to secure the carrying out of development, redevelopment or improvement (2) required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.

In considering whether land is suitable for development, regard is to be had for the following:-

- The provisions of the development plan, so far as material.
- Whether planning permission for any development is in force.

Date: 09/06/16

- Any other considerations which would be material for the purpose of determining an application for planning permission

Material considerations are as follows:

1. The creation of the cyclepath will allow a link between the communities of Armadale and Whitburn. A safe traffic-free path for cyclists and walkers will be created removing the need for them to walk/cycle on the busy road. It will also improve the economic and social links of the communities and promote sustainable travel.

2. The cyclepath will offer wider connectivity across West Lothian and other areas of Scotland as the existing provisions of the National Cycle Path would be accessible.

3. The cyclepath will also increase benefits to the health of the residents of West Lothian through increased access to activity. Residents would not be reliant on bus or car to travel between the two towns.

4. The amount of land being permanently acquired has been limited to the minimum possible for each land owner. The track has been designed specifically to minimise disturbance to the business operations of the affected landowner. A range of accommodation works have been offered in order to minimise any adverse effects on the agricultural operations of the landowner. In the case of the agricultural owner new stock-proof fences will be provided as part of the scheme.

5. Part of the land will be needed for a site office and construction of the proposed accommodation works. It is intended that this land will be re-conveyed to the current owner following completion of the works.

6. Planning permission [LIVE/0213/FUL/15] has been granted for the site with one constraint relating to temporary works and the protection of the surrounding built environment.

A statement of the Authority's justification for compulsory purchase, including reference to how regard has been given to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and Article 8, if appropriate.

The council respects an owner's peaceful right to enjoy their possessions and that no person should be deprived of their rights unless in the public interest. The proposed development of the cyclepath is within the public interest and will benefit the communities of Armadale, Whitburn and beyond.

The land is not used as a residential dwelling and the council has taken all necessary steps to ensure that the minimum amount of land is taken for the scheme from the affected owner.

How the Authority engaged with people

The council has made all reasonable attempts to negotiate with the owners of the affected land to try and acquire the land by agreement, and thereby avoid the use of compulsory purchase powers.

In the case of the owner of the agricultural land involved, discussions have been held with his appointed land agents since mid-2014, including at face to face meetings. However, despite these negotiations, the council has been unable to reach agreement on the level of statutory compensation payable to the client of the land agents.

The proposed cycleway/footpath has been designed so that disturbance to each affected owner has been minimised. Accommodation works have been provisionally agreed with the owner of the agricultural land and it would be expected that this agreement would be upheld after acquisition.

Funding

The council has received confirmation of grant funding from SUSTRANS in order to implement a number of cyclepaths across West Lothian, of which £430,000 was allocated to this project This funding will be matched by the council from its approved capital budget.

The Planning Position

The West Lothian Local Plan defines the land to be acquired as Countryside Belt. The proposal will not affect this designation.

The proposal for the new cyclepath is included within the new Local Development Plan which is in the final stages of being approved by the council.

Planning consent for the proposed scheme was granted on 28 May 2015.

Barriers to Completing the Scheme

Once the land has been acquired the council would be in a position to start the work as soon as possible (subject to the procurement/tender process etc.)

As both funding and planning consent to implement the proposals have been obtained, these no longer present barriers to the scheme.

Special Considerations

At the time of writing the council is not aware of any special considerations.

List of documents

Appropriate maps and planning information can be seen at the Planning Permission link below:

https://planning.westlothian.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR_143015

Details on funding can be found from the report below:

Report by Head of Operational Services, Council Executive. May 27 2014: Sustrans Community Link Projects Funding 2014 to 2016.

Date: 09/06/16

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

LINLITHGOW PARTNERSHIP CENTRE
PROPOSED LEASE TO POLICE SCOTLAND

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

To seek Council Executive approval to lease an area within Linlithgow Partnership Centre to Police Scotland.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Approves the lease of office space plus ancillary storage for a period of 25 years subject to terms and conditions set out in this report, and,
2. Authorises the Head of Finance and Property Services to carry out any further negotiations with Police Scotland in respect of the lease on the basis that any revised terms and conditions still represent the best interests of the council.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; working in partnership
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	The Disposal of Land by Local Authorities (Scotland) Regulations 2010
III	**Implications for Scheme of Delegations to Officers**	None
IV	**Impact on performance and performance Indicators**	The lease will contribute towards the appropriate performance indicator for revenue income.
V	**Relevance to Single Outcome Agreement**	We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
VI	**Resources - (Financial, Staffing and Property)**	A revenue income of £5,489 will be received during the financial year 2017/18, rising to £9,410 in 2018/19.

VII	**Consideration at PDSP**	Not applicable.
VIII	**Other consultations**	The elected members for the ward have been provided with a copy of this report for their information.

D. TERMS OF REPORT

Police Scotland was identified as a potential partner for the new Linlithgow Partnership Centre in the early stages of planning the new building. Discussions have been ongoing with Police Scotland regarding space requirements and lease terms. Heads of Terms have been provisionally agreed subject to Scottish Police Authority approval at their meeting in August 2016.

The main terms and conditions of the proposed new lease are as follows:

- Tenant is Police Scotland
- Area of lease is 85.2 square metres on ground floor of Linlithgow Partnership Centre plus 12 square metres of external storage space.
- Use will be Police offices with ancillary storage and welfare facilities.
- Date of entry will be 1 April 2017.
- The term will be 25 years.
- The initial rental will be £5,489.15per annum in year one rising to £9,410 in the following four years.
- The rent shall be reviewed on the fifth anniversary of the date of entry and five yearly thereafter.
- An annual service charge will be payable based on the floor area occupied.

E. CONCLUSION

It is considered to be in the council's best interests to approve the lease to Police Scotland on the terms and conditions set out in this report.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: None

Contact Person: Janet Rutherford, Commercial Property Surveyor, Tel: 01506 281831, email: janet.rutherford@westlothian.gov.uk

Donald Forest, Head of Finance and Property Services

Date of meeting: 21 June 2016

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

VOLUNTEER PARK, NORTH STREET, ARMADALE
PROPOSED LEASE TO ARMADALE THISTLE JUNIOR FOOTBALL CLUB

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

The purpose of this report is to seek Council Executive approval for the granting of a 30 year lease of Volunteer Park, North Street, Armadale in favour of Armadale Thistle Junior Football Club.

B. RECOMMENDATION

It is recommended that Council Executive approves the granting of a 30 year lease of Volunteer Park, North Street, Armadale in favour of Armadale Thistle Junior Football Club on the terms set out in this report.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs. Being honest, open and accountable. Making best use of our resources. Working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	None.
III	**Implications for Scheme of Delegations to Officers**	None.
IV	**Impact on performance and performance Indicators**	None.
V	**Relevance to Single Outcome Agreement**	We make the most efficient and effective use of resources by minimising our impact on the built and natural environment. We live longer, healthier lives and have reduced health inequalities.

VI	**Resources - (Financial, Staffing and Property)**	None.
VII	**Consideration at PDSP**	Not applicable
VIII	**Other consultations**	The elected members for the ward have been provided with a copy of this paper for information.

D. TERMS OF REPORT

Background

Council Executive at its meeting on 18 March 2014 agreed that Volunteer Park, North Street, Armadale should be acquired by the council and that a lease of the property should subsequently be granted in favour of Armadale Thistle Junior Football Club (ATJFC). Following a period of complex negotiation and due diligence, the council took ownership of the property on 22 October 2014.

Legislative changes arising from the Disposal of Land by Local Authorities (Scotland) Regulations 2010 meant that the council's leasing policies and procedures had to be reviewed and updated before a lease of Volunteer Park could properly be granted in favour of ATJFC. Those amended policies and practises were approved by Council Executive at its meeting on 30 June 2015.

In October 2015 Armadale Community Football Club (ACFC) approached council officers with a proposal that would see the various sporting fraternities active in Armadale come together to create a new all-inclusive "Community Sports Club". Discussions on the lease of Volunteer Park to ATJFC were put on hold whilst the various sporting groups explored ACFC's proposal. ATJFC have now formally confirmed they do not wish to be part of any new community sports club and as such their lease of Volunteer Park can now proceed.

Current Position

Discussions have taken place between the respective parties and the following Heads of Terms have been provisionally agreed:

1. The period of lease will be 30 years from the date of entry.

2. The tenant will be Armadale Thistle Junior Football Club.

3. The subjects of lease will be the 1.09 hectares or thereby comprising Volunteer Park at North Street, Armadale the extent of which is shown hatched in black on the attached plan.

4. The subjects shall be used to provide facilities for the playing of football, to train footballers, to promote football and to operate football teams in and for the enjoyment of people in Armadale and the surrounding areas.

5. The annual rent shall be at full market value, initially agreed between the parties as being £6,400 (six thousand four hundred pounds sterling) per annum. The tenant shall have the option of demonstrating "Community Benefit" in lieu of part or all of that full market rent.

6. The rent shall be reviewed to a full market value on the fifth anniversary of the date of entry and every five years thereafter for the duration of the lease.

7. The tenant shall be responsible for the payment of any non-domestic rates liabilities arising during the lease.

8. The Council as landlord will arrange buildings insurance cover and the tenant shall pay the associated annual insurance premium. The tenant shall be responsible for arranging and paying for all other insurances (including but not limited to contents insurance and public liability insurance).

9. The tenant will be responsible for all repair and maintenance liabilities arising during the course of the lease. This will include all statutory compliance responsibilities. The lease will include a Schedule of Condition recording the condition of the building at the outset of the lease and the tenant will merely be responsible for maintaining the property in that stated condition.

E. CONCLUSION

It is considered to be in the council's best interests that Volunteer Park, North Street, Armadale should be leased to Armadale Thistle Junior Football Club for a period of 30 years on the terms set out in this report.

F. BACKGROUND REFERENCES

Land at North Street, Armadale. Report by the Head of Finance and Estates to Council Executive on 18 March 2014.

Modernising Leases at less than Market Rental. Report by the Head of Finance and Estates to Council Executive on 30 June 2015.

Appendices/Attachments: Plan of Volunteer Park, North Street, Armadale.

Contact Person: Scott Hughes, Estate Surveyor, Finance and Property Services

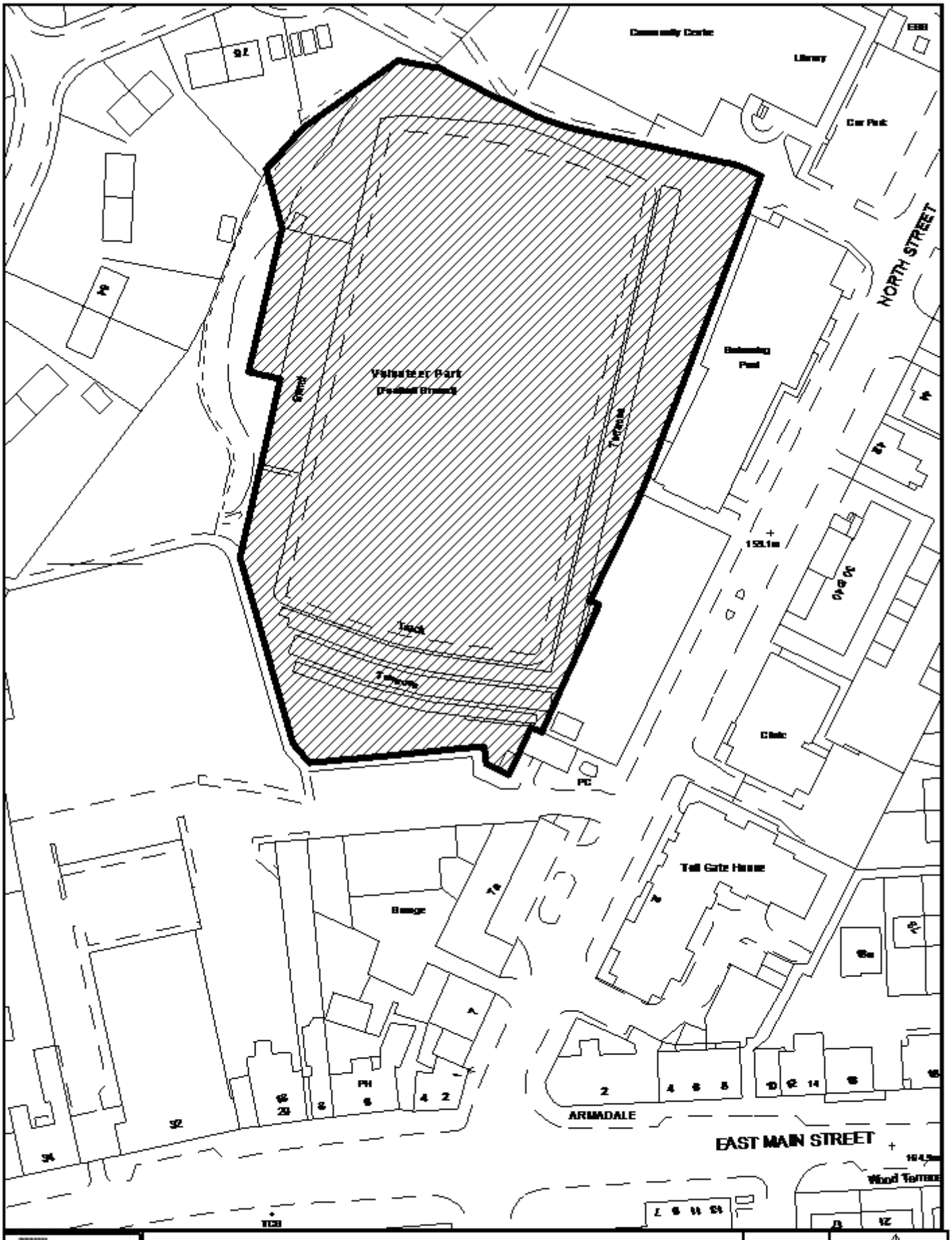
Email: scott.hughes@westlothian.gov.uk

Tel: (01506) 281825

Donald Forrest

Head of Finance and Property Services

Date: 21 June 2016



West Lothian Council	1.09 ha at Volunteer Park, North St. Armadale	1:1000
	Property Management & Development, Civic Centre, Livingston, EH54 6FF.	12:26 18/02/2014

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West Lothian Council

COUNCIL EXECUTIVE

2015/16 GENERAL FUND REVENUE BUDGET OUTTURN

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

To provide the Council Executive with a report on the final outturn for the 2015/16 General Fund Revenue Budget.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Notes the final revenue budget outturn position for 2015/16, as set out in Section D2 of the report;
2. Confirms the proposed earmarking of the 2015/16 variance, in line with previous approvals and for funding future year spend commitments;
3. Agrees the use of the uncommitted balance of £70,000;
4. Notes the updated position for council reserves and balances as set out in Section D4 of the report;
5. Approves the submission of the council's 2015/16 Efficiency Statement to COSLA, as set out in Appendix 2

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on customer's needs, being honest, open and accountable, making best use of resources, working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	None.
III	**Implications for Scheme of Delegations to Officers**	None.
IV	**Impact on Performance and Performance Indicators**	None.
V	**Relevance to Single Outcome Agreement**	None.
VI	**Resources - (Financial, Staffing and Property)**	The 2015/16 draft revenue outturn is an underspend of £2.134 million. After taking account of earmarked amounts for time limited investment, school DSM balances and other service commitments to be carried forward, the uncommitted general fund balance as at 31 March 2016 is £2.070 million.

VII Consideration at PDSP Not applicable.

VIII Consultations Depute Chief Executives and Heads of Service.

D. TERMS OF REPORT

D.1 INTRODUCTION

This report sets out the overall financial performance of the General Fund Revenue Budget for 2015/16 and provides information on the outturn position. The proposed allocation of available resources is set out along with the updated position in respect of the General Fund reserves as at 31 March 2016.

D.2 2015/16 GENERAL FUND OUTTURN POSITION

The table below summarises the position in relation to the draft 2015/16 General Fund outturn.

	2015/16 Budget £'000	2015/16 Actual £'000	Variance £'000
Schools, Education Support	158,303	157,903	(400)
Area Services	23,035	23,035	0
Planning and Economic Development	3,594	2,159	(1,435)
Operational Services	67,058	66,988	(70)
Housing, Construction and Building	2,286	2,521	235
Corporate Services	17,441	17,441	0
WLCHCP and Social Policy	95,344	95,204	(140)
Chief Executive, Finance and Estates	43,122	42,802	(320)
Joint Boards	1,214	1,214	0
Time Limited Spend	1,321	1,317	(4)
Service Expenditure – Total	**412,718**	**410,584**	**(2,134)**
Non Service Expenditure	9,217	9,226	9
TOTAL EXPENDITURE	**421,935**	**419,810**	**(2,125)**
FUNDING			
Scottish Government Revenue Grant	(312,154)	(312,154)	0
Council Tax	(70,314)	(70,323)	(9)
TOTAL FUNDING	**(382,468)**	**(382,477)**	**(9)**
NET OUTTURN POSITION	**39,467**	**37,333**	**(2,134)**

D.3 SUMMARY OF 2015/16 OUTTURN POSITION

The overall budget variance for 2015/16 is £2.134 million. This position takes account of staffing costs related to voluntary severance and early retirement which were met within service budgets in 2015/16.

The position also takes account of all expenditure movements in earmarked general fund reserves including an increase of £5,000 in earmarked school carry forward balances. This results in an accumulated Devolved Schools Management (DSM) reserves balance of £1.058 million.

The previously reported month 9 monitoring outturn position was an underspend of £1.041 million which related to a forecast £31,000 slippage in time limited investment projects and a £1.010 million underspend across a number of services. Council Executive previously agreed on 2 February 2016 that the £1.010 million be used to retain and support local bus services in West Lothian.

Taking account of this and the final outturn position for 2015/16, the previously agreed and further proposed allocation of the underspend of £2.134 million is shown below:

	£'000
Draft Outturn Position	**(2,134)**
Council Executive Approved Allocation	
Support for Local Bus Services	1,010
Remaining Balance	**(1,124)**
Proposed Allocation	
Time Limited Investment Slippage carried forward	4
Additional Scottish Government Funding – Employment & Economic Regeneration	1,050
Remaining Uncommitted Balance	**(70)**

The additional movement in the 2015/16 underspend since month 9 reflects reduced slippage in time limited investment from £31,000 to £4,000, which in line with previous years will be carried forward to fund 2016/17 expenditure committed in time limited projects. It also reflects the following additional movements since month 9:

- Additional funding received from the Scottish Government in March 2016 of £1.050 million to fund investment linked to employability and economic regeneration which will also be carried forward to 2016/17.
- An underspend of £70,000 within Operational Services as a result of winter maintenance spend being lower than the budget available. This underspend is currently uncommitted within the general fund balance.

Non Service Expenditure

There was a small overspend of £9,000 which related to variances in the budgets for pensions and housing benefits.

Funding

The underspend in this area of £9,000 related to income received in respect of council tax.

D.4 GENERAL FUND RESERVES

For technical accounting and auditing purposes, the overall outturn for the year is a variance of £260,000. This is the position shown in the council's unaudited annual accounts and Appendix 1 provides a reconciliation of the revenue budget outturn to this figure. The following table takes account of all movements in general fund reserves up to 31 March 2016, taking account of the net variance in 2015/16 of £2.134 million, and 2015/16 expenditure of £2.394 million funded from earmarked general fund balances. Overall, the general fund balance including earmarked amounts decreased by £260,000 in 2015/16.

Taking account of the uncommitted 2015/16 underspend of £70,000, the uncommitted general fund balance is £2.070 million. The agreed minimum balance value is £2 million.

2015/16 Revenue Budget Outturn - Movement in General Fund Reserves			
Description	Balance 1 April 2015 (£'000)	Movement for Year (£'000)	Balance 31 March 2016 (£'000)
Education – Delegated Schemes	1,053	5	1,058
Energy Efficiency Fund	358	(7)	351
Modernisation Fund	4,372	0	4,372
Senior Peoples Challenge Fund	88	0	88
Time Limited Investment	5,186	(1,674)	3,512
Demand Responsive Transport	50	(50)	0
Weather Emergency Fund	1,000	0	1,000
Local Plan Fund	110	0	110
War Memorial Fund	50	0	50
Scottish Government Grant	4,812	386	5,198
Social Policy Preventative Care Fund	228	0	228
Support for Local Buses	0	1,010	1,010
Earmarked Balances	**17,307**	**(330)**	**16,977**
Uncommitted Balance	**2,000**	**70**	**2,070**
Total General Fund Balance	**19,307**	**(260)**	**19,047**

D.5 2015/16 EFFICIENCY STATEMENT

Scottish local authorities are required to provide an annual statement to COSLA each year providing details on budget efficiencies achieved. It should be noted that the Efficiency Statement only includes the element of budget reductions that relate to efficiencies. In 2015/16, the council's budget efficiencies totalled £11.987 million.

Council Executive is asked to approve the proposed 2015/16 Efficiency Statement for submission to COSLA, a copy of which is attached in Appendix 2.

E. CONCLUSION

The overall 2015/16 general fund revenue outturn is a variance of £2.134 million. As set out in the report, it is recommended that this is allocated taking account of previous approvals, earmarked funding and further proposed commitments. This would result in an uncommitted general fund balance of £2.070 million which is £70,000 higher than the agreed minimum balance value.

Council Executive is also asked to approve the proposed 2015/16 Efficiency Statement for submission to COSLA which sets out the details of the £11.987 million of efficiency measures achieved in 2015/16

F. BACKGROUND REFERENCES

2015/16 General Fund Revenue Budget – Month 9 Monitoring Report by Head of Finance and Estates to Council Executive 2 February 2016

Appendices/Attachments: Two

Appendix 1: 2015/16 General Fund Revenue Outturn
Appendix 2: 2015/16 Efficiency Statement

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Donald Forrest
Head of Finance and Property Services
Date: 21 June 2016

Appendix 1

RECONCILIATION OF 2015/16 GENERAL FUND OUTTURN POSITION TO UNAUDITED FINANCIAL STATEMENTS

	2015/16 Budget £'000	2015/16 Actual £'000	2015/16 Variance £'000
1. SERVICE EXPENDITURE			
Education, Planning & Area Services			
Schools, Education Support	158,303	157,903	(400)
Area Services	23,035	23,035	0
Planning and Economic Development	3,594	2,159	(1,435)
Education, Planning & Area Services - Total	**184,932**	**183,097**	**(1,835)**
Corporate, Operational & Housing Services			
Operational Services	67,058	66,988	(70)
Housing, Construction & Building Services	2,286	2,521	235
Corporate Services	17,441	17,441	0
Corporate, Operational & Housing Services - Total	**86,785**	**86,950**	**165**
WLCHCP & Social Policy	**95,344**	**95,204**	**(140)**
Chief Executive, Finance & Estates	**43,122**	**42,802**	**(320)**
Joint Boards	1,214	1,214	0
Time Limited Spend	1,321	1,317	(4)
SERVICE EXPENDITURE - TOTAL	**412,718**	**410,584**	**(2,134)**
2. NON SERVICE EXPENDITURE			
NDR Charities Relief	133	133	0
Pensions	2,323	2,295	(28)
Other Services	(2,026)	(2,026)	0
Insurance Account	(1,527)	(1,527)	0
Housing and Council Tax Benefit	10,314	10,351	37
	9,217	9,226	9
TOTAL EXPENDITURE	**421,935**	**419,810**	**(2,125)**
3. FUNDING			
Revenue Support Grant	(312,154)	(312,154)	0
Council Tax	(70,314)	(70,323)	(9)
TOTAL FUNDING	**(382,468)**	**(382,477)**	**(9)**
BUDGET OUTTURN	**39,467**	**37,333**	**(2,134)**
MOVEMENT IN RESERVES AND ACCOUNTING ENTRIES			
***YEAR END ACCOUNTING ENTRIES TO RESERVES**	**(39,467)**	**(37,073)**	**2,394**
MOVEMENT IN RESERVES AND ACCOUNTING ENTRIES - TOTAL	**(39,467)**	**(37,073)**	**2,394**
ACCOUNTING OUTTURN	**0**	**260**	**260**

* Relates to insurance, capital financing and pension and other technical accounting entries that under the Code of Practice on Local Authority Accounting need to be included in the council's revenue outturn

CONFIRMATION OF EFFICIENCIES DELIVERED IN 2015/16

1	**Local Authority Name**	West Lothian Council
2	**Total cash efficiency achieved for 2015/16 £'000**	£11.987 million
3	**Summary of efficiency activity** e.g. The main initiatives the local authority has taken over the year to ensure a strategic approach to increased efficiency and productivity and the improvements achieved in these areas. The main information that the local authority uses to assess productivity, service quality and performance and how the scope, usefulness or reliability has been improved during the year. Specific steps the local authority has taken during the year to improve collaboration and joint working to deliver efficient and user-focussed services and the improvements achieved.	The 2015/16 budget efficiencies were developed as part of a medium term financial strategy which incorporates the council's corporate plan and capital and revenue budgets for the five years 2013/14 to 2017/18. The financial strategy is underpinned by eight priorities which were approved in January 2013 and are shared with the West Lothian Community Planning Partnership. The development of the council's medium term financial strategy included consultation with a wide range of stakeholders in Autumn 2012 and 2014. The results of these consultations demonstrated wide spread support for the council's priorities and efficiency measures with over 57,000 comments received by 6,420 respondents over the two consultations. The feedback from the consultations were used to inform the council's medium term strategy, but also budget efficiencies for 2015/16. As identified in previous years, the council's ongoing commitment to efficiency has meant that the majority of 'easier to deliver' budget efficiencies have already been achieved. This makes it increasingly more challenging to identify measures that will not adversely impact on service delivery. The council's measures, in addition to the development of a medium term strategy and Corporate Plan priorities, has allowed the council to continue to focus on outcomes. In these circumstances, and following feedback received within the consultations, officers have been innovative about service redesign to ensure that outcomes are not compromised and the council continues to deliver the agreed priorities. The key efficiency areas pursued in 2015/16 included: • New models of service delivery and provision • Service restructures and workforce management measures • Revision of certain discretionary charges in line with other local providers and public bodies • Modernisation and more effective deployment of assets • Integration of service delivery internally and with other partners • Energy efficiency measures • Revised procurement contract terms, conditions and prices

4	**Breakdown of efficiency saving by Procurement, Shared Services or Asset Management £'000** (only where relevant – not all efficiencies will fall into these categories, so the figures here do not have to match the overall total)	Procurement = £482,000
		Shared Services = £638,000
		Asset Management = £1,159,000
5	**Evidence**: What performance measures and/or quality indicators are used to ensure that efficiencies were achieved without any detriment to services?	The 2015/16 results in relation to performance and customer satisfaction from the council's self evaluation model, key performance indicators in the performance management system, external audit reviews and governance inspections provide a substantial volume of evidence that the council's performance was either maintained or improved across the full range of council services. In addition, Audit Scotland has assessed that overall performance has remained high with 94% of council indicators being achieved with strong performance across all objectives.

Signed …….... (Graham Hope, Chief Executive)

Signed …….... (Cllr John McGinty, Council Leader)

Date:

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

GENERAL SERVICES CAPITAL PROGRAMME 2016/17 TO 2017/18

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

To enable the Council Executive to agree an updated General Services capital programme for the period 2016/17 to 2017/18.

B. RECOMMENDATION

It is recommended that the Council Executive:

1. Approves the updated capital programme for 2016/17 to 2017/18, as set out in appendix 1 of the report;
2. Approves the capital funding for 2016/17 to 2017/18, as set out in section 4 of the report.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs, being honest, open and accountable, making best use of our resources, working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	The council's General Services capital programme is managed within the stringent requirements set out in the Prudential Code. Expenditure has been in compliance with the council's Best Value Framework, approved on 10 June 2014, aimed at ensuring compliance with the provisions contained within the Local Government in Scotland Act 2003.
III	**Implications for Scheme of Delegations to Officers**	None.
IV	**Impact on performance and performance Indicators**	Effective capital implementation is vital to service performance.
V	**Relevance to Single Outcome Agreement**	None.
VI	**Resources - (Financial, Staffing and Property)**	Capital budgets for 2016/17 and 2017/18 total £127.501 million.
VII	**Consideration at PDSP**	Asset Lead Officers will provide asset performance reports to relevant Policy Development and Scrutiny Panels (PDSP's).

VIII Other consultations Depute Chief Executives, Heads of Service and Asset Lead Officers.

D. TERMS OF REPORT

D.1 Background

The Council, on 29 January 2013, approved a five year asset management and General Services capital programme for 2013/14 to 2017/18. Block budgets were allocated to specific projects at this time for 2013/14 and 2014/15. The remaining block budgets were allocated to specific projects for the period 2015/16 to 2017/18 and approved by Council Executive in April 2014 following Local Area Committee (LAC) consultation. This report sets out capital budgets for the period 2016/17 to 2017/18, taking account of latest circumstances, as well as advising of the 2015/16 outturn.

D.2 2015/16 Capital Outturn

The approved capital budget for 2015/16 was £49.878 million. The final outturn position was £60.905 million as shown in the table below, which has resulted in a variance for the year of £11.027 million due to accelerated spend on projects from future years.

Asset Type	**2015/16 Budget £'000**	**2015/16 Actual Spend £'000**	**2015/16 Actual Variance £'000**
Property	28,934	38,524	9,590
Roads	12,147	9,818	(2,329)
Open Space	7,619	6,294	(1,325)
ICT	5,178	6,269	1,091
Overprogramming	(4,000)	0	4,000
Total Expenditure	**49,878**	**60,905**	**11,027**

The expenditure incurred in 2015/16 equates to 122 per cent of the approved budget, which demonstrates excellent progress in delivering capital investment during 2015/16.

D.3 Updated Capital Programme – 2016/17 to 2017/18

The capital programme has now been updated to take account of the 2015/16 outturn and latest circumstances. An extensive exercise was completed with asset lead officers as part of the capital planning process to ensure that project phasing within the plan is realistic and achievable. Total proposed General Services capital investment for the period to 2017/18 is £127.501 million with details provided in Appendix 1. The proposed investment by asset category is as follows:

Asset Category	**2016/17 Proposed Budget £'000**	**2017/18 Proposed Budget £'000**	**Total £'000**
Property Assets	45,776	37,962	83,738
Roads and Related Assets	11,034	13,462	24,496
Open Space Assets	6,046	1,931	7,977
ICT Assets	6,017	5,273	11,290
Total	**68,873**	**58,628**	**127,501**

The proposed budgets take into consideration detailed asset conditions surveys, projected expenditure levels, and include the following key items within each asset category:

Property Assets

A number of planned improvements progressed more quickly than anticipated during 2015/16 as a result of improved resource deployment, these included:

- Kirknewton Primary School Phase 2 – Heating, re-wiring and re-configuration works. These works are due to be completed in August 2016 prior to the start of the new school year.
- Knightsridge Primary School – Roof, heating, ventilation and drainage works.
- Toronto Primary School – Renovation, asbestos removal and accessibility works. These works are scheduled for completion in August 2016.

Significant projects that were progressed during 2015/16 included; the new primary school in South Armadale, Rosemount Court, Simpson primary school Bathgate and the extensions at St Nicholas' primary school Broxburn, which is now complete, and St Anthony's primary school in Armadale which is due for completion in October 2016.

The planned improvement budget has been managed to cover cost pressures arising from additional planned improvements, ensuring that property assets are maintained in accordance with sound asset management principles. Following successful works undertaken in 2015/16 to modernise signs and classrooms in Linlithgow Academy, a further phase of improvements to Home Economics (HE) classrooms is to be undertaken during 2016/17.

Additional planned improvements identified as required over the next two years include; a replacement roof and external works at St Kentigern's Academy, roof upgrade works, a new gym hall ceiling and toilets at Uphall primary school and a future phase of replacing Bathrooms and Kitchens in Care Homes.

Significant progress is being made with partnership centres in West Lothian, with work at East Calder, Linlithgow and Blackburn partnership centres all commenced on site and due for completion in 2017.

The contract for Whitehill Service Centre has been awarded and demolition works have commenced.

A project is to be undertaken at Whitdale Early Years Centre for new two year olds provision, which would create an additional 20 spaces, 10 spaces in the morning and 10 spaces in the afternoon. These works are programmed to be completed at the beginning of the summer.

The Biomass heating installation programme which has been undertaken over the past three years is now complete and fully operational in buildings including; James Young High School, Inveralmond Community High School, St Kentigern's Academy, Strathbrock Partnership centre and the Civic Centre. Revenue savings are being achieved as a result.

External funding of £250,000 has been secured from the Inspired Learning Spaces Fund (ILS) to support the implementation of a pilot at West Calder High School to establish a transformational digital learning project in advance of relocation to the new school.

Roads and Related Assets

Detailed asset condition surveys have been undertaken along with analysis of road and footpath condition statistics. Investment in roads and other related assets is aimed at maintaining key infrastructure assets based on the condition survey data. While budgets have been based on previous condition surveys, circumstances do change, resulting in a number of projects being reprioritised within existing budgets to ensure the assets are maintained and meet infrastructure requirements.

Proposed New Investments	2016/17 Budget
	£'000
A706 Manse Road from the Cross South – Surface dressing of carriageway identified from survey results	70
A801 Westfield to Torphichen Bridge – Surface dressing of carriageway identified from survey results	63
B7015 East of C13 – Resurfacing of carriageway required due to the rate of road deterioration since the last condition survey	118
C26 West Calder to B7015 – Carriageway resurfacing required due to rate of deterioration in the condition of the road	189
Deans Road Culvert – Protection/ painting works required to culvert	40
Dedridge Pond Footbridge – Replacement Footbridge required	60
Whiteburn Culvert - Protection/ painting works required to culvert due to rate of deterioration of the condition of the asset since last condition survey.	40

Open Space Assets

External funding has been secured from Sustrans for works to install path erosion protection measures in Almondell Country Park. The funding will cover all of the works to be carried out without the need for a council capital budget.

ICT Assets

A new project has been identified for 2016/17 which will involve the purchase of Multi Function devices (MFDs) to be installed council wide throughout schools, offices and partnership centres. Currently, MFDs are leased and the council are charged on a per copy basis. It has been established that if the council purchases the machines, the initial purchase cost and maintenance of the machines will be cheaper than the current lease arrangements. If the project is approved the council will benefit from cost savings over the five year lifespan of the machines.

D.4 Updated Capital Resources – 2016/17 to 2017/18

To fund the General Services capital investment there are various sources of projected funding as follows:

Revised Funding Source	2016/17 £'000	2017/18 £'000	Total £'000
Borrowing	11,243	3,481	14,724
Capital Grants	13,533	18,870	32,403
Other Contributions	36,003	27,465	63,468
Capital Receipts	4,094	8,812	12,906
Overprogramming	4,000	0	4,000
Total Resources	**68,873**	**58,628**	**127,501**

In overall terms, I would assess that the revised resource projections are achievable. Capital receipts have been adjusted to reflect a realistic assessment of what can be achieved. Other contributions include application of the council's Capital Fund, developer contributions and small grants from other bodies.

The capital budget for 2016/17 includes £4 million of overprogramming. Given the risks inherent within a budget made up of a significant number of individual projects, this level of overprogramming is considered realistic. Resources will continue to be carefully monitored and updates provided in line with reporting requirements.

D.5 Corporate Asset Management

The Corporate Asset Management Strategy was agreed by the Council in January 2013. Asset management provides appropriate structures and governance arrangements to ensure the council's assets are utilised appropriately in support of service delivery. In the current financial climate, it is important that resources are prioritised in order to ensure investment has the most positive impact for the local community. The Corporate Asset Management Plan helps to demonstrate best value, continuous improvement, sound performance management, partnership working and sustainable development.

In line with agreed procedures, performance reports for each asset category will be submitted to the relevant PDSP on an annual basis.

D.6 Other Factors to be taken into Account

The Prudential Code requires the council to take account of a number of factors when agreeing capital spending plans. In overall terms I would assess the capital budget for the period 2016/17 to 2017/18 as being affordable. The revenue implications are incorporated within agreed revenue budgets and loan charge projections continue to indicate plans are prudent, affordable and sustainable. All aspects of the programme are geared to securing Best Value however it may be necessary, on occasion, to re-phase budgets for operational reasons or to ensure best value.

The Capital and Asset Management Board continues to coordinate operational work on capital planning and asset management at officer level. Officers will manage risk and uncertainties via ongoing monitoring and control arrangements. This ensures focus is on delivery of the capital programme within approved budgets and timescales.

D.7 Future Capital Programme

As agreed at full council on 23 February 2016, work has now commenced in developing a new ten year capital programme. An updated Corporate Asset Management Strategy and Asset Management Plans will also be prepared in conjunction with the new programme. The future capital programme will take a longer-term approach to asset investment and planning, with a longer-term capital investment pipeline being developed for 2027/28 onwards. Using this approach ensures that initial consideration is given to investment that will be required on council assets in future years so that long-term needs can be identified and plans considered accordingly. Factors that will be taken into consideration in the development of this pipeline include; whole life cost, useful remaining life, future management requirements, including the impact of demographic changes, and statutory & regulatory requirements.

E. CONCLUSION

This report sets out the updated capital investment programme for 2016/17 to 2017/18. Approval of the revised programme will allow the ongoing implementation of the capital plan to proceed resulting in significant improvements to services provided by the council and to the overall asset infrastructure throughout West Lothian.

F. BACKGROUND REFERENCES

Asset Management and General Services Capital Programme 2013/14 to 2017/18 – Report by Head of Finance and Estates to Council 29 January 2013

Appendices/Attachments:
Appendix 1 – General Services Capital Plan – 2016/17 to 2017/18

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Donald Forrest
Head of Finance and Property Services
21 June 2016

DATA LABEL: PUBLIC

GENERAL SERVICES CAPITAL PLAN - 2016/17 to 2017/18

Asset Type	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Property Assets			
Planned Improvements and Statutory Compliance	6,938	4,771	11,709
Property Projects	38,838	33,191	72,029
Property Assets - Total	**45,776**	**37,962**	**83,738**
Roads and Related Assets			
Roads and Footways	4,341	4,082	8,423
Flood Prevention and Drainage	330	1,857	2,187
Road Lighting	2,197	1,916	4,113
Structures and Transportation	3,119	4,085	7,204
Town Centres and Villages Improvement Fund	1,047	1,522	2,569
Roads, Structures, Lighting and Water Related Assets - Total	**11,034**	**13,462**	**24,496**
Open Space Assets			
Open Space and Sports Facility Projects	3,092	633	3,725
Open Space and Sports Facility Planned Improvements	1,555	779	2,334
Open Space Parks Drainage	107	54	161
Children's Play Areas	479	426	905
Synthetic Turf Pitches	705	39	744
Cemeteries	108	0	108
Open Space Assets - Total	**6,046**	**1,931**	**7,977**
ICT Assets			
Corporate and Modernisation	4,575	4,021	8,596
School Specific Spend	1,442	1,252	2,694
ICT Assets - Total	**6,017**	**5,273**	**11,290**
CAPITAL PLAN - TOTAL	**68,873**	**58,628**	**127,501**

PROPERTY ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Planned Improvements and Statutory Compliance			
Schools Planned Improvements			
Nursery Schools			
Bathgate West Nursery - roof covering	110	0	110
Decoration/ Floorcovering Programme - common areas and halls	5	0	5
Eastertoun Nursery - toilets	0	20	20
Internal Improvements and Minor Works	10	15	25
Kirkhill Nursery - toilets, render and windows	0	30	30
Nursery Schools - Total	**125**	**65**	**190**
Primary Schools			
Addiewell/ St Thomas Primary School - electric heating (school only)	0	55	55
Armadale Primary School - roof	100	40	140
Deans Primary School - lighting, windows and external works	0	150	150
Decoration/ Floorcovering Programme - common areas and halls	20	0	20
Dedridge Primary School - toilets	0	50	50
Eastertoun Primary School, Armadale - refurbishment of toilets, internal re-decoration	10	0	10
Howden St Andrew's Primary School - roof, roughcast, ceilings, porch	230	90	320
Internal Improvements and Minor Works - Primary Schools	25	30	55
Kirkhill Primary School - Skylights	5	0	5
Kirknewton Primary School - Phase 2 - heating, re-wiring, re-configuration	525	0	525
Knightsridge Primary School - roof, heating, ventilation, drainage	50	0	50
Livingston Village Primary School - Boilers	0	25	25
Mid Calder Primary School - roof, lighting (fittings)	0	50	50
Our Lady of Lourdes Primary School, Blackburn - roof works, link corridor and improvements	25	125	150
Parkhead Primary School, West Calder - toilets and lighting (fittings)	150	0	150
Polkemmet Primary School - replacement ceilings, light fittings, replacement kerbs, render, roof and rewire	100	0	100
St Anthony's Primary School, Armadale - toilets	0	30	30
St Joseph's Primary School, Whitburn - brickworks and drainage	75	0	75
St Nicholas' Primary School, Broxburn - roof	0	115	115
St Ninian's Primary School, Livingston - roof	0	10	10
Stoneyburn Primary School - external doors and internal works	0	90	90
Toronto Primary School - renovation, asbestos removal, upgrading, accessibility	1,000	871	1,871
Uphall Primary School - new ceiling in gym hall, toilets, flat roof	100	0	100
Whitdale Primary School - ceiling tiles inc lighting, class 4, corridor, stairwell, roof	110	0	110
Primary Schools - Total	**2,525**	**1,731**	**4,256**
Secondary Schools			
Craft, Design & Technology (CDT) & Science Upgrades	25	0	25
Decoration/ Floorcovering Programme - common areas and halls	15	10	25
Internal Improvements & Minor Works - Secondary Schools	25	15	40
Inveralmond CHS - internal improvements	40	0	40
Linlithgow Academy - heat pump, changing rooms, flooring, roof, gas proving, distribution boards, windows and Home Economics (HE) classrooms	200	0	200
St Kentigern's Academy - roof and external works	380	0	380
Secondary Schools - Total	**685**	**25**	**710**
Special Schools			
Decoration/ Floorcovering Programme - common areas and halls	25	0	25
Internal Improvements and Minor Works - Special Schools	25	0	25
Pinewood - roof and internal works	0	50	50
Special Schools - Total	**50**	**50**	**100**
School Estate Wide Improvements (Kitchens)	75	50	125
Schools Planned Improvements - Total	**3,460**	**1,921**	**5,381**

PROPERTY ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Operational Buildings Planned Improvements			
Arts Venues			
Burgh Halls - Internal works and acoustics	25	0	25
Howden Park Centre - roof and external painterwork	60	0	60
Arts Venues - Total	**85**	**0**	**85**
Care Homes			
Bathroom Upgrade Programme (Limecroft and Whitdale)	0	110	110
Burngrange - compartmentation upgrade	250	0	250
Care Homes - Decoration and Floor coverings	20	0	20
Care Homes Minor Improvements	10	0	10
Craigmair - Compartmentation	130	0	130
Kitchen Refurbishment (Wing and Common) - Whitdale & Burngrange	100	50	150
Limecroft - windows	0	10	10
Norvell Lodge - rewire and lighting (fittings to communal areas)	0	50	50
Care Homes - Total	**510**	**220**	**730**
Cemeteries - Boundary Walls	25	25	50
Community Centre & Halls			
Addiewell Community Centre - door and toilet refurbishment	25	0	25
Bridgend Community Centre - drainage, flooring, doors, security fence	5	0	5
Craig Inn Community Centre - roof	25	0	25
Decoration/ Floorcovering Programme	10	0	10
Internal Improvements and Minor Works	20	0	20
Lanthorn Community Centre - roof and render	20	195	215
Livingston Village - Community Wing - minor improvement works	25	0	25
Old Town Centre Broxburn - patio feasibility and design	0	20	20
Seafield Community Centre - roof	5	0	5
Community Centre & Halls - Total	**135**	**215**	**350**
Country Parks			
Country Parks Minor Improvements	0	3	3
Country Parks - Total	**0**	**3**	**3**
Depots	10	0	10
Disability Day Centres			
Internal Improvements and Minor Works	5	0	5
Disability Day Centres - Total	**5**	**0**	**5**
Family Centres			
Internal Improvements and Minor Works	5	5	10
Family Centres - Total	**5**	**5**	**10**
Libraries			
Internal Improvements and Minor Works	5	0	5
Libraries - Total	**5**	**0**	**5**
Operational Industrial/ Business Units			
Dunlop Court (Archives - Dilapidations)	100	0	100
Operational Industrial / Business Units - Total	**100**	**0**	**100**
Partnership Centres			
Fauldhouse Partnership Centre - various works	15	0	15
Internal Improvements and Minor Works	5	0	5
Partnership Centres - Total	**20**	**0**	**20**
Youth Residential Units			
Internal Improvements and Minor Works	10	0	10
Newlands House, Bathgate - roof works	23	0	23
Torcroft and Letham - Internal doors and decoration	20	0	20
Youth Residential Units - Total	**53**	**0**	**53**

PROPERTY ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Social Policy			
Housing with Care - Bathrooms & Kitchens	100	340	440
Social Policy - Total	**100**	**340**	**440**
Sports Pavilions			
Compliance Demolitions	0	50	50
Woodpark Pavillion - Minor Refurb	60	0	60
Sports Pavilions - Total	**60**	**50**	**110**
Miscellaneous			
Almond Valley Heritage Trust Grant	20	20	40
Museums General Improvements and Repairs to Artworks	8	0	8
Operational Property Minor Works	5	0	5
Painterwork	15	0	15
West Lothian Leisure (WLL) Landlords Service Leased Maintenance	57	62	119
Miscellaneous - Total	**105**	**82**	**187**
Operational Buildings Planned Improvements - Total	**1,218**	**940**	**2,158**
Operational Offices Planned Improvements			
Decoration/ Floorcovering Programme	15	0	15
Whitburn Area Office - lintels	20	0	20
Operational Offices Planned Improvements - Total	**35**	**0**	**35**
Tenanted Non Residential Properties Planned Maintenance	150	150	300
Planned Improvements Total	**4,863**	**3,011**	**7,874**
General Statutory Compliance			
Accessibility Works	570	550	1,120
Asbestos Management	200	200	400
Boundary Walls and Fences Compliance	50	50	100
Building Warrant Works School Estate	0	30	30
Chimney Safety Inspections and Lightning Protection	20	20	40
Control of Legionella	100	100	200
Door Access Systems	100	50	150
Ductwork	50	50	100
Electricity at Work	100	50	150
Fire Alarm Upgrade Programme	100	100	200
Fire Precautions	450	200	650
Gas Network Safety	20	20	40
Hazardous Substances Detection	25	25	50
Intruder Alarm Upgrade Programme	50	50	100
Lath and Plaster Ceilings	30	30	60
Lift Upgrade Programme	20	20	40
Pressure Vessels	50	50	100
Rainwater Goods and Drainage	75	50	125
School Window Replacement Programme	50	100	150
Water Quality and Hydrants	15	15	30
General Statutory Compliance Total	**2,075**	**1,760**	**3,835**
Planned Improvements and Statutory Compliance Total	**6,938**	**4,771**	**11,709**

PROPERTY ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Property Projects			
Schools			
Schools General Projects			
Additional Support Needs Review (Pinewood)	1,200	100	1,300
Blackridge Primary School	800	25	825
Boghall Primary School - Nursery Extension	100	600	700
Broxburn Primary School - Hall	550	100	650
Carmondean Primary School - Hall	850	175	1,025
Children and Young People Act - Two Year Olds Provision - Various minor works	20	0	20
East Calder Nursery Replacement	700	50	750
Howden St Andrew's School Improvements	150	0	150
Mid Calder Nursery Replacement	925	125	1,050
Peel Primary School - Hall	900	100	1,000
Production Kitchens - Free School Meals	0	5	5
Renewables (School Estate)	100	100	200
School Estate Feasibilities Assessments	30	30	60
St Mary's Primary School Bathgate Sports Provision	300	500	800
Torphichen Primary School - extension and improvements	250	750	1,000
Torphichen Primary School Multi Use Games Area (MUGA)	5	0	5
West Calder High School - site preparation works	0	2,700	2,700
West Calder High School - Inspired Learning	250	0	250
West Calder High School - Off site Works	3,975	0	3,975
Whitdale Early Years Centre	200	200	400
Schools General Projects - Total	**11,305**	**5,560**	**16,865**
Schools Projects - Developer Funded			
Armadale Primary School Temporary Units	0	25	25
Bathgate Academy School Capacity	0	1,340	1,340
Broxburn Primary School Multi Use Games Area (MUGA)	49	0	49
East Calder Primary School Capacity Alterations	0	250	250
Livingston Village Primary School Capacity Extension	20	680	700
Misc Schools Feasibility Projects	20	20	40
New Primary School, South Armadale, Phase 1	2,480	268	2,748
Parkhead Primary School, West Calder	10	787	797
Pumpherston and Uphall Station Primary School	10	1,729	1,739
St Anthony's Primary School, Armadale, Phase 2 Extension Hall and Classroom	2,050	0	2,050
St Nicholas' Primary School , Broxburn, Extension	350	100	450
St Paul's Primary School, East Calder, Phase 1 Extension and footpath	20	97	117
Winchburgh Secondary School Feasibility	0	74	74
Schools Projects - Developer Funded - Total	**5,009**	**5,370**	**10,379**
Schools Total	**16,314**	**10,930**	**27,244**
Operational Buildings and Depot Modernisation			
Armadale Partnership Centre	50	941	991
Beecraigs Visitor Centre	340	0	340
Blackburn Partnership Centre	1,280	2,020	3,300
Blackburn Partnership Centre - West Lothian Connected (WLC) IT, Furniture, Moves and Demolition	0	400	400
Broxburn Hub	350	125	475
Civic Centre Minor Works	10	10	20
Community Property Integration and Modernisation	100	100	200
East Calder Partnership Centre	2,600	900	3,500
East Calder Park Upgrade	0	95	95
King George V Pavilion, Whitburn	175	0	175
Kirknewton Changing Pavilion	20	330	350
Linlithgow Partnership Centre	2,400	300	2,700
Lowport Centre	0	490	490
New Cheviot House Dilapidations	150	0	150
Office and Property Accommodation Strategy	50	150	200
Office Rationalisation Reconfiguration	40	0	40
Outdoor Changing Pavilions - Armadale	5	967	972
Rosemount Court, Bathgate	950	140	1,090
Stoneyburn Community Centre and Wee Croft	30	0	30
Uphall King George V Changing Pavilion	5	170	175
Uphall Station Changing Pavilion	240	30	270
West Calder Hub	265	0	265
Whitburn Partnership Centre	20	4,945	4,965
Whitehill Service Centre, fleet maintenance garage, waste transfer facility and salt store	12,000	7,782	19,782
Winchburgh Partnership Centre	0	900	900
Operational Buildings Projects - Total	**21,080**	**20,795**	**41,875**

PROPERTY ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Energy Savings Investment - Biomass, Renewables & Other Investments			
Energy Saving Investment including Renewables	500	750	1,250
Energy Savings Investment - Biomass, Renewables & Other Investments - Total	**500**	**750**	**1,250**
Miscellaneous Projects			
Asset Management System - Atrium	20	25	45
Craigsfarm Community Asset Transfer	290	125	415
Dangerous and Defective Buildings	0	404	404
Mill Centre Blackburn Re-configuration	0	132	132
Property Condition Surveys and Drawings	80	30	110
Xcite Capital Investment Broxburn	374	0	374
Xcite Capital Investment (Prudential)	180	0	180
Miscellaneous Projects - Total	**944**	**716**	**1,660**
Property Projects Total	**38,838**	**33,191**	**72,029**
TOTAL PROPERTY ASSETS	**45,776**	**37,962**	**83,738**

ROADS AND RELATED ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Roads and Footways			
A Class Roads - Backlog and Lifecycle Investment			
A70 Auchinoon	116	0	116
A70 The Beeches (Two Areas)	0	142	142
A70 Wester Causewayend	53	0	53
A706 East Carriber	86	0	86
A706 Manse Road from the Cross South	70	0	70
A800 Drehorn Cottage	21	0	21
A801 Dual Carriageway	0	36	36
A801 Westfield to Torphichen Bridge	63	0	63
A89 Boghall Roundabout, Bathgate	269	0	269
A89 Tesco Bathgate (Two Areas)	0	90	90
A899 Livingston Road	0	29	29
A899 Main Street Broxburn	0	31	31
A904 16 Pardovan Holdings	115	0	115
A Class Roads - Backlog and Lifecycle Investment - Total	**793**	**328**	**1,121**
B Class Roads - Backlog and Lifecycle Investment			
B7002 Whitburn Road, Bathgate	0	79	79
B7008 at X C24	0	196	196
B7008 Harburn	0	77	77
B7015 Bents	0	127	127
B7015 East of C13	118	0	118
B7015 From Junction with Rosebank Road to Simpson Parkway	0	65	65
B7031 Kirknewton	0	44	44
B8020 Beatlie Road	0	49	49
B8020 Niddry Road (Two Areas)	79	0	79
B8028 Balmuir	55	0	55
B8028 Strathloanhead	0	74	74
B9080 West of Boundary at M9 Overpass	7	0	7
B Class Roads - Backlog and Lifecycle Investment - Total	**259**	**711**	**970**
C Class Roads - Backlog and Lifecycle Investment			
C14 Near Bridgecastle House	36	0	36
C19 Faucheldean (Two Areas)	0	90	90
C24 West from B7008	0	139	139
C26 West Calder to B7015	189	0	189
C7 Armadale (Glenwood Drive Heading North)	32	0	32
C8 North of Blackridge	0	22	22
C9 Bangour Farm Cottages	0	333	333
C9 Mounteerie	0	47	47
General Works - C Class Roads	72	0	72
C Class Roads - Backlog and Lifecycle Investment - Total	**329**	**631**	**960**

ROADS AND RELATED ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
U Class Roads - Backlog and Lifecycle Investment			
Avontoun Park, Linlithgow	0	20	20
Baird Road, Armadale	0	22	22
Blyth Road, Broxburn	0	26	26
Burns Avenue, Armadale	0	21	21
Cochrane Street, Bathgate	0	24	24
Drove Road, Armadale	0	32	32
Heather Park, Seafield	0	27	27
Irvine Crescent, Bathgate	0	34	34
Jarvey Street, Bathgate	28	0	28
Lothian Street, Bathgate	0	38	38
Newlands Avenue, Bathgate	46	0	46
Preston Crescent, Linlithgow	0	35	35
Shaw Avenue, Armadale	0	23	23
Stewartfield Road, Broxburn	0	21	21
The Glebe, West Calder	0	22	22
The Green, Bathgate	0	19	19
Turner Street, Bathgate	21	0	21
U12 Bathgate to Armadale	163	0	163
U14 North Beecraigs	48	0	48
U14 North of C18	39	0	39
U14 South Beecraigs	53	0	53
U15 Beecraigs	0	47	47
U15 Beecraigs Carpark	0	25	25
U15 Beecraigs Sawmill	0	35	35
U15 Blackcraig Farm	0	19	19
U15 South Mains Farm	0	21	21
U15 South of Beecraigs Sawmill	0	41	41
U16 Kingscavil	32	0	32
U18 Junction B8020 Braeview	37	0	37
U18 Winchburgh at Canal	111	0	111
U2 at Newton	11	0	11
U29 at Station House Harburn	0	25	25
U29 Broadshaw Harburn	0	34	34
U29 Skivo	0	74	74
U3 at Newton	52	0	52
U31 Humbie Holdings	0	19	19
U31 Knowetop	0	23	23
U31 Knowetop, Kirknewton	0	19	19
U32 Leyden Road	31	0	31
U32 Leyden Road, Latch Farm Cottage	57	0	57
U32 Leyden Road, Ormiston Farm	32	0	32
U34 Morton Road	81	0	81
U34 Morton Road, Corston	34	0	34
U34 Morton Road, Over Rail Bridge	74	0	74
U38 Blackhall, Harburn	0	29	29
U38 Camilty Near Blackhall Farm	0	27	27
U38 Harburn	0	33	33
U38 Junction C24	0	28	28
U38 Sawmill Cottage, Harburn	0	42	42
West Burnside, Broxburn	0	23	23
Contingency - In year Response to Condition Surveys	0	21	21
U Class Roads - Backlog and Lifecycle Investment - Total	**950**	**949**	**1,899**

ROADS AND RELATED ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Non Adopted Roads and Footways			
Addiewell/ St Thomas PS, Addiewell - School Playground	25	0	25
Armadale PS, Armadale - School Playground	132	0	132
Balbardie PS, Bathgate - School Playground	50	0	50
Blackridge PS, Blackridge - School Playground	15	0	15
Deans PS, Livingston - School Playground	17	0	17
East Calder PS, East Calder - School Playground	35	0	35
Eastertoun PS, Armadale - School Playground	27	0	27
Harrysmuir PS, Livingston - School Playground	5	0	5
Howden St Andrew's PS, Livingston, School Playground	15	0	15
Inveralmond Community High - School Playground	0	83	83
James Young High - School Playground	0	83	83
Knightsridge PS, Livingston - School Playground	57	0	57
Linlithgow Academy - School Playground	0	83	83
Longridge PS, Longridge - School Playground	32	0	32
Mid Calder PS, Mid Calder - School Playground	50	0	50
Non Adopted Roads and Footways General	52	53	105
Our Lady's PS, Stoneyburn - School Playground	60	0	60
Peel PS, Livingston - School Playground	5	0	5
Riverside PS, East Livingston - School Playground	40	0	40
Seafield PS, Seafield - School Playground	19	0	19
St Anthony's PS, Armadale - School Playground	25	0	25
St Joseph's PS, Whitburn - School Playground	0	21	21
St Kentigern's Academy - School Playground	0	83	83
St Margaret's Academy - School Playground	0	83	83
St Ninian's PS, Livingston - School Playground	23	0	23
Stoneyburn PS, Stoneyburn - School Playground	40	0	40
Toronto PS, Livingston - School Playground	16	0	16
Westfield PS, Westfield - School Playground	13	0	13
Non Adopted Roads and Footways - Total	**753**	**489**	**1,242**
Adopted Footways - Backlog and Lifecycle Investment			
Addiewell - Various Locations	0	8	8
Almondvale - Various Locations	22	0	22
Blackburn - Various Locations	27	0	27
Blackridge - Various Locations	249	0	249
Boghall - Various Locations	21	0	21
Breich - Various Locations	0	117	117
Broxburn - Various Locations	23	0	23
Craigshill - Various Locations	60	0	60
Deans - Various Locations	38	0	38
Dedridge - Various Locations	88	0	88
Eliburn - Various Locations	8	0	8
Fauldhouse - Various Locations	127	0	127
Greenrigg - Various Locations	21	0	21
Houston Industrial Estate	0	48	48
Howden - Various Locations	0	11	11
Kirknewton - Braekirk Avenue	0	13	13
Knightsridge - Various Locations	5	0	5
Ladywell - Various Locations	0	14	14
Linlithgow - Various Locations	0	41	41
Livingston Village - Millfield	0	3	3
Longridge - Various Locations	0	60	60
Mid Calder - Pumpherston Road	7	0	7
Polbeth - Various Locations	0	23	23
Pumpherston - Harrysmuir South/ Terrace	2	0	2
Seafield - Various Locations	5	0	5
West Calder - Various Locations	0	19	19
Westfield/ Bridgehouse - Various Locations	0	75	75
Whitburn - Various Locations	200	0	200
Whitehill Industrial Estate	0	177	177
Winchburgh - Various Locations	52	0	52
Contingency - In year Response to Condition Surveys	0	25	25
Adopted Footways - Backlog and Lifecycle Investment - Total	**955**	**634**	**1,589**

ROADS AND RELATED ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Roads Projects			
Accessibility Schemes	75	100	175
Maintenance of Coloured Textured Surfaces	137	137	274
Pedestrian Guardrails	17	28	45
Purchase of Vehicles	11	0	11
Safety Fences	62	75	137
Roads Projects - Total	**302**	**340**	**642**
Roads and Footways Total	**4,341**	**4,082**	**8,423**
Flood Prevention and Drainage			
Broxburn Flood Prevention Scheme	30	1,183	1,213
Risk Management (Scotland) Act Investment	300	674	974
Flood Prevention and Drainage - Total	**330**	**1,857**	**2,187**
Road Lighting			
Bells Burn/ Huntburn/ Carseknowe (Linlithgow)	0	130	130
Buchan Rd/ Hamilton Rd/ Monkland Rd/ Traprain Cres (Bathgate)	180	0	180
Deans North Road (Livingston)	0	165	165
Deanswood Park (Deans, Livingston)	0	250	250
Fleming Road (Kirkton, Livingston)	50	0	50
Glen Rd/ Main St (Deans, Livingston)	90	0	90
Granby Avenue (Howden, Livingston)	0	250	250
Huron Avenue (Howden, Livingston)	200	0	200
Kirk Rd/ Marjoribanks St (Bathgate)	0	130	130
Kirkton North Road (Livingston Village)	0	170	170
LED Streetlighting	400	600	1,000
Lenzie Avenue (Deans, Livingston)	160	0	160
Manitoba Avenue (Howden, Livingston)	100	0	100
Marina Road (Boghall)	90	0	90
Minor Works	78	62	140
Road Traffic Signs	60	60	120
Simpson Parkway - Mill R/A to Rosebank R/A (Kirkton, Livingston)	250	0	250
Traffic Signals	99	99	198
West Muir Rd/ The Glebe (West Calder)	130	0	130
Whitburn Rd/ South Bridge St (Bathgate)	310	0	310
Road Lighting - Total	**2,197**	**1,916**	**4,113**
Road Safety			
Cycling, Walking and Safer Streets	400	555	955
Road Casualty Reduction Schemes	436	270	706
School Travel Schemes	20	20	40
Road Safety - Total	**856**	**845**	**1,701**

ROADS AND RELATED ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Traffic Management			
A801 Dualling	24	0	24
Active and Sustainable Travel Infrastructure Improvements	77	76	153
Bus Park and Ride Kilpunt, Broxburn - Feasibility and Design	0	65	65
Bus Passenger Infrastructure	0	25	25
Disabled Parking Act Implementation	63	50	113
Drumshoreland Distributor Road	500	0	500
Linlithgow Parking Strategy	25	0	25
St Nicholas Primary School, Broxburn, Extension	45	0	45
Traffic Management - Total	**734**	**216**	**950**
Structures			
Adopted Bridges - Assessment and Strengthening of Weak Bridges			
Kinnenhill Bridge Strengthening	0	232	232
Adopted Bridges - Assessment and Strengthening of Weak Bridges - Total	**0**	**232**	**232**
Adopted and Non Adopted Bridges - Backlog and Lifecycle Investment			
Almond Valley Bridge	314	0	314
Auchinoon Bridge	20	0	20
Baptist Bridge (Livingston)	43	0	43
Bathgate Branch Railway Bridge	0	248	248
Beecraigs Reservoir Outlet Footbridge	0	15	15
Black Bridge	0	20	20
Blackburn Bridge (Over the River Almond)	20	0	20
Brunton Farm Bridge	0	10	10
Centre Interchange East Bridge	15	0	15
Cleuchbrae Bridge (West Calder)	20	0	20
Crofthead Interchange East Bridge	0	75	75
Crofthead Interchange West Bridge	0	75	75
Cross Bridge	0	20	20
Cuthill Bridge	250	0	250
Deans Road Culvert	40	0	40
Dedridge Pond Footbridge	60	0	60
Drumcross Bridge	0	10	10
Easter Foulshiels Bridge	0	10	10
Easter Longridge Bridge	0	10	10
Easton Culvert	0	10	10
Guildiehaugh Railway Bridge (Bathgate)	0	253	253
Heatherlands Bridge	10	0	10
Houstoun Footbridge Painting (Livingston)	0	100	100
Humbie Armco Culvert	70	0	70
Limefield Bridge (Polbeth)	90	0	90
Mid Calder Bridge	50	0	50
New Farm Bridge	0	10	10
Retaining Walls	93	91	184
Riccarton Bridge	0	10	10
River Almond Bridge (Blackburn)	20	0	20
Rusha Bridge	65	0	65
Skolieburn Bridge	43	1,584	1,627
Strathloanhead Culvert	0	10	10
Underpass Refurbishment (various locations in Livingston)	266	231	497
Whiteburn Culvert	40	0	40
Adopted and Non Adopted Bridges - Backlog and Lifecycle Investment - Total	**1,529**	**2,792**	**4,321**
Structures - Total	**1,529**	**3,024**	**4,553**

ROADS AND RELATED ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Town Centres and Villages			
Armadale Town Centre	115	119	234
Bathgate Town Centre	250	52	302
Broxburn/ Uphall Town Centre	58	200	258
Linlithgow Town Centre	235	52	287
Shop Front Improvement Scheme	70	27	97
Villages Improvement Fund	269	1,000	1,269
Whitburn Town Centre	50	72	122
Town Centres - Total	**1,047**	**1,522**	**2,569**
TOTAL ROADS AND RELATED ASSETS	**11,034**	**13,462**	**24,496**

OPEN SPACE ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Open Space and Sports Facility Projects			
Bridgend Park, Linlithgow	172	0	172
Car Parking Provision (Country Parks)	33	5	38
Improved Visitor Access and Facilities at Almondell Country Park	3	0	3
Internal Pathways/ Roadways (Country Parks)	25	13	38
Kettilstoun Mains Project	0	307	307
Linlithgow All Weather Pitch	75	0	75
Management and Regeneration Woodlands	346	68	414
Non Adopted Hard Landscaping Areas	20	30	50
Outdoor Access Projects Programme	91	60	151
Pinewood School Multi Use Games Areas (MUGA)	51	0	51
Quarry Park, Dedridge	38	0	38
Rural Paths	54	10	64
St John the Baptist Primary School Grass Pitch	123	0	123
Waste Containers - Cyclical Replacement	55	140	195
Waste Containers - 140 litre bins, prudential investment	1,165	0	1,165
West Lothian Leisure (WLL) Linlithgow Pavilion	733	0	733
Zero Waste Project	108	0	108
Open Space and Sports Facility Projects - Total	**3,092**	**633**	**3,725**
Open Space and Sports Facility Planned Improvements			
Almondvale Park, Livingston	818	0	818
Balbardie Park of Peace	0	116	116
Bankton Mains Park, Murieston	117	0	117
Boghall Quarry - Land Decontamination	21	0	21
Central Recreation Park, Deans	43	0	43
Clement Rise Park, Dedridge	0	63	63
Country Parks Project Fund	39	0	39
Craigspark, Craigshill	0	63	63
Drumshoreland Park, Pumpherston	0	63	63
Fells Rigg Park, Carmondean	22	0	22
Glebe Park, Uphall	0	63	63
Hunter Grove Park, Whitburn	54	0	54
Land Decontamination - Various Works	33	20	53
Learmont Gardens, Linlithgow	62	0	62
Linlithgow Loch Park	0	85	85
Little Boghead Nature Park	5	0	5
Marchwood Crescent Park, Bathgate	0	47	47
Marrfield Park, Uphall Station	0	63	63
Meadow Crescent Park, Fauldhouse	55	0	55
Murrayfield Park Sports Facility, Blackburn	25	0	25
Park Furniture	27	27	54
Quarry Park (The Froggy), Dedridge	39	0	39
Sommers Park, Mid Calder	68	0	68
St Anthony's Park, Armadale	41	0	41
Stonebank, Ladywell	0	63	63
Sutherland Way, Knightsridge	47	0	47
Torphichen Park	26	0	26
Watson Park, Armadale	0	106	106
Wildflower Meadows	13	0	13
Open Space and Sports Facility Planned Improvements - Total	**1,555**	**779**	**2,334**

OPEN SPACE ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Open Space Parks Drainage			
Budget for In Year Response to Condition Surveys	14	0	14
Drainage Efficiency Improvements	25	0	25
East Calder Park	0	54	54
Kettilstoun Mains, Linlithgow	8	0	8
Stewartfield Park, Broxburn	60	0	60
Open Space Parks Drainage	**107**	**54**	**161**
Children's Play Areas			
Badgers Brook Play Area and Skatepark, Broxburn	0	81	81
Balbardie Park Skate Park, Bathgate	69	0	69
Blaeberryhill Play Area and Skatepark, Whitburn	124	0	124
Chestnut Grove, Craigshill	0	36	36
Deer Park Play Area, Livingston (Grounds Maintenance Annuity)	18	0	18
Ecclesmachan	0	68	68
Falside, Bathgate	36	0	36
Fells Road, Polbeth	0	68	68
Glenmavis, Bathgate	0	68	68
Hazelwood Park, Eliburn	36	0	36
Laverock Park, Linlithgow	68	0	68
Marchwood Crescent, Bathgate	68	0	68
Millerfield, Linlithgow	0	36	36
Puir Wives Brae, Bathgate	0	69	69
Threemiletown	60	0	60
Children's Play Areas - Total	**479**	**426**	**905**
Synthetic Turf Pitches			
Broxburn Synthetic Turf Pitch	167	0	167
Fauldhouse All Weather Pitch	223	0	223
Secondary School Synthetic Turf Pitch Rejuvenation	29	0	29
Secondary School Synthetic Turf Pitch Replacement Programme	240	0	240
Synthetic Kick Pitch Rejuvenation Programme (Non Schools)	46	39	85
Synthetic Turf Pitches - Total	**705**	**39**	**744**
Cemeteries			
Cemetery Provision - East Calder	108	0	108
Cemeteries - Total	**108**	**0**	**108**
TOTAL OPEN SPACE ALLOCATION	**6,046**	**1,931**	**7,977**

ICT ASSETS - CAPITAL BUDGET 2016/17 TO 2017/18

	Budget 2016/17 £'000	Budget 2017/18 £'000	Total Budget £'000
Corporate and Modernisation			
Automated Cash Machines	80	0	80
Business Application Server Refresh	208	39	247
Community WiFi	6	372	378
Customer Relationship Management System	65	274	339
Desktop PC Replacement	250	381	631
Electronic Document Records Management (EDRM) System	500	450	950
Email Encryption	150	75	225
General Provision - IT Future Technology Developments	252	236	488
Library Books (including ebooks and reader development)	213	225	438
Library Management System	14	0	14
Library/ CIS Integration	20	67	87
Local Area Network Refresh	394	982	1,376
Multi Function Device (MFD) Software	1,400	0	1,400
Mobile Working	103	0	103
Microsoft (MS) Office Upgrade	0	196	196
Office Modernisation ICT	100	55	155
Replacement of Featurenet	200	294	494
Revenues System Upgrade	26	0	26
Rosemount Court ICT	19	0	19
Software System for Vulnerable Children/ Adults	105	0	105
Telephone Upgrade/ Customer Contact Centre	200	97	297
Web Presence Refresh	270	278	548
Corporate and Modernisation - Total	**4,575**	**4,021**	**8,596**
Schools			
Desktop PC Replacement	761	1,000	1,761
Education Wireless Local Area Network Refresh	323	238	561
Pupil Placement	8	0	8
Scottish Wide Area Network (SWAN) Bandwidth Upgrade - Education Sites	350	14	364
Schools - Total	**1,442**	**1,252**	**2,694**
TOTAL ICT ALLOCATION	**6,017**	**5,273**	**11,290**

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

2015/16 HOUSING REVENUE ACCOUNT – OUTTURN REPORT

REPORT BY DEPUTE CHIEF EXECUTIVE

A. PURPOSE OF REPORT

To provide the Council Executive with a report on the financial outturn in relation to the Housing Revenue Account (HRA) as at 31 March 2016.

B. RECOMMENDATION

It is recommended that the Council Executive notes the final outturn position for financial year 2015/16.

C. SUMMARY OF IMPLICATIONS

I	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	None
II	**Implications for Scheme of Delegations to Officers**	None
III	**Impact on performance and performance Indicators**	None
IV	**Relevance to Single Outcome Agreement**	Outcome 10 – We live in well designed, sustainable places where we are able to access the services we need.
V	**Resources - (Financial, Staffing and Property)**	A breakeven position was achieved in 2015/16.
VII	**Consideration at PDSP**	Not applicable
VIII	**Other consultations**	Head of Finance & Property Services

D. TERMS OF REPORT

D.1 Introduction

This report provides information on the final outturn in relation to the HRA as at 31 March 2016.

D.2 Financial Projections

The HRA achieved a breakeven position for 2015/16. Largely in line with the month 9 monitoring report, underspends are noted in employee and premises costs, with full year capital financing charges also less than budgeted resources. These underspends were offset, in part, by an under recovery of income.

Overall, this allowed an increased contribution in Capital Funded from Current Revenue (CFCR). The enhanced CFCR provision ensures not only a breakeven position, but provides a cost effective means of financing housing capital investment. The table below summarises the position across income and expenditure categories, with comments on the most material issues noted in the text below.

	2015/16 Budget £'000	**Out-turn £'000**	**Variance £'000**
Employee Costs	4,371	4,190	(181)
Premises Costs	14,707	14,379	(328)
Transport Costs	152	141	(11)
Supplies & Services	3,425	3,526	101
Third Party Payments	2,922	2,914	(8)
Transfer Payments	784	720	(64)
Support Services	2,552	2,552	0
Capital Financing	11,264	10,981	(283)
CFCR	7,792	8,035	243
Total Expenditure	**47,969**	**47,438**	**(531)**
Income	(47,969)	(47,438)	531
Net Expenditure	**0**	**0**	**0**

Employee Costs

Employee costs were underspent by £0.181 million during 2015/16 mainly as a result of staff turnover and vacancies.

Premises Costs

Expenditure on Premises Costs totalled £14.379 million with the majority of spend on repairs and maintenance works undertaken by Building Services. Savings of £0.103 million were delivered in gas servicing & maintenance and a further £0.103 million in estate management costs. These savings reflect a combination of ongoing capital investment in new boilers as well as service efficiencies and savings. Insurance repair costs were £0.133 million less than the budgeted provision. A one-off benefit also arose in the current year in respect of council tax refunds for properties demolished at Glendevon Park, Winchburgh.

Supplies and Services

Expenditure on Supplies and Services totalled £3.526 million. A number of areas underspent compared with budgeted resources, including legal expenses, IT costs, and consultancy costs. A review of rent accounting arrangements in 2015/16 resulted in a realignment of income and expenditure within the Housing Revenue Account and generated a £0.101 million overspend in this category. This will be further reviewed in 2016/17.

Third Party Payments

It should be noted that income and expenditure of £2.880 million relating to the Home Energy Efficiency Programme Scotland (HEEPS), which provides support to homeowners for external wall insulation, was administered through the HRA

account in 2015/16. The reported position for third party payments, budgeted resources and expenditure, incorporates related adjustments for administration of the scheme.

Capital Financing & CFCR

Capital Financing Charges and Capital Funded from Current Revenue (CFCR) reflect the level of borrowing required to finance the Housing Capital investment programme. Loans fund charges during the year are predominantly determined by the level of borrowing and associated interest rates. The level of charge to the HRA can also be influenced by the proportionate split between HRA and General Fund services.

Due to the level and timing of HRA activities, relative to the borrowing requirements of General Fund services, a one-off saving amounting to £0.283 million was generated in HRA capital financing charges. The £8.035 million CFCR entry detailed in the HRA revenue out-turn, is also replicated in the Housing Capital out-turn funding position.

Income

The £45.090 million income budget approved in January 2015, which detailed the estimated amount due to the council, has been adjusted to reflect £2.88 million grant funding relating to the HEEPS scheme administered through the HRA.

Out-with the HEEPS scheme, income predominantly encompasses Housing and Garage rents due to the HRA account for the financial year, as well as other miscellaneous amounts relating to insurance repairs and other recoveries.

Actual income posted to the HRA account is total rent due from tenants and includes rent received and rents being pursued as housing arrears. Account is taken of housing stock changes such as: mortgage to rent, council house sales and demolitions.

It also reflects the transfer of 73 properties during 2015/16 for use as temporary accommodation to address a shortage in Homelessness provision, with a resultant loss of rental income to the HRA. Consequently, income out-turned £0.531 million less than originally budgeted.

Arrears at the end of the financial year 2015/16 amounted to £1.247 million for current tenants and £0.980 million for former tenants.

E. CONCLUSION

A breakeven position was achieved in 2015/16. The income shortfall was more than offset by expenditure savings, resulting in an increased CFCR contribution in 2015/16, thereby reducing the borrowing requirement to fund the HRA capital programme.

Appendices/Attachments: None

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Graeme Struthers

Depute Chief Executive

21 June 2016

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

HOUSING CAPITAL – 2015/16 OUTTURN AND UPDATED 2016/17 to 2017/18 BUDGET

REPORT BY DEPUTE CHIEF EXECUTIVE

A. PURPOSE OF REPORT

To provide the Council Executive with a report on the financial outturn in relation to the Housing Capital Programme for 2015/16 and an updated 2016/17 to 2017/18 Housing Capital Budget.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Notes the final outturn position for financial year 2015/16.

2. Approves the updated Housing capital budget for 2016/17 to 2017/18 to take account of the 2015/16 out-turn position and latest funding assumptions.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on customers' needs; being open, honest and accountable; making best use of our resources; working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	The council's Housing Capital Programme is managed within the stringent requirements set out in the Prudential Code.
III	**Implications for Scheme of Delegations to Officers**	None
IV	**Impact on performance and performance Indicators**	None
V	**Relevance to Single Outcome Agreement**	Outcome 10 – We live in well designed, sustainable places where we are able to access the services we need.
VI	**Resources - (Financial, Staffing and Property)**	£34.893 million was invested in the Housing Capital Programme in 2015/16, and it is planned to invest £118.103 million in the 2016/17 to 2017/18 Housing Capital Programme.

VII Consideration at PDSP Not applicable

VIII Other consultations Consultation has taken place with the Head of Finance & Estates.

D. TERMS OF REPORT

D.1 Introduction

This report provides information on the financial position in relation to the Housing Capital programme as at 31 March 2016. It also sets out an updated budget position for 2016/17 and 2017/18, to take account of the 2015/16 out-turn position and to incorporate latest circumstances and funding assumptions.

D.2 Summary of Financial Information

The revised Housing Capital Programme for 2015/16 of £36.491 million was approved by Council Executive on 30 June 2015. Actual expenditure to 31 March 2016 amounted to £34.893 million.

Expenditure is broadly in line with the month 9 position reported to the Council Executive on 16 February 2016, and is inclusive of expenditure incurred on emergency repair costs at Rashiehill, Breich. The out-turn position also includes £185,000 provision for settlement of abnormal costs associated with the sale of HRA land to Almond Housing Association in March 2007. The overall programme was financed through a mixture of borrowing, government grants, house sales and Capital from Current Revenue (CFCR).

Table 1 below summarises the final outturn position over expenditure headings. A commentary on the major variances and budget headings is also provided for information. The programme encompasses both new build housing and major investment in the existing housing stock, with a number of large scale housing projects undertaken by Building Services.

Table 1	**Revised Budget**	**Outturn**	**Variance**
	£'000	**£'000**	**£'000**
New Build Phase 2	74	58	(16)
New Build 1,000 Houses	18,165	16,609	(1,556)
Major Refurbishment	3,089	2,571	(518)
Major Elemental Repair	3,243	3,347	104
Planned Programmes	6,657	7,293	636
Environmental / External	721	545	(176)
Miscellaneous	4,542	4,470	(72)
Total	**36,491**	**34,893**	**(1,598)**

New Build Housing Phase 2

All 545 houses within the New Build Phase 2 programme are complete and tenanted, retention provision has been made within the final outturn position.

New Build 1,000 Houses

Expenditure on the New Build Programme of 1,000 houses amounted to £16.609 million in 2015/16. At the end of March, significant construction works were on-going at Bathville (Phase 2), Broxburn Old School, Redhouse in Blackburn, Kirkhill in Broxburn, Almond Link Road in Livingston, Mill Road in Linlithgow, Auldhill in Bridgend, Philpstoun, and Glasgow Road in Bathgate. Grouting works were completed at Drumshoreland, with the new distributor road open. At the end of March 2016, 419 houses were under construction, with the Housing Allocation team working on pre-allocation of houses at Pumpherston.

Major Refurbishments

Resources, totalling £2.571 million were invested in major refurbishment work during 2015/16. Work at Mayfield in Armadale was accelerated, and expenditure of £1.481 million was incurred on this major project, and the renovation of 68 properties during 2015/16. Some delays were experienced at Main Street, Fauldhouse and, as previously reported, extensive renovation work is behind schedule at Bathville flats in Armadale, as a consequence of some works which required to be retendered. Overall, this category was underspent by £518,000, and resources will be carried forward to 2016/17.

Major Elemental Repair

Expenditure of £3.347 million, representing a small overspend of £104,000 against budgeted resources, was incurred on major elemental repair projects. As detailed in the month 9 monitoring report, roofing works were required at Rashiehill in Breich, following storm damage, and £113,000 was spent on these works in February and March 2016. There was acceleration of works in Whitburn streets and at Cuthill in Stoneyburn; and savings were achieved at Riddochill, where work on all pre-war houses is almost complete.

Planned Programmes

There was significant investment across a range of planned programme works, including: central heating replacements, electrical testing and repairs, painting, window replacements, new kitchens and bathrooms, and fencing programmes.

An overspend of £636,000 was noted against budgeted resources, largely due to an acceleration of works and increased investment in areas such as installation of new kitchens and bathrooms as well as hard wired smoke detectors, and common stair upgrades.

An overspend on planned reactive works, was balanced by an increased CFCR contribution from the HRA Revenue budget. Further works on external wall insulation have been undertaken and this insulation works will be funded by a grant of £140,000 from the Home Energy Efficiency Programme (Scotland).

Environmentals / External Upgrades

Environmental upgrades underspent by £176,000, with resources being carried forward to 2016/17 as required, for tenant led projects and works at St Helen's Courtyard, Armadale.

Miscellaneous

Within this category, work at Blackburn Homeless Unit is now complete, demolitions and other investment have been accelerated at Deans South to enable redevelopment of the site. Significant progress has been made in the programme of asbestos management, with expenditure of £542,000 in 2015/16.

Unbudgeted provision of £185,000 has been set aside for repayment of abnormal costs associated with a former HRA site Charles Crescent, Bathgate, per missives signed on 30 March 2007.

Although there has been exceptional costs incurred in this Miscellaneous category during 2015/16, an overall under spend of £72,000 was achieved, largely as a result of decreased demand for the Mortgage to Rent scheme, and in Aids and Adaptations for disabled persons.

D.3 2015/16 Capital Resources

Table 2 below shows the capital resources available to fund the housing capital programme in 2015/16. It should be noted that the investment programme is largely funded through a mix of borrowing and Capital Funded from Current Revenue (CFCR), with additional funding sources from council house sales, government grants and council tax on second homes.

The mix between borrowing and CFCR is largely dependent on the required level of borrowing and associated capital financing charges as well as the level of CFCR affordable to the Housing Revenue Account.

Table 2	**Revised Budget**	**Outturn**	**Variance**
	£'000	**£'000**	**£'000**
House Sales	2,750	3,464	(714)
Borrowing	20,823	14,650	6,173
CFCR	7,792	8,035	(243)
Government Funding	4,500	8,432	(3,932)
Council Tax on Second Homes	245	226	19
Developer / Other Contributions	381	86	295
Total Income	**36,491**	**34,893**	**1,598**

House Sales

Receipts from house sales totalled £3.464 million from the sale of 80 properties. 'Right to Buy' will end for all council and housing association tenants in Scotland on 1 August 2016. Tenants with a right to buy will have until 31 July 2016 to submit applications.

Borrowing

The programme approved in June 2015 required borrowing of £22.266 million. This was effectively reduced to £20.823 million in November 2015 when the CFCR in the HRA Revenue Budget was increased to £7.792 million. At 31 March 2016, £14.650 million of borrowing was required, largely as a consequence of forward funding of Scottish Government grants.

CFCR

The contribution of Capital from Current Revenue was £8.035 million at year end, £0.243 million more than budgeted resources.

Government Grants

In 2015/16, West Lothian received phased payments from the Scottish Government towards the construction of 552 units on ten sites. Phased funding of £20,000 per unit was received for house building on these sites, totalling £8.432 million.

Other Contributions

A total of £312,000 was received from Council Tax on second homes and other contributions towards the funding of the Housing Capital programme.

D.4 2016/17 to 2017/18 Housing Capital Programme

On 23 February 2016 the Council approved a Housing Capital programme of £79.542 million for 2016/17 and £29.579 million for 2017/18. These budgets incorporated an assessment of 2015/16 out-turn expenditure, recognising potential acceleration and slippage on multi-year programmes during 2015/16. The approved budgets have now been refined to take account of the final out-turn position, and to include latest project phasing assumptions as well as updated cost estimates.

Taking all relevant factors together, a revised Housing Capital programme of £62.450 million in 2016/17 and £55.653 million is proposed. These budgets take account of net slippage of £1.866 million from 2015/16. The budget reflects revised phasing assumptions of expenditure on the multi-site new build programme and also related grant income. The proposed budgets also take account of emergent budget pressures, as well as a number of cost savings. The main movements encompass:

- New Build expenditure of £44.598 million in 2016/17 and £40.996 million in 2017/18.
- New provision of £200,000 for Park Road Flats in Blackridge, to upgrade works and improve paths, in recognition of issues raised by tenants and to enable project closure.
- An additional £60,000 to complete works at Riddochhill, Blackburn.
- £150,000 provision for work at Newton, identified through surveys and to enable roof works prior to installation of PV panels.
- Enhancement of the asbestos management programme by £300,000 to deliver essential works.
- Savings identified across a number of major elemental projects, which offset new budget pressures.
- Taking into account all latest circumstances, the revised programme for 2016/17 to 2017/18 is £118.103 million. The programme is summarised in Table 3 and individual project detail is contained in Appendix 2.

Table 3:	Revised 2016/17 £'000	Revised 2017/18 £'000	Total £'000
New Build	44,598	40,596	85,194
Major Refurbishments	4,246	1,784	6,030
Major Elemental Repair	3,202	2,580	5,782
Planned Programmes	6,952	6,500	13,452
Environmental/External Upgrading	670	602	1,272
Miscellaneous	2,782	3,591	6,373
Total	**62,450**	**55,653**	**118,103**

With regard to the new build project, sites for 478 houses are currently under construction, with recent commencement on site at Lammermuir and Raw Holdings. A further 408 houses have received full planning permission: Bathville (Phases 3 to 5), Wester Inch, Eastfield, Nelson Park, Drumshoreland, Winchburgh CDA, Deans South, Mayfield and Almondell, and construction work will commence in the near future. While the vast majority of sites have secured planning permission, protracted liaison with statutory authorities regarding the Almondvale Stadium development, and ongoing demolition works at Deans South will mean that these sites come onstream later within 2016/17. It should be noted that the Housing Allocation team are working on pre-allocation of houses at: Broxburn Old School, Pumpherston and Auldhill, with a view to handovers in summer 2016, with further allocations planned for Glasgow Road, Philpstoun and the first phases of Redhouse.

With reference to the other major programmes, significant progress is being made on the major upgrading of the Mayfield area in Armadale. Early engagement with owners is being undertaken within the Lochs Scheme at Whitburn, with a view to this project commencing in 2017/18. Within the major elemental repairs projects, work has been re-phased to reflect activity, and a saving has been generated at Paterson Court Broxburn where existing insulation was found not to be damaged and did not require to be replaced. Newton Roofs is a new project, initiated through the PV panel survey programme, which highlighted poor roof condition and work will be undertaken to replace the roofs and enable PV panel installation to make most efficient use of resources. The asbestos management programme has been enhanced to meet additional asbestos survey and removal costs, which will facilitate other works within the Housing Capital Programme.

The 2016/17 to 2017/18 programme will be funded through a mixture of capital borrowing, CFCR transfers, council tax on second homes, council house sales and government grant. Borrowing to fund Housing Capital investment will be undertaken through the Public Works Loans Board, and the programme will benefit from the current low interest rate environment, ensuring best value in Treasury Management. Income from House Sales will not extend beyond 2016/17 as a consequence of changes to Right to Buy legislation which come into effect from 1 August 2016. Developer and other contributions, including Council Tax on second homes will be drawn down to finance the new build programme.

Discussions are ongoing with the Scottish Government on the level of grant to support the 1,000 Houses New Build programme. Latest discussions indicate that total funding of £22.377 million will be received, with the majority of sites attracting £20,000 per unit and later sites coming on-stream, £30,000 per unit. Individual funding arrangements pertain at Deans South and Broxburn Old School. The overall enhancement of new build grant funding, has enabled some £475,000 of previously approved core budget provision to be redirected towards increased budget pressures, without impacting on

capital financing costs within the HRA revenue budget.

Table 4 Summarises the sources of funding for the 2016/17 and 2017/18 Housing Capital Programme.

Table 4:	**Revised 2016/17 £'000**	**Revised 2017/18 £'000**	**Total £'000**
House Sales	1,500	0	1,500
Borrowing	42,447	46,424	88,871
CFCR	6,223	5,220	11,443
Government Funding	10,345	3,049	13,394
Other Contributions	185	185	370
Developer Contributions	1,750	775	2,525
Total	**62,450**	**55,653**	**118,103**

The Prudential Code requires the council to take account of a number of factors when agreeing capital spending plans. In overall terms, the revised capital budget for 2016/17 to 2017/18 is affordable and revenue implications can be incorporated within the agreed HRA revenue budget. Loan charge projections continue to indicate that plans are prudent, affordable and sustainable.

E. CONCLUSION

There was significant capital investment in the housing stock for 2015/16. Total expenditure during the financial year amounted to £34.893 million, which represents a material investment in both new build houses of £16.609 million and other investment of £18.284 million. This investment in new homes and existing housing stock, will continue into 2016/17 and 2017/18 with a planned Housing capital programme of £118.103 million over the two year period.

Appendices/Attachments: 2

Appendix 1 - HRA Capital Out-turn 2015-16

Appendix 2 - Revised HRA Capital Budget 2016-17 & 2017-18:

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Graeme Struthers
Depute Chief Executive
21 June 2016

West Lothian Council **APPENDIX 1**
Housing Capital Programme: Out-turn 2015/16

EXPENDITURE	2015/16 Revised Budget £'000	2015/16 Actual £'000	2015/16 Variance £'000
New Build			
New Build Phase II	74	58	(16)
New Build 1,0000 Houses	18,165	16,609	(1,556)
NEW BUILD TOTAL	18,239	16,667	(1,572)
Major Refurbishment			
Mayfield Area, Armadale Roof and render repair. Multiple year programme.	1,100	1,481	381
Harrison Houses - Loch Scheme, Whitburn Roof, stair and balcony repairs. Multiple year programme.	0	1	1
Main Street, Fauldhouse Major upgrades. Multiple year programme.	1,000	683	(317)
Park Road Flats, Blackridge Roof, roughcast and structural repairs with open space management.	89	0	(89)
Bathville Flats, Armadale Roof and render repairs etc.	900	405	(495)
MAJOR REFURBISHMENT TOTAL	3,089	2,571	(518)
Major Elemental Repair			
Lanrigg Area, Fauldhouse Roof and render repair. Multiple year programme.	530	548	18
Rashiehill Breich	0	113	113
Empire St, Baillie St, Bog Rd, Park View, Dean St New roofs and external repairs. Multiple year programme	200	287	87
Riddochill Area, Blackburn Roof and render repairs.	650	638	(12)
Glebe Rd, Union Rd & Dr, Armadale Rd, Jubilee Rd, Manse Ave, Griffith Dr, Dick Gdns Roof and render repair	600	691	91
Cuthill, Stoneyburn Roof and render repairs.	500	524	24
Crossgreen Drive Roof and render repairs	0	1	1
Mid Street Deans, Livingston Roof and render repairs	0	- 4	(4)
Strathlogie, Westfield Roof, render and porches repairs.	0	1	1
Beech Place / Dean Place, Seafield Roof and render repairs	336	307	(29)
Orchardfield Terrace Wilkieston	120	2	(118)
46 to 52 Auldhill Ave Bridgend	7	17	10
St Helen's Place Roof and render	300	217	(83)
Balbardie Avenue, Bathgate Roof and render repairs	0	2	2
Roughcast High Value Urgent	0	2	2
ROOFS AND ROUGHCAST TOTAL	3,243	3,347	104
Planned Programmes			
Firewalls	25	0	(25)
Repairs to walls & footpaths	50	11	(39)
Periodic testing and repairs / Electric Wiring Carry out electrical tests	700	796	96
External lighting Installation and repair of external lights	40	23	(17)
Kitchens and Bathrooms Renewal of Kitchens & Bathrooms previously omitted	300	391	91
Window Replacement	380	412	32
Hard wired smoke detectors Programme of upgrade beginning in off-gas properties	200	285	85
Handrails	0	8	8
Painting: External painting of timber and render	275	346	71
Painting: Assisted Decoration scheme	300	163	(137)
Common Stair Upgrades Floor, stair and wall repair and decoration	250	377	127
Rhone Cleaning and Repair Cleaning and local repairs of rainwater goods	250	254	4
Fencing Provision of new and replacement fencing	200	199	(1)
Central Heating Upgrade and replacment of boilers and distribution systems	2,568	2,696	128
Insulation and Energy Efficiency Upgrade and replacement of cavity wall and loft insulation	300	139	(161)
Insulation and Energy Efficiency External Wall Insulation	319	436	117
Planned Reactive / HIO Investment High value urgent upgrades.	500	757	257
PLANNED PROGRAMMES TOTAL	6,657	7,293	636
Environmental / External Upgrading			
Tenant Led Projects -Street Improvement,	150	64	(86)
Environmenta;l Projects - Area Schemes	243	65	(178)
Programmed Drainage Joint Housing & Roads Services programme to address drainage issues	100	84	(16)
Play Areas Play areas in council housing areas.	50	60	10
St Helen's Courtyard, Armadale	60	9	(51)
Blackburn Flats	0	1	1
North Reeves	18	40	22
Bin Store Improvements Access, condition and suitability improvements	100	222	122
ENVIRONMENTAL / EXTERNAL UPGRADING TOTAL	721	545	(176)
Miscellaneous			
Homelessness Upgrade of Blackburn Homeless Unit	1,728	1,776	48
Deans South Maintenance of site, including services.	400	623	223
Land Acquisition / New Build	0	125	125
Aids and Adaptations Aids and alterations to assist in active living	800	595	(205)
Asbestos removal Survey, removal and reinstatement costs of disturbed asbestos	425	542	117
Legionella Upgrades Survey and removal of risk in common storage systems	90	2	(88)
Feasibility Surveys Consultant surveys and reports to support current or future work	70	14	(56)
Charles Crescent Bathgate	0	185	185
Home Safety Service Supporting independent living	170	170	0
Home Security for Senior People Supporting improved security measures	45	25	(20)
Demolitions at Bents, Stoneyburn & Glen Devon, Whitburn & Travellers site.	79	58	(21)
Capita Housing System New IT system	135	30	(105)
Cost of House Sale Valuations	0	24	24
Mortgage to Rent Supporting Government private house purchase scheme	600	302	(298)
MISCELLANEOUS TOTAL	4,542	4,470	(72)
TOTAL PROGRAMME EXPENDITURE	36,491	34,893	(1,598)
RESOURCES			
Capital Receipts : House Sales	2,750	3,464	714
Borrowing	20,823	14,650	(6,173)
CFCR - Core	7,792	8,035	243
Government Grants	4,500	8,432	3,932
Council Tax on Second Homes	245	226	(19)
Capital Receipts : Other Sales	0	86	86
Developer Contributions	381	-	(381)
	36,491	34,893	(1,598)

West Lothian Council **Appendix 2**

Housing Capital Programme Budgets 2016/17 and 2017/18

Detailed Project Analysis	Approved February 2016			Proposed June 2016		
	2016/17	2017/18	Total	2016/17	2017/18	Total
	£'000	£'000	£'000	£'000	£'000	£'000
EXPENDITURE						
New Build						
New Build 1,000 Houses	62,233	14,344	76,577	44,598	40,596	85,194
NEW BUILD TOTAL	**62,233**	**14,344**	**76,577**	**44,598**	**40,596**	**85,194**
Major Refurbishment						
Mayfield Area, Armadale Roof and render repair.	1,200	1,267	2,467	1,200	1,179	2,379
Harrison Houses - Whitburn Roof.Stair and balcony repairs.	0	368	368	0	368	368
Main Street, Fauldhouse Major upgrades.	1,224	0	1,224	1,249	0	1,249
Park Road Flats, Blackridge	0	0	0	200	0	200
Bathville Flats, Armadale Roof and render repairs etc.	2,114	0	2,114	1,597	237	1,834
MAJOR REFURBISHMENT TOTAL	**4,538**	**1,635**	**6,173**	**4,246**	**1,784**	**6,030**
Major Elemental Repair						
Paterson Court Broxburn	150	150	300	45	70	115
Lanrigg Area, Fauldhouse	400	506	906	400	488	888
Empire St, Baillie St, Bog Rd, Park View, Dean St, Whitburn	400	510	910	400	513	913
Riddochill Area, Blackburn	0	0	0	60	0	60
Miscellaneous Whitburn*	600	600	1,200	600	509	1,109
Cuthill, Stoneyburn	252	366	618	270	300	570
Crossgreen Drive, Wyndford, Holygate Uphall	200	134	334	333	0	333
Strathlogie, Westfield	50	305	355	50	304	354
Beech Place / Dean Place, Seafield Roof and render repairs	100	0	100	100	0	100
Orchardfield Terrace Wilkieston	170	0	170	231	0	231
Auldhill Bridgend	0	65	65	0	64	64
St Helen's Place Roof and render	0	0	0	125	0	125
Felt Roofs (School Place, Uphall)	100	150	250	250	0	250
Newton Roofs	0	0	0	150	0	150
Ladeside, Blackburn	188	332	520	188	332	520
ROOFS AND ROUGHCAST TOTAL	**2,610**	**3,118**	**5,728**	**3,202**	**2,580**	**5,782**
Planned Programmes						
Firewalls	25	25	50	50	25	75
Repairs to walls and footpaths etc in HRA areas	100	100	200	139	100	239
Periodic testing and repairs / Electric Wiring	700	700	1,400	700	694	1,394
Kitchens and Bathrooms	445	450	895	445	379	824
Windows Refurbishment / Renewal	485	580	1,065	485	548	1,033
Hard wired smoke detectors	225	225	450	225	240	465
Painting - External	275	275	550	275	354	629
Painting -Decoration Scheme for Older People	300	300	600	300	300	600
Common Stair Upgrades	250	95	345	250	123	373
Rhone Cleaning and Repair	250	250	500	250	246	496
Fencing	200	200	400	200	200	400
Central Heating	2,340	2,340	4,680	2,212	2,340	4,552
Energy Efficiency / PV Panels	300	300	600	361	200	561
Insulation	0	0	0	100	100	200
External Wall Insulation	447	151	598	460	151	611
Planned Maintenance/ HIO Investment	500	500	1,000	500	500	1,000
PLANNED PROGRAMMES TOTAL	**6,842**	**6,491**	**13,333**	**6,952**	**6,500**	**13,452**
Environmental / External Upgrading						
Tenants Street Improvements	250	150	400	236	150	386
Environmental Projects - Area Schemes	40	20	60	5	20	25
Programmed Drainage	50	50	100	66	50	116
Play Areas Play areas in council housing areas.	50	50	100	40	50	90
St Helen's Courtyard, Armadale	109	0	109	105	0	105
Almondell	50	232	282	50	232	282
Bin Store Improvements	100	100	200	168	100	268
ENVIRONMENTAL / EXTERNAL UPGRADING TOTAL	**649**	**602**	**1,251**	**670**	**602**	**1,272**
Miscellaneous						
Homelessness Upgrade of Blackburn Homeless Unit	200	0	200	152	0	152
Homelessness		1,300	1,300	0	1,300	1,300
Deans South	530	139	669	443	139	582
Aids & Adaptions	700	700	1,400	700	700	1,400
Asbestos Management	450	450	900	550	650	1,200
Legionella Upgrades	90	100	190	90	102	192
Feasibility Surveys	50	50	100	106	50	156
Home Safety Service for Older People	170	170	340	170	170	340
Home Security for Older People	45	45	90	45	45	90
Demolitions	0	0	0	21	0	21
Capita Housing it System	35	35	70	105	35	140
Mortgage to Rent	400	400	800	400	400	800
MISCELLANEOUS TOTAL	**2,670**	**3,389**	**6,059**	**2,782**	**3,591**	**6,373**
TOTAL PROGRAMME EXPENDITURE	**79,542**	**29,579**	**109,121**	**62,450**	**55,653**	**118,103**

West Lothian Council

COUNCIL EXECUTIVE

PASSENGER TRANSPORT

REPORT BY HEAD OF OPERATIONAL SERVICES

A. PURPOSE OF REPORT

To update Council Executive with changes to council contract local bus services and the savings achieved. To provide an update on other approved passenger transport savings.

B. RECOMMENDATION

Council Executive is asked to:

1. Note the changes made to the council's supported local bus services.
2. Note the savings made resulting from the changes.
3. Note the remaining approved savings still to be made from passenger transport services.
4. Approve the procurement and introduction of a new Taxibus service for Newton.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Making best use of our resources; and Working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	The council has a policy of supporting public transport services where resources permit. This project has been assessed as relevant to equality and the Public Sector Equality Duty. An equality impact assessment has been conducted. There were no specific recommendations arising from the assessment process.
III	**Implications for Scheme of Delegations to Officers**	None.
IV	**Impact on performance and performance Indicators**	The council has a target KPI for Public Transport of having 90% of residents with access to an hourly or better daytime service Monday to Saturday. It is intended to maintain service availability at this level.
V	**Relevance to Single Outcome Agreement**	Public Transport services contribute to a number of Single Outcome Agreement aims such as providing access to increased and better quality learning and employment opportunities.

VI	**Resources - (Financial, Staffing and Property)**	Scottish Government grant funding is not sufficient to meet the increasing costs and demands for council services. As a result, the council has to deliver £20.955 million of budget saving measures from 2016/17 to 2017/18 to ensure that the council can achieve a balanced revenue budget position. Budget savings of £2.212 million in relation to Public Transport were approved by Council on 29 January 2015. Of this, the revised concessionary rail scheme saving of £272,000 was delivered within 2015/16. The remaining approved saving of £1.94 million is to be delivered in 2016/17. A Motion presented to Council Executive on 2 February 2016 agreed to provide a further £1.010 million for 2016/17 and 2017/18 to support bus services. In doing so it allocated an additional £1.010 million (spread over 2016/17 and 2017/18) to reduce the level of saving required from the service budget and mitigate the scale of changes required to local bus services as a one-off amount
VII	**Consideration at PDSP**	The service reviews were outlined in a report to the Development and Transport Panel on 22 June 2015 and an update was provided on 26 October 2015.
VIII	**Other consultations**	An outline savings proposal for the council's Public Transport services formed part of the council's Delivering Better Outcomes consultation exercise in late 2014. In addition Bus Users Scotland have undertaken a series of focus groups with bus service users to inform service design. Financial Management, Procurement, Education, Social Policy and the relevant NHS service have also been consulted.

D.1 LOCAL BUS SERVICE CHANGES

Council Executive on 2 February 2016 approved changes to contract local bus services to take effect in early 2016/17. In doing so it also allocated an additional £1.010 million (spread over 2016/17 and 2017/18) to reduce the level of saving required from the service budget and mitigate the scale of changes required to local bus services. The effect of this was that the saving required for review of local bus services reduced from £913,000 to £498,000 for two years with the balance of £180,000 retained to support subsidised bus services over that period. The procurement exercise to secure these services was approved at Council Executive on 16 February 2016 and service changes took effect from 10 April.

The transition to the new local bus services has progressed with all but two of the routes operating as originally planned. The exceptions are that a commercial service replaced the Broxburn town service and a revision to the route of service 31 which allowed Springfield (Linlithgow) to be served. Other commercial operations have replaced two former contract services. The introduction of the new services has been broadly successful and the required savings from the change are being monitored to ensure that they are being achieved.

One community, Newton, has lost its sole conventional local bus service and officers have worked with the community council to define residents' preferred replacement service. This will be a demand-responsive Taxibus service offered to or from South Queensferry every hour during the day Monday to Saturday which will replace another Taxibus service to Winchburgh which would be withdrawn. It is expected that the new service will cost £30,000 per annum. Funding for this is available from the £180,000 remaining from the motion on 2 February 2016. A one-off amount of £150,000 would remain.

Customer feedback relating to the service changes were monitored in the four weeks following the service change. Discounting issues raised through more than one point of contact a total of 109 complaints were received with a peak in the first week after the change took place reducing significantly over the monitoring period.

D.2 FURTHER APPROVED SAVINGS

Council Executive on 2 February 2016 also approved other passenger transport service savings for implementation in 2016/17 comprising:

- A review of taxi and minibus contract operations, £523,000.
- Guidance for granting transport entitlement, £15,000
- School bus income, £20,000.
- Review of large vehicle operations and bus service contracts, £469,000.

Work to implement these further changes is ongoing and progress is being monitored to ensure that overall savings required are achieved.

Of the additional £1.010 million made available by the motion agreed at Council Executive on 2 February 2016, £180,000 currently remains available as a one-off amount It is recommended that £30,000 is allocated to fund the new Taxibus service for Newton. Further utilisation of this one-off available balance would reduce the ability to address cost pressures on the service. These pressures can come from the withdrawal of commercial bus services or contractors' terminating bus contracts early which are risks to which the council is always exposed.

E. CONCLUSION

All of the council's supported local bus service contracts commenced on 10 April. Service costs are being monitored in order to ensure that the savings required are being achieved.

Approval is required from Council Executive for the new Taxibus service for Newton to complete the range of supported local bus services.

Work is continuing to implement further changes to the council's passenger transport services and revised services are being introduced. In particular revisions to bus contracts providing free and fare paying school transport commence in August 2016.

F. BACKGROUND REFERENCES

West Lothian Council 29 January 2015

Council Executive 2 February 2016

Council Executive 16 February 2016

APPENDICES

None

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Jim Jack
Head of Operational Services
21 June 2016

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

FOOTWAY PROVISION B8064 AT CAPPERS BRIDGE, ARMADALE

REPORT BY HEAD OF OPERATIONAL SERVICES

A. PURPOSE OF REPORT

At the meeting of West Lothian Council on 24 February 2015 this issue of pedestrian footway provision at Cappers Bridge, Armadale was raised and answered by the Executive Councillor for the Environment. The purpose of this report is to advise Council Executive on the situation for pedestrian movements in the Southdale development area and in particular how these relate to Cappers Bridge on the B8046.

B. RECOMMENDATION

It is recommended that Council Executive:

1. notes the progress in delivering alternative pedestrian routes; and

2. advises of any further actions required.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs; being honest, open and accountable.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	Roads (Scotland) Act 1984.
III	**Implications for Scheme of Delegation to Officers**	None.
IV	**Impact on performance and performance indicators**	None.
V	**Relevance to Single Outcome Agreement**	Outcome 4: We live in resilient, cohesive and safe communities. Outcome 8 - We make the most efficient and effective use of resources by minimising our

		impact on the built and natural environment.
VI	**Resources - (Financial, Staffing and Property)**	Costs of signing to be met from the Roads and Transportation revenue budget.
VII	**Consideration at PDSP**	The content of this report was presented to the Environment Policy Development and Scrutiny Panel on 4th June 2015. Members noted the content of the report and agreed to recommend it for approval by Council Executive.
VIII	**Other Consultations**	None.

D. TERMS OF REPORT

Background

At the meeting of West Lothian Council on 24 February 2015 this issue of a lack of pedestrian footway provision at Cappers Bridge, Armadale was raised and answered by the Executive Councillor for the Environment.

Cappers Bridge is situated at the location where the B8046 crosses the Edinburgh to Glasgow via Bathgate railway line. The bridge is owned by and is the responsibility of Network Rail.

The development of the Airdrie to Bathgate rail project led to the publication of the Airdrie-Bathgate Railway and Linked Improvements Act 2007 (the 2007 Act). This legislation included a realignment of the B8084 at Cappers Bridge, Armadale and the construction of a new road over railway bridge with footway provision as part of the project. The proposed bridge replaced existing Network Rail Bridge OB35.

Network Rail submitted an application for road construction consent for the works in the 2007 Act, notifying the affected frontagers in January 2009. Road Construction Consent was issued on 8 September 2009. Works commenced immediately on the bridge abutments for the new bridge.

The overall scheme budget was fixed by Transport Scotland/Scottish Government and a value engineering exercise was completed to keep within overall budget limits. The exercise was undertaken by Network Rail and the proposed changes would have been discussed with Transport Scotland who was in charge of the overall project funded by Scottish Government. Network Rail reviewed the works at Station Road, Armadale and decided that a refurbishment of bridge OB35 would deliver the necessary improvement for the railway works without realigning the road.

The value engineering review took place from late 2009 through to mid 2010 and resulted in the removal of the proposed bridge and new road which were replaced by a proposal to refurbish bridge OB35 at its existing location on a like for like basis. This retained the existing width of carriageway.

Network Rail also met the local residents in January 2010. Prior to the revised works being commenced by Network Rail, officers and local elected members pressed Network Rail to include a footway within the bridge refurbishment works. In June 2010 Network Rail confirmed their intention to refurbish bridge OB35. Network Rail strengthened the parapets and the bridge to accommodate 47 tonnes weight but did

not include any footway provision.

As the owner of the bridge Network Rail was wholly in the control of the works and they did not require planning permission or road construction consent to carry out the works on OB35. In July 2010 Network Rail made a submission for prior approval to refurbish their existing bridge OB35. Works started on 20 September 2010 to carry out strengthening works for OB35 and were completed by August 2010
.
The change in the Network Rail proposal required a new road construction consent to be submitted for the Station access road roundabout and part of the realigned B8084 and an application for road construction consent for these works was submitted in August 2010. The changes to the road alignment and the amended roundabout on the B8040 were wholly within the limits of deviation of the scheme and although not included within the works identified in the original 2007 Act Network Rail had powers under the 2007 Act to make these changes.

Terms of Report

The existing pedestrian conditions at the location remain unchanged since the works undertaken by Network Rail on Cappers Bridge were completed. There is a gap of about 30 metres in the footway on the east side of this 30 mile per hour section of the B8046 as it crosses the bridge and pedestrians using the route should do so taking due care and attention.

However, concern has been raised about the safety of pedestrians crossing the bridge when walking along the B8046.

The ongoing development of the Southdale development area has meant that pedestrian accessibility through the new development continues to be upgraded and completed. Access is now available from Armadale Station to the ASDA store. This provides a direct route to the store and other developments on Southdale Way from Station Way, using the railway pedestrian bridge. This removes the need to walk along the B8046 to access Southdale Way. There is a temporary bituminous surface for pedestrians along Southdale Avenue tying into the permanent footway under the railway bridge and connecting to ASDA. A section of this temporary footway has now been completed to an adoptable standard at the new private nursery and a permanent footway will soon be provided along the other side of the road along the frontage of the ongoing Bellway development. Further developments will see the completion of pedestrian links along Southdale Avenue.

Options to provide pedestrian facilities at Cappers Bridge have previously been considered and discussed. There is insufficient road width to provide a dedicated footway across the bridge and maintain two way traffic movements. The introduction of traffic management to control traffic movements and provide a footway would be detrimental to traffic movement on the B8046 and would have environmental impact on direct frontagers. These capital cost of these works are estimated at about £66,000 at 2013 prices.

A new offline pedestrian footbridge would be difficult to deliver on the east of the road and would be extremely expensive having to cross the electrified rail line. These works are estimated to cost at least £1,000,000.

Pedestrians are currently visible to traffic approaching the bridge from either direction. The introduction of guardrail would reduce the visibility of those pedestrians who choose to take this route in preference to the alternative route via Station Way. However, it is considered that the erection of traffic signs indicating pedestrians on the road would be beneficial in highlighting the possibility of pedestrians in the vicinity of the bridge.

The accident records at this location have been checked and there have been no pedestrian accidents at this location since 1981 and it should be noted that there have been no recorded injury accidents in the last three year period which coincides with the start of the continuing growth in the area. Whilst it is accepted that the pedestrian conditions at the bridge are far from ideal they are no worse than prior to the works undertaken by Network Rail.

The issue of pedestrian provision at Cappers Bridge was considered at the Environment PDSP in June 2015 and after discussion on the potential options available is was agreed to recommend to Council Executive that pedestrian warning signs are erected in advance on both approaches to the bridge.

E. Conclusions

Concerns have been raised about a lack of pedestrian facilities at Capper Bridge, Armadale. Network Rail decided not to undertake the improvement works originally planned as part of the Airdie to Bathgate rail works and undertook instead to do a like for like replacement of the bridge. This means that conditions for pedestrian have not changed at this location.

The ongoing development of footway links through the new Southdale development has provided an alternative access to Southdale Way providing access from the new residential developments in the Armadale area without the need to cross Cappers Bridge on the B8046.

With the ongoing development it is considered that additional road signs will help to reinforce the message for drivers that there is potential for pedestrians on the road in the vicinity of Cappers Bridge.

F. BACKGROUND REFERENCES

None

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Jim Jack
Head of Operational Services

26 April 2016

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

POLICE SCOTLAND AND WEST LOTHIAN COUNCIL UPDATE – COMMUNITY SAFETY

REPORT BY HEAD OF HOUSING CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To inform the Council Executive on the current position of the changes to Police Scotland relating to Community Safety and the interaction with West Lothian Council.

B. RECOMMENDATION

It is recommended that the Council Executive notes the positive progress in relation to the changes that have been implemented by Police Scotland locally and acknowledge the benefits to the communities of West Lothian.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs Making best use of our resources Working in partnership Providing equality of opportunity
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	Equality Act 2010; Criminal Justice (Scotland) Act 2003; Antisocial Behaviour Crime and Policing Act 2014; Police (Scotland) Act 1967 and the Fire and Rescue Services Act 2004.
III	**Implications for Scheme of Delegations to Officers**	None
IV	**Impact on performance and performance Indicators**	There is no direct impact however this report is part of the agreed process for strategic performance reporting
V	**Relevance to Single Outcome Agreement**	This report will have a positive impact on the following SOA indicators SOA10 – We live in well designed, sustainable places where we are able to access the services we need. SOA11 – We have strong resilient and supportive communities, where people take responsibility for their actions.

VI	**Resources - (Financial, Staffing and Property)**	There is an annual revenue contribution of £765K to Police Scotland.
VII	**Consideration at PDSP**	No
VIII	**Other consultations**	Community Safety Partners.

D. TERMS OF REPORT

D1 The Council meeting of February 2016 requested a report on Police Scotland be submitted to Council Executive for consideration. Since that period a number of changes and improvements have been undertaken as outlined.

New Police Scotland Commander
The new Divisional Commander for The Lothian's and Scottish Borders Division is Chief Superintendent Ivor Marshall. Chief Superintendent Marshall replaces Chief Superintendent Gillian Imery, who has taken up a post seconded to Her Majesty's Inspectorate of Constabulary Scotland.

D2 New Changes
Within West Lothian there have recently been changes which have taken effect in relation to the resources and deployment of Police Staff, under the direction of Police Chief Inspector Stephen Dolan.

Community Action Teams
These were formed in March 2016 and consist of 2 teams based at Broxburn and West Calder. Each team of 10 Constables is led by a Sergeant. 11 of these officers are funded by West Lothian Council.
The CAT priorities are aligned with the Single Outcome Agreement and are as follows:

- Tackling substance misuse
- Road safety
- ASB and hate crime
- Tackling violence
- Serious Organised Crime and counter terrorism
- Reducing financial harm

There are two community officers for each of the nine wards across West Lothian who work locally in their ward at a local community level, one of the officers in each ward is through the Council funding

There are 4 Police Inspectors who oversee the work in the community wards in the West and the East of West Lothian. They ensure that the officers are deployed accordingly in order to reach positive outcomes in each area.

Youth Community Officers (YCO)
In March 2016, following discussions with WLC, 3 additional YCO posts were created within West Lothian, taking the total to 6. One of these posts is funded by WLC.
This has resulted in each secondary school within the region having an identified police contact officer who engages with staff and pupils in both a pro-active/preventative and re-active manner. They are also responsible for policing the local community and work with Ward Officers in that regard to address ASB and other 'quality of life' related issues.

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D3 Joint Working

West Lothian Council Safer Neighbourhood Teams (SNT) work in all the Wards across West Lothian and have been able to utilise the benefits of the new police teams.

Since the changes have been put into place, the availability of officers has increased and the opportunity for community reassurance, visibility, prevention and enquiry has increased considerably. The SNT have been able to increase the number of joint working activities that have been undertaken.

Police officers have been available for warnings to be administered, enquiries leading to ASBO applications being submitted, increased sharing of information with SNT officers leading to reduced complaints from members of the community. Members of the community have been reassured with an increased visible presence of police officers. This has led to a reduced number of complaints in some ward areas.

There has also been in increase in the number of visits to 'party houses' that have taken place. As a result of the changes, Warnings are now delivered quicker resulting in enquiries being carried out expediently.

D4 Community Actions

The following highlights a number of local actins where the funded officers/CAT teams have made a significant contribution.

Mayfield Week of Action – Armadale Ward Officers and Community Action Team worked together with many partners from WLC departments, Fire service and members of the local community to carry out a community clean up, advice shops and surgeries were held and this ended with a 'Party in Mayfield park' event. This was well received by the community and positively evaluated.

Fires / youth related ASB Ladywell – The Community Action Teams along with the Youth Community officer at Inveralmond High School have worked with WLC SNT and Fire Service staff to provide a longer term solution. In the meantime they have traced several youths in the process of lighting fires and reported them accordingly.

ASB at McDonald's (Almondvale and Bathgate) - The Community Action Teams and Ward Officers have been working closely with management from the McDonalds outlets to achieve a partnership approach to reducing instances of ASB at the locations. Officers have provided inputs to assist with training staff to ensure continuity in approach when staff are dealing with ASB and conducted numerous pro-active patrols. A significant reduction in incidents at both locations has resulted.

ASB – 'Pink Flats', Blackburn – Ward Officers and CAT worked with WLC SNT to significantly reduce the number of incidents.

Speeding – Ward and CAT officers have conducted numerous speed checks in areas highlighted through analysis and public engagement. An educative and enforcement approach has been taken and significant positive feedback has been received.

Inconsiderate / dangerous parking – Since April 2016 Ward Officers have issued 31 fixed penalty notices to drivers in relation to pedestrian crossing offences and 206 tickets for illegal parking.

Drugs – Ward Officers and CAT officers have progressed intelligence, resulting in the seizure of illicit drugs to the value of around £50,000.

Firearm – CAT officers conducted enquiries in relation to intelligence which resulted in the seizure of a handgun in Bathgate.

Bogus Callers – CAT officers arrested 2 males in Whitburn as they were in the process of committing a fraud involving a vulnerable victim.

Vandalism / ASB in Blackridge – Ward officers charged 2 youths with 14 crimes and anticipate another 4 being solved. This has resulted in a significant reduction in incidents and resulted in positive public feedback.

Fire - CAT officers saved the life of a male who was within a domestic fire in Blackburn

In addition, officers have conducted numerous hours of foot/cycle patrols and conducted various surgeries and engagement events in public buildings / supermarkets, etc.

Community Action Teams have carried out patrols of hotspot areas in order to reduce the complaints of young people drinking in public places and to prevent the young people from engaging in this lifestyle.

D5 SLA / SOP

The current SLA between Police Scotland and West Lothian Council has been reviewed and is finalised. The Standard Operating Procedure for the Community Safety Unit is currently being reviewed.
Police Scotland continue to attend Local Area Committees and other partnerships.

D6 Future Changes

The Council SNT teams are currently going through a restructuring whereby the officers who carry caseloads and those who enforce out of hours will become one team. This change should lead to even more positive outcomes for communities as coverage will be extended and will be shaped around customer demand.

E. CONCLUSION

This report advises the Council Executive on the update on the Police changes that have been put in place relating to community resources and availability of officers. As a result of the changes implemented, West Lothian Safer Neighbourhood Teams have had more opportunity to carry out increased joint working thereby providing the communities of west Lothian a more timely, productive and visible delivery of service.

These changes are demonstrating greater local engagement and visibility, seeking address the needs of the communities by having more opportunity to provide early interventions to prevent the escalation of crimes and antisocial behaviour. Officers report positive changes and it is hoped that these benefits will continue.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: None

Contact Person: Alistair Shaw, Head of Housing, Customer and Building Services

Date of meeting: 21st June 2016

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

DISABLED PERSONS' PARKING PLACES (SCOTLAND) ACT 2009
ANNUAL REPORT FOR PERIOD 1 APRIL 2015 TO 31 MARCH 2016

REPORT BY HEAD OF OPERATIONAL SERVICES

A. PURPOSE OF REPORT

The purpose of this report is to inform the Council Executive of the content of the 2015/16 Annual Report, prepared by West Lothian Council, on the implementation of the Disabled Persons' Parking Places (Scotland) Act 2009.

B. RECOMMENDATION

It is recommended that the Council Executive notes the contents of the Annual Report on functions undertaken, as directed by the Disabled Persons' Parking Places (Scotland) Act 2009 for the reporting period 1 April 2015 to 31 March 2016, contained in Appendix 1.

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on our customers' needs Being honest, open and accountable
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	**Policy:** None. **Legal:** Requirement of the Disabled Persons' Parking Places (Scotland) Act 2009.
III	**Implications for Scheme of Delegations to Officers**	None.
IV	**Impact on performance and performance Indicators**	None.
V	**Relevance to Single Outcome Agreement**	The provision of residential on-street disabled persons' parking places supports the following "Older people are able to live independently in the community with an improved quality of life"
VI	**Resources - (Financial, Staffing and Property)**	**Financial:** None **Staffing:** None. **Property:** None.

VII	**Consideration at PDSP**	None
VIII	**Other consultations**	Disability West Lothian has been advised of the content of the annual report.

D. TERMS OF REPORT

Introduction

On 1 October 2009, the Disabled Persons' Parking Places (Scotland) Act 2009 came into force. Section 11 of the Act requires that an annual report be prepared detailing functions undertaken by the council.

Content of the Annual Report

Appendix 1 contains the full report which details West Lothian Council's performance in relation to the Disabled Persons' Parking Places (Scotland) Act 2009 over this reporting period. The report is in the format requested by the Scottish Government.

The report summarises actions in terms of works undertaken on-street and off-street in order to provide disabled parking facilities for Blue Badge holders. This is the sixth annual report and covers the period 1 April 2015 to 31 March 2016.

Key headline facts

- A total of 115 applications was received in 2015/16
- Number of new bays identified was 101 in 2015/16
- The average time from identifying a bay to starting the statutory process was 233 days.
- Van back publicity campaign continued in 2015/16.

Consultation

Disability West Lothian has been advised of the content of the annual report.

E. CONCLUSION

The Disabled Person's Parking Places Annual Report is a statutory requirement set out in the Disabled Person's Parking Places (Scotland) Act 2009 and details the work carried out by the council for the reporting period 1 April 2015 to 31 March 2016. The report will be submitted to Scottish Ministers and published on the council's website.

F. BACKGROUND REFERENCES

Disabled Persons' Parking Places (Scotland) Act 2009

Appendices/Attachments:

APPENDIX 1

ANNUAL REPORTS ON LOCAL AUTHORITIES' FUNCTIONS IN RELATION TO PARKING PLACES FOR DISABLED PERSONS' VEHICLES:
REPORTING PERIOD 2015 – 2016
DISABLED PERSONS' PARKING PLACES (SCOTLAND) ACT 2009:

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Jim Jack, Head of Operational Services, Whitehill House, Whitestone Place, Bathgate, West Lothian

Date: 7th June 2016

ANNUAL REPORTS ON LOCAL AUTHORITIES' FUNCTIONS IN RELATION TO PARKING PLACES FOR DISABLED PERSONS' VEHICLES: REPORTING PERIOD 2015 – 2016
DISABLED PERSONS' PARKING PLACES (SCOTLAND) ACT 2009:

PART 1(1) (Note: Part 1(1)(c) and Part 1(1)(e) are initial duties and will not be reported in the Scottish Ministers' report)

(a) Duties under Section 1

	Details of action taken in fulfilment of duty under section 1	West Lothian Council has provided information through various sources in order to reach as much of the community as possible. The following methods have been used to convey information. • Information on the council web page at all times. • The back doors of council vans have been vinyl wrapped with a message promoting the correct use of disabled parking places.

(b) Designated Parking Places

	Number of parking places designated as being for use only by a disabled person's vehicle by virtue of the 2009 Act (excluding Section 9)	During the 15/16 period 57 parking places for use only by disabled persons' vehicle were designated within West Lothian.

(d) Duties under Section 5

(i)	Number of requests received under section 5(1)	During the 15/16 period West Lothian Council received a total of 115 applications in relation to 5(1) of the act.
(ii)	Number of parking places identified under section 5(2)(b)	During the 15/16 period West Lothian Council identified a total of 101 disabled parking spaces in relation to 5(2)(b) of the act.
(iii)	Reasons for any decision under section 5(3)(a)	Nil
(iv)	Number of parking places for which the procedure under section 5(3)(b) was started.	During the 15/16 period no parking places were proceded under section 5(3)(b) of the act. The previous procedure started in March 2015 and the current procedure was started in May 2016, out with the reporting period.
(v)	Periods between identifying a parking place under section 5(2)(b) and starting the related procedure under section 5(3)(b)	The next order has been started outwith the 15/16 reporting period and the average period between marking the bays and commencing the order will be 233 days.

(f) Duties under Section 7

(i)	Number of developments for which a planning permission mentioned in section 7(1) was granted.	6
(ii)	Its reasons for any decision under section 7(3) that it would not have the power to make a disabled off-street parking order.	West Lothian Council would not start the process without an agreement with the landowner.
(iii)	Number of premises that include a parking place for which the Council sought arrangements under section 7(5).	0
(iv)	The reasons why it was unsuccessful in making any such arrangements.	No agreements have been reached on starting the process.
(v)	Number of parking places in relation to which the procedure under section 7(6) was started.	0

(g) Duties under Section 8

(i)	Its reasons for any decision under section 8(2) that the Council would not have the power to make a disabled off-street parking order.	None
(ii)	Number of premises that include a parking place for which the Council sought arrangements under section 8(4)	None
(iii)	The reasons why it was unsuccessful in making any such arrangements.	None
(iv)	The number of parking places in relation to which the Council started the statutory procedure under section 8(5).	None

(h) Disabled street parking and disabled off-street parking orders

(i)	The number of such orders the making of which the Council started the statutory procedure in accordance with the 2009 Act	1
(ii)	The number of parking places designated as being for use only by a disabled person's vehicle under such an order.	57
(iii)	In relation to each such order, the period between the start of the statutory procedure and the making of the order.	PTO/15/03 – 369 days
(iv)	In respect of each case in which it started the statutory procedure but did not make the order the reasons why not.	None

PART 1(2)

	A report prepared by a local authority under section 11(1)(a) may contain any other information about its performance of its functions in relation to parking places for disabled persons' vehicles during the reporting period that the authority considers appropriate.	

DATA LABEL: PUBLIC

West Lothian Council

COUNCIL EXECUTIVE

WEST LOTHIAN INTEGRATION JOINT BOARD – STRATEGIC PLAN

REPORT BY DEPUTE CHIEF EXECUTIVE

A. PURPOSE OF REPORT

To provide the Council Executive with the West Lothian Integration Joint Board (IJB) Strategic Plan incorporating the Annual Financial Statement, as agreed by the Board on 31 March 2016.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Notes, for information, the agreed West Lothian IJB Strategic Plan and Annual Financial Statement

C. SUMMARY OF IMPLICATIONS

I	**Council Values**	Focusing on customers' needs, being honest, open and accountable, making best use of resources, working in partnership.
II	**Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**	The functions and resources to be delegated to the West Lothian IJB comply with the requirements of the Public Bodies (Joint Working) (Scotland) Act 2014.
III	**Implications for Scheme of Delegations to Officers**	The council's Scheme of Delegation will be reviewed and updated to take account of health and social care integration.
IV	**Impact on Performance and Performance Indicators**	None.
V	**Relevance to Single Outcome Agreement**	None.
VI	**Resources – (Financial, Staffing and Property)**	Functions and resources for delegated functions have been taken account of in the West Lothian IJB Strategic Plan including the Annual Financial Statement.
VII	**Consideration at PDSP**	Not applicable.
VIII	**Details of Consultations**	Public consultation on Strategic Plan undertaken across a range of stakeholder groups.

D. TERMS OF REPORT

D.1 Introduction

The IJB has statutory responsibility under the Public Bodies (Joint Working) (Scotland) Act 2014 for delegated health and social care functions in relation to the strategic planning of future health and social care delivery. In addition, the IJB has a statutory responsibility for preparing a Strategic Plan setting out the future intentions regarding how functions will be delivered and the proposed direction of travel towards integrating health and social care services.

D.2 West Lothian IJB Strategic Plan

The Strategic Plan sets out the vision over the period 2016 to 2026 to deliver positive health and social care outcomes for the population of West Lothian. The council and NHS Lothian have a long history of working in partnership to meet the health and social care needs of the people of West Lothian and the West Lothian IJB Strategic Plan aims to continue and enhance this by bringing health and social care services closer together wherever possible and working in partnership to deliver more accessible, integrated and high quality services which are jointly planned and community focused.

It has been recognised both nationally and locally that whilst health and care needs of individuals are closely intertwined, there is scope to further improve the coordination and integration of services. The way health and social care services are delivered can have a significant impact on shifting the balance of care from hospital to community care, reducing health inequalities and reducing emergency admissions and delayed discharge. Through the Strategic Plan developed it is aimed to:

- Shift the balance of care to provide more care delivered at home or in a homely setting rather than in hospital or other institutions
- Ensure care is person centred, with a focus on the individual and not just specific health and social care needs
- Further improve the joined up approach to working across professions and bodies delivering health and social care functions
- Ensure citizens, communities and staff involved in providing health and social care services will have a greater say in how these services are planned and delivered

The main challenges to improving health in West Lothian are the ageing population, health inequalities, the continuing shift in the pattern of disease towards long term conditions and growing numbers of people with multiple conditions and complex needs.

Meeting these challenges will require joined up and innovative approaches to the delivery of health and social care services using the skills and knowledge of staff across partner bodies, along with input from service users, providers and other stakeholders. To this end, strategic commissioning plans are currently being developed for patient/client care groups to identify future needs and how these can best be provided for within available resources.

In addition to the Strategic Plan, IJBs also have a statutory requirement to prepare and publish an Annual Financial Statement at the same time as the first Strategic Plan, and each year thereafter.

The Annual Financial Statement sets out the indicative resources for the period 2016/17 to 2018/19 for delegated functions within the strategic plan.

The West Lothian IJB Strategic Plan incorporating the Annual Financial Statement is appended to this report for information.

E. CONCLUSION

The West Lothian IJB has a statutory duty to prepare a Strategic Plan in relation to the delivery of delegated health and social care functions for the population of West Lothian. The purpose of the Strategic Plan is to ensure future health and social care provision is built around the needs of patients/clients supported through new integrated models of care. The Annual Financial Statement provides indicative resources to inform strategic planning across health and social care services.

F. BACKGROUND REFERENCES

Public Bodies (Joint Working) (Scotland) Act 2014

Appendices/Attachments: One

Appendix 1 – West Lothian IJB Strategic Plan

Contact Person: Jim Forrest, Depute Chief Executive jim.forrest@westlothian.gov.uk - Tel No. 01506 281977

Jim Forrest

Depute Chief Executive

Date: 21 June 2016

Data Label: Public

West Lothian Integration Joint Board

Strategic Plan 2016-26

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Foreword

This plan describes the strategic vision and direction for West Lothian Integration Joint Board (IJB) from 2016-26 to deliver positive outcomes for the people of West Lothian.

NHS Lothian and West Lothian Council have a long history of working in partnership to meet the health and social care needs of the people of West Lothian and has a well-earned reputation for delivering ground-breaking and quality-driven public services to local people. We will continue this tradition by bringing health and social care services closer together wherever possible and working in partnership to deliver more accessible, integrated and high quality services which are jointly planned and community focused.

This strategy addresses our vision ***to increase wellbeing and reduce health inequalities across all communities in West Lothian***. The main challenges to improving health in West Lothian are the ageing population, persistent health inequalities, the continuing shift in the pattern of disease towards long term conditions and growing numbers of people with multiple conditions and complex needs.

We are fully committed to working with individuals, local communities, staff and our community planning and other partners to make effective use of all of our resources. To do this, the expertise, knowledge and skills of colleagues, along with input from service users, providers and other stakeholders, will all help to drive new and more innovative ways of working at a local level.

In order to tackle the challenge of reducing the health inequalities gap in West Lothian, we are strongly committed to the development of a preventative outcomes-based approach, with an emphasis on effective early interventions to tackle social inequalities and improve wellbeing in communities.

To this end our strategy focuses on prevention, early intervention and collaborative working to ensure services are planned, co-ordinated and evaluated on the delivery of outcomes; and resources are targeted to achieve the greatest impact on those most in need.

Councillor Frank Toner
IJB Chair

Jim Forrest
Director

1 Introduction

1.1 It has been recognised both nationally and locally that whilst the health and care needs of individuals are closely intertwined, the services put in place to meet those needs can be disjointed and not as well coordinated as they could be. The Public Bodies (Joint Working) (Scotland) Act 2014 establishes the legal framework for integrating health and social care in Scotland and sets out the requirements for public service reform and a bottom-up, outcomes-based approach to improve performance and reduce costs. The Act requires each Health Board and Local Authority to delegate some of its functions to new Integration Authorities. In West Lothian this is the Integration Joint Board (IJB).

1.2 The IJB is a separate legal entity from NHS Lothian and West Lothian Council and the arrangements for the IJB's operation, remit and governance are set out in the Integration Scheme which has been approved by West Lothian Council, NHS Lothian and the Scottish Government.

1.3 The IJB brings together the planning, resources and operational oversight for a substantial range of adult health and social care functions into a single system which will ensure services are built around the needs of patients and service users and supports service redesign with a focus on preventative and anticipatory care in communities. The functions to be delegated are summarised in figure 1 with the full list detailed in Appendix 1.

Figure 1: Functions Delegated to the IJB

1.4 Our Strategic Plan builds upon joint planning foundations established through our Community Planning and Health and Social Care Partnership under which joint strategies and plans have been developed and are being implemented for a range of services and client groups. The plan outlines our vision for health and social care services for the people of West Lothian; what our priorities are and how we will build on a foundation of strong partnership working to deliver them.

1.5 We are working within an environment where there are increasing demands for services and growing public expectations at a time of significant resource challenges and financial constraints. The recent and forecast demographic changes, alongside the short to medium term investment position, means we need to ensure that social care, primary care, community health and acute hospital services work well together and in a more integrated way with all our partners, including Housing and the Third and Independent Sectors to maximise our resources and deliver on our strategic priorities.

1.6 Tackling health inequalities has been prioritised at both a national and local level as an issue requiring urgent action. We recognise that health and wellbeing inequalities are not likely to be significantly changed by health policies or health services working in isolation. These inequalities require to be challenged by a "joined up" co-ordinated approach by a wide range of public services and we will continue to work with our partners to address these.

1.7 With responsibility for the strategic planning of some acute hospital care services including emergency care and inpatient services relating to general medicine, geriatric medicine and rehabilitation, we will identify opportunities to design and deliver services which ensure care is delivered in the right place, at the right time, by the right person.

1.8 We recognise the way health and social care services are delivered locally can have a significant impact on shifting the balance of care from hospital to community, reducing health inequalities and reducing emergency admissions. Through this strategic plan we aim to ensure:

- More care and support is delivered at home or closer to home rather than in hospital or other institutions
- Care is person centred, with focus on the whole person and not just a problem or condition
- There is more joined up working across professions and agencies
- Citizens, communities and staff involved in providing health and social care services will have a greater say in how those services are planned and delivered.

1.9 In order to meet the challenges we will work together to create a culture of cooperation, coproduction and coordination across all partners and through working with people, their families and the wider community, we can create effective and sustainable solutions and achieve the best outcomes for the people of West Lothian.

Strategic Scope

1.10 With a focus on achieving the best outcomes for people living in West Lothian we will build on our experience in commissioning a wide range of health and care services. The scope of the

plan includes

- Adult social care services
- Primary care and community health services
- Some Adult acute services
- Some NHS Lothian Hosted Services.

1.11 The plan covers the whole geographical area of West Lothian and as set out in the legislation[1] we have defined two localities across which our health and care services will be planned. The importance of the localities in determining the strategic direction of health and social care planning is reflected throughout the plan.

Strategic Development

1.12 This Strategic Plan has been developed in conjunction with the IJB Strategic Planning Group with membership from key stakeholders including West Lothian Council, NHS Lothian, Third and Independent sectors, health and social care professionals, staff trade unions, and representatives of service users and carers.

1.13 The strategy aligns with Delivering Better Outcomes, West Lothian Council's Corporate Plan 2013-17; Our Health, Our Care, Our Future, NHS Lothian's Strategic Plan 2014-24; the Local Delivery Plan and our Commissioning Strategy and Care Group Commissioning Plans.

1.14 When commissioning services we will ensure we fulfil our statutory duty to achieve best value and will adopt a personalised approach when commissioning services to meet need. To achieve this, we will work closely with a range of strategic partners such as Housing, Building and Construction Services, Education and the Police as well as the Third and Independent sectors.

Consultation

1.15 Consultation on the draft strategic plan has been undertaken between 1 November 2015 and 31 December 2015. The consultation included a wide range of stakeholders as well as users of the services commissioned by the IJB including

- Health professionals;
- Users of health care and their carers
- Commercial and non-commercial providers of health care;
- Social Care professionals;
- Users of social care and their carers;
- Commercial and non-commercial providers of social care;
- Non-commercial providers of social housing;
- Third sector bodies carrying out activities related to health and social care.

Feedback from the consultation has been considered and used to inform the final version of the strategic plan.

[1] The Public Bodies (Joint Working) (Scotland) Act 2014

2 Understanding Our Population's Needs

2.1 In preparing our plan we have undertaken a comprehensive review of all the health, social and economic data which is relevant to integration planning and the integration process. The following major key issues have emerged from the analysis of strategic needs.

Population Projections

2.2 As of 2014 West Lothian had a population of 177,150[2] which accounts for 3.3% of the total population of Scotland. Of this population 19.8% were children (0-15 years), 59.4% were aged 16 to 59 years and 20.8% were aged 60 years and over. West Lothian's population is currently growing at a faster rate than the overall Scottish rate of growth and this trend is expected to continue over the lifetime of this plan.

2.3 It is estimated that West Lothian's overall population will increase by 12% from 175,990 in 2012 to 196,664 by 2037. However increases will not be seen across all age groups, in the 25 year period there will be an overall net reduction of 11.9% in persons aged 25-64, the mid to older working age group whilst there will be increases in the number of younger residents aged 0-15 (7.7%) and 16-24 (1.8%). However the growth in the older age groups will be the most significant with the 65-74 age groups increasing by 57%, and the over 75 age group increasing by 140%. (Figure 2).

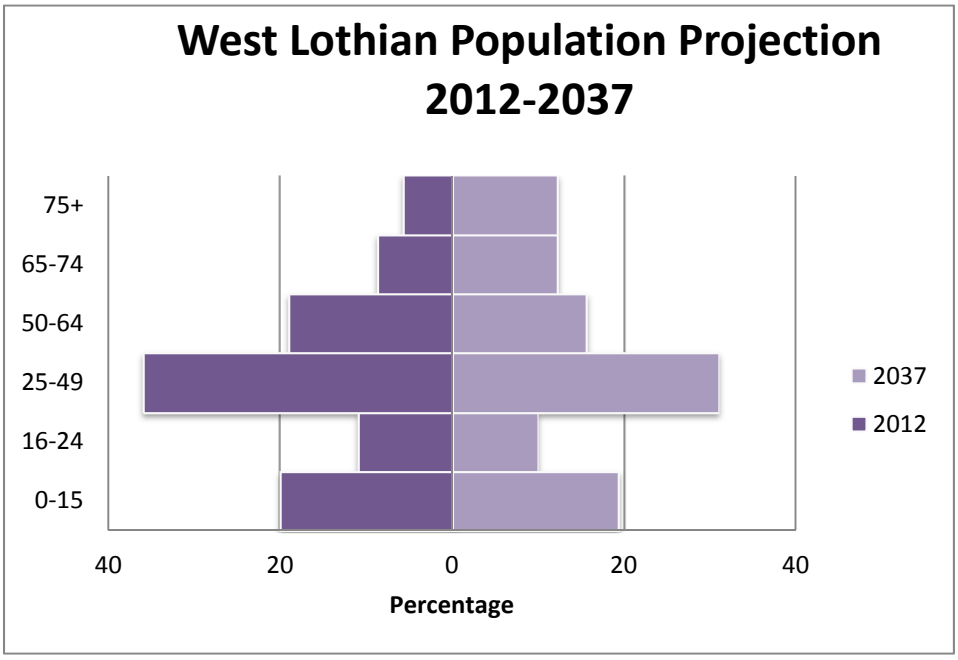

Figure 2: Population Projections, 2012-2037[3]

2.4 The projected increase in the over 65 age group is likely to place particular strain on both the

[2] Council Area Profiles; National Records of Scotland

[3] National Records of Scotland 2012-based Population Projections

NHS and social care services. Alongside the projected reduction in the working age population, and in particular the 50-64 age group who provide most of the unpaid care, these demographic changes will present a significant challenge for the provision of health and social care (Figure 3).

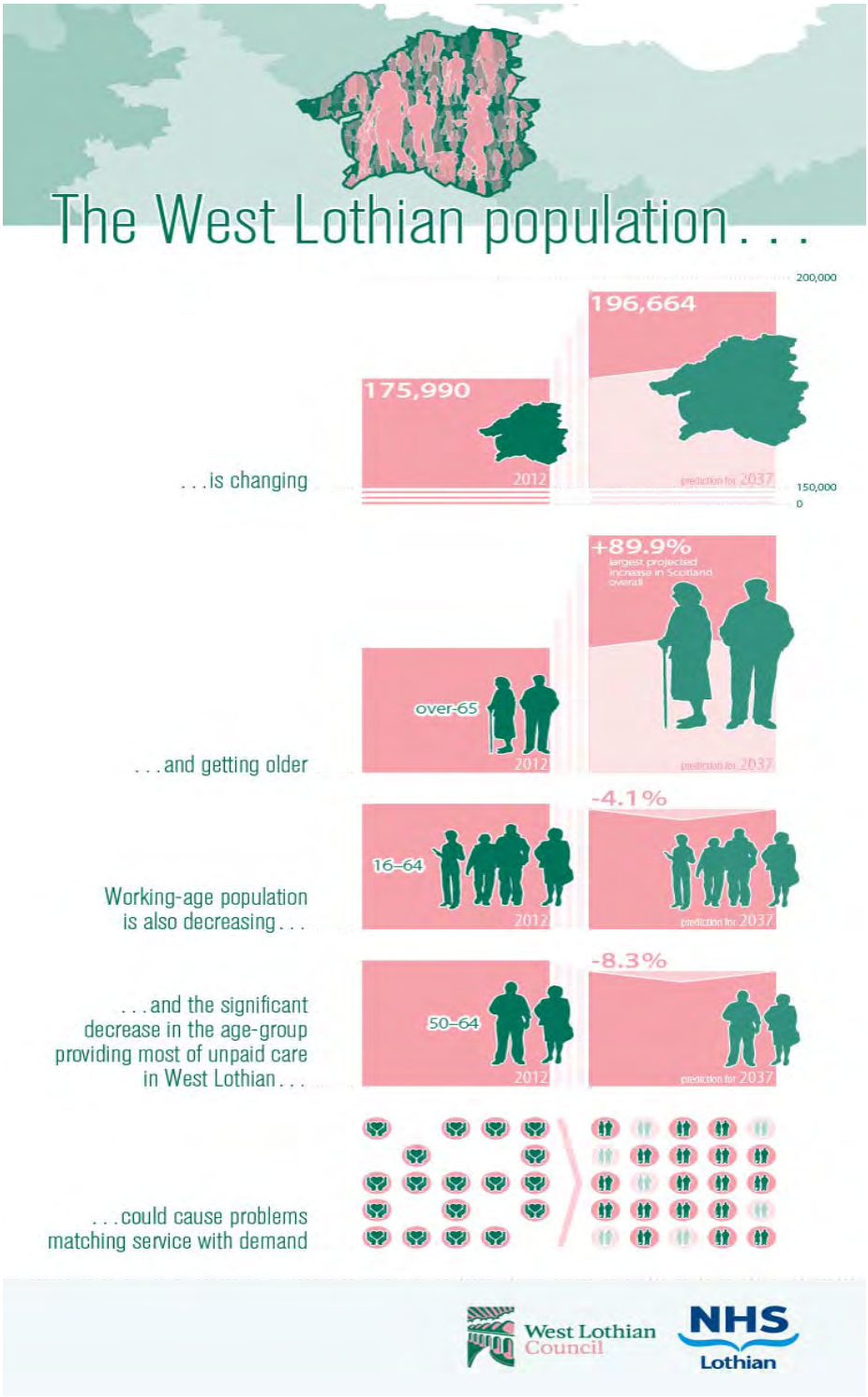

Figure 3: West Lothian Population Projections & Impact

(Source: Information Services Division (ISD) Scotland)

Life Expectancy

2.5 Life expectancy at birth has increased among both males and females in the last 10 years with latest figures showing that babies born in West Lothian during 2012-14 can expect to live 77.9 years for males and 80.5 years for females. At age 65, females can expect to live for 19 years whilst males can expect to live for 17.5 years.

2.6 There are differences in life expectancy within West Lothian e.g. Life expectancy for women ranges from 87 years in Linlithgow to 76.6 years in Dedridge and for men from 82.6 years in Linlithgow to 74.9 years in Breich. The gap in life expectancy reflects wider socio-economic differences.

2.7 Healthy life expectancy is the number of years an individual is expected to live in good health. The difference between healthy life expectancy and life expectancy highlights the length of time an individual is expected to live in poor health. On average, males in West Lothian are expected to live for 12 years in poorer health while females are expected to live for 14 years in poorer health[4].

2.8 Whilst healthy life expectancy (i.e. the length of time people live in a healthy way) has been increasing, overall life expectancy has been increasing faster. This means people are living longer but in the final years of life are more likely to experience complex and inter-related problems in their physical and mental health and are the most frequent users of health and social care services.

Long Term Conditions, Multiple Conditions and Complex Needs

2.9 Over a third of people living in West Lothian report living with one or more long term condition[5]. A long term condition is any condition which has lasted or is expected to last at least 12 months. At the 2011 Census the majority (83%) of West Lothian's population rated their general health as "very good" or "good" however over a third (35%) reported that they had one or more long term health condition. The presence of one or more long term condition increased significantly with age and had a direct impact on the person's perception of their general health with only 5.6% of those over 85 years reporting they were in "very good health" .

2.10 West Lothian's carers are providing more care. 9.5% of the census population reported that they provided regular unpaid help or care to someone either within or out with their household due to the person's long term health condition, disability or problems relating to old age. This is a similar proportion to the national average of 9.3% and has not changed since the 2001 Census. However there has been a significant increase (35%) of the amount of care provided with nearly 7,800 people providing unpaid care for 20 or more hours a week and 4,600 of these for 50 hours or more[6].

[4] ScotPHO LE/HLE estimates based on self-assessed health from the 2011 Census December 2015

[5] Census 2011

[6] Vocal https://www.vocal.org.uk/.../JointPressRelease202014.pdf

2.11 More people will be affected by dementia in future. The World Health Organisation states that "Dementia is one of the major causes of disability and dependency among older people worldwide" and that "dementia has physical, psychological, social and economical impact on care givers, families and society"[7].

2.12 In West Lothian it is estimated that at 2013 there were 2101 people affected by dementia[8]. With more people living longer, this figure is predicted to increase over the next 15 years by approximately 40%. The impact of this increase in the number of people affected by dementia, on the people themselves, their carers and families, and on services providing care and support cannot be underestimated.

2.13 Almost all people who die (sudden deaths aside) are likely to receive some end of life care in the last year of life from general practice, community or social care staff. Future demands on services will be associated not only with a rise in the number of deaths due to the growth in our older population but also with increased care complexity due to multimorbidity and an increasing focus on palliative care.

2.14 The percentage of the last 6 months of life spent at home or in a community setting focuses on measuring the impact of "Living and Dying Well: A National Action Plan for Palliative and End of Life Care in Scotland". It focuses on producing achievable and measurable changes which will ensure quality improvement and enhance patient and carer experience. In West Lothian we have seen a steady increase in the proportion of the last 6 months of life spent either at home or in a community setting between 2007/08 where it was 87.8% to 91.1% in 2013/14 demonstrating an increase in community care provision and decrease in the time spent in acute hospital settings.

Health Inequalities

2.15 Inequalities in health outcomes between the most affluent and disadvantaged members of society are longstanding, deep-seated and difficult to change. The physical, mental and social wellbeing of the local population is influenced by the wider determinants of health; these include material deprivation, employment/unemployment, education, housing and the environment.

2.16 Not everyone experiencing health inequalities lives in the most deprived areas. A range of issues can have an impact including income, work conditions, education and skills, living conditions, as well as individual characteristics and experiences such as age, gender, disability and ethnicity.

2.17 West Lothian has a higher proportion of people living in the most deprived areas than other

[7] World Health Organization and Alzheimer's Disease International, Dementia A Public Health Priority

[8] Alzheimer Scotland Action on Dementia: Statistics: Number of people with Dementia in Scotland 2013

parts of Lothian and for almost every health indicator there is a clear gradient showing progressively poorer health with decreasing affluence and influence.

2.18 The Scottish Index of Multiple Deprivation (SIMD) is an area-based measure of deprivation which ranks all datazones in Scotland from 1 (most deprived) to 6,505 (least deprived) and is the Scottish Government's official tool for indentifying areas of multiple deprivation

2.19 West Lothian has 211 datazones, 13 of which fall within the worst 15% of the 2012 SIMD. As West Lothian also has a number of datazones which fall slightly short of the worst 15% we have considered the ranking in terms of deciles (tenths), with decile 1 being the most deprived and decile 10 being the least deprived (Figure 4)

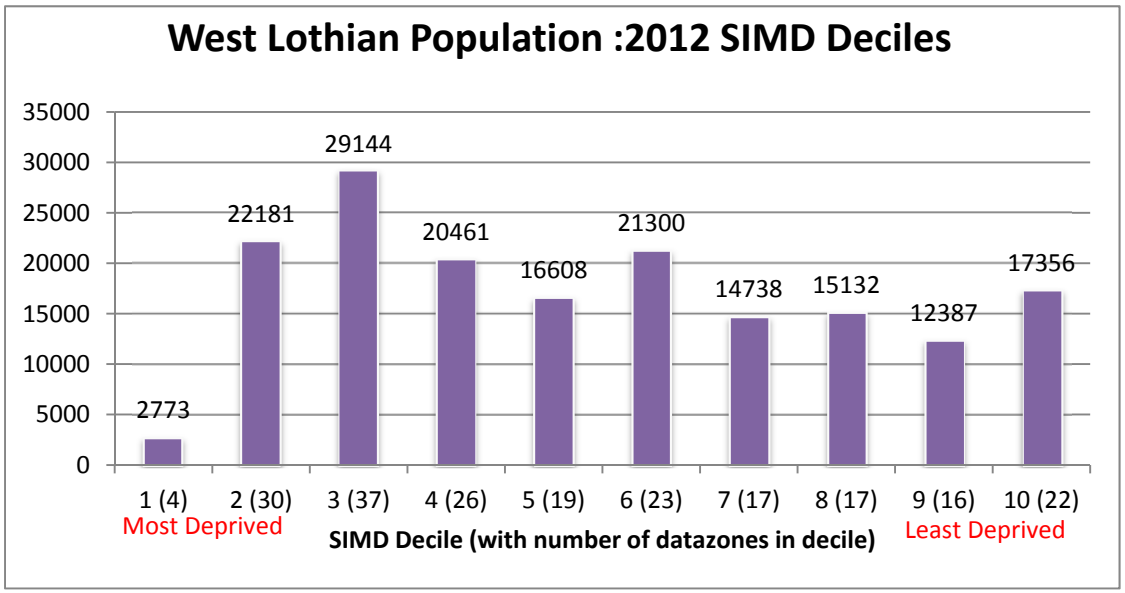

Figure 4 Distribution of West Lothian Population in 2012 SIMD Deciles[9]

2.20 SIMD pulls together data on 7 indicators: Employment; Income; Health; Education; Access; Crime; Housing. Each of these indicators are given their own individual ranking which makes it possible to compare different geographies based on individual indicators (Table 1)

2.21 Examination of the SIMD reveals that health is the worst indicator for West Lothian with 38 datazones falling within the worst 15% in Scotland compared to only 13 in the overall ranking. 3 of the datazones are within the worst 5% in Scotland for health: 2 in Craigshill and 1 in Bathgate East. Bathgate East (S01006416) is the worst ranked datazone overall.

2.22 It is well recognised that health and wellbeing inequalities are not likely to be significantly changed by health policies or health services working in isolation. Building individual and community resilience to cope with everyday challenges and support improved health and wellbeing is most likely to attain the greatest benefit. The starting point is to identify the assets that exist in both individuals and communities.

[9] SIMD 2012

Indicator	No. West Lothian Datazones in the worst 15% in Scotland 2012	Comments
Employment (SIMD Weighting 28%)	16	Blackburn (S01006350) at rank 338 is lowest ranked West Lothian datazone
Income (SIMD Weighting 28%)	13	Bathgate East (S01006416) at rank 313 has the lowest income in the area.
Health (SIMD Weighting 14%)	38	3 datazones: Bathgate East (S01006416), Craigshill (S01006401 and S01006402); fall within the bottom 5%. A further 20 datazones fall within the bottom 10%. Bathgate East (S01006416) ranks the lowest for health in West Lothian and 109th out of 6505 in Scotland
Education (SIMD Weighting 14%)	20	Blackburn (S01006349) for education
Access (SIMD Weighting 9%)	20	Breich Valley (S01006295) is the lowest ranked datazone
Crime (SIMD Weighting 5%)	22	Bathgate East (S01006416) & Howden (S01006361) rank very low at 34th and 60th in Scotland. 8 datazones fall within the worst 5% in Scotland and a further 5 within the worst 10%
Housing (SIMD Weighting 2%)	0	No datazones in the worst 15%
Table 1		Source SIMD 2012 Analysis ISD

2.23 There is increasing evidence that using an asset based approach can enhance the quality of collected information by focusing on the perceptions held by local people. This leads to the development of support for what people themselves say they need. This approach encourages a partnership approach which involves local people in decision making about service delivery and empowers them and increases independence rather than being passive recipients of services.

2.24 Within West Lothian the Community Planning Partnership has identified eight local regeneration areas. For each of these areas a local regeneration plan will be developed and implemented to tackle deprivation and inequality utilising asset based, community development approaches.

Locality Planning

2.25 This plan covers the geographical area of West Lothian and in accordance with the legislation[10] we have defined two localities across which health and social care services will be planned and

[10] Public Bodies (Joint Working) (Scotland) Act 2014

delivered (Figure 5). The localities will provide a key mechanism for strong local, clinical, professional and community leadership, ensuring that services are planned and led locally in a way that is engaged with the community and contributing to effective strategic commissioning.

2.26 In line with the Scottish Government's guidance the localities have been built up from the 2011 datazones to support data capture for planning purposes and aligned as best fit to General Practice (GP) populations and multi-member wards to support development of integrated models around GP Practice clusters and communities.

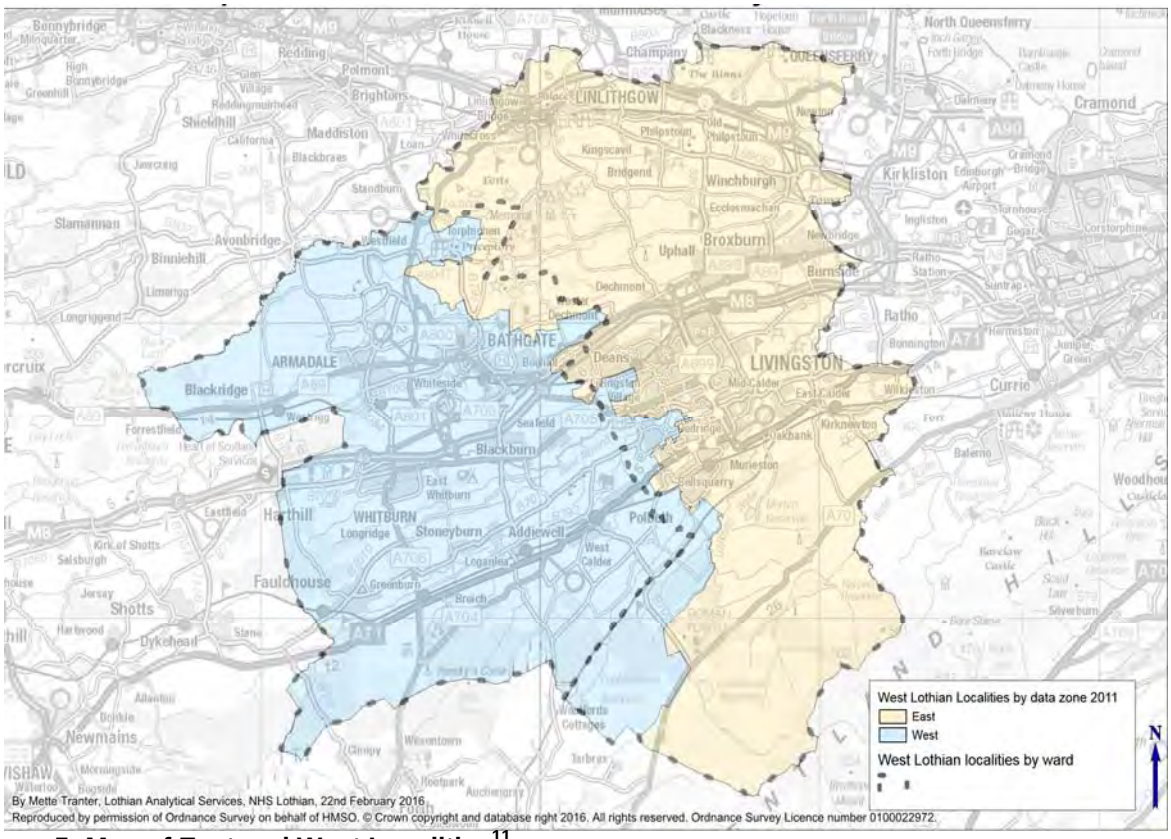

Figure 5: Map of East and West Localities[11]

2.27 The West locality contains most of the former coalmining and heavy industrial areas of West Lothian, and shows the continuing impact of these industries and the processes of deindustrialisation and long term unemployment which took place from the 1980s onwards. There are 11 GP practices within the locality and it is aligned to four multi-member wards: Armadale and Blackridge; Bathgate; Whitburn and Blackburn; Fauldhouse and Breich Valley. The Community Planning Partnership has identified 5 local regeneration areas within this locality: Boghall, Whitburn, Blackburn, Armadale and clusters within Fauldhouse and Breich Valley.

2.28 The East locality has a considerably larger population whose age profile is increasing more rapidly than the West. A key factor affecting this growth was the establishment of Livingston as a New Town in 1962 and corresponding increase in the working age population. This

[11] Lothian Analytical Services 2015: Ordnance Survey, HMSO 2015

population have now grown older at the same time contributing to a significant demographic change. There are 12 GP practices within the locality and it is aligned to five multi-member wards: Linlithgow; Broxburn, Uphall and Winchburgh; East Livingston and East Calder; Livingston North; Livingston South. The Community Planning Partnership have identified 3 local regeneration areas within this locality: Craigshill, Livingston Central (spine of Livingston North & South, includes datazones in Knightsridge, Dedridge and Ladywell) and Bridgend (to be confirmed) Figure 6 provides a summary of the characteristics of the two localities[12].

Figure 6 Summary of Locality Characteristics (NHS Lothian Analytical Services & ISD)

[12] NHS Lothian Analytical Services and ISD

2.29 In general, the issues of an ageing population, poor health, deprivation and unemployment are more significant in the West than in the East[13] with differences in life expectancy, life chances and health and wellbeing. It is also important to recognise for planning purposes that significant differences also exist within localities, not just between the East and West.

2.30 Although the West Locality continues to have a larger overall proportion of older people it is noted that there are higher rates of emergency bed days (75+ age group), multiple emergency admissions (65+ age group) and emergency admissions due to falls in the East Locality.

2.31 The way health and social care services are delivered locally can have a significant impact on addressing the main health and wellbeing challenges. To ensure the quality of localities' involvement in strategic planning Locality Groups will be formed with the direct involvement and leadership of:

- Health and social care professionals involved in the care of people who use services
- Representatives of the housing sector
- Representatives of the third and independent sectors
- Carers and patients' representatives
- People managing services.

2.32 The views and priorities of the localities will be taken into account in the development of Strategic Commissioning Plans therefore it is essential that strategic and locality level planning work together to create the best working arrangements to enable them to take account of local and deep rooted issues such as inequalities and poverty.

2.33 Each Locality Group will develop a locality plan, which will take account of community plans and local regeneration plans within the localities. It is anticipated that locality plans will build upon the insights, experiences and resources in localities to support improvements in local networks, enable development of robust and productive professional relationships and improve health and wellbeing outcomes

Summary

2.34 Our analysis shows that people in West Lothian are living longer. Whilst this is good news, it provides challenges in terms of an ageing population and the incidence of frailty, including dementia and other long term conditions. In addition there are differences in life expectancy and deprivation factors across our localities which can impact on health and wellbeing.

[13] Population data: National records Scotland 2013 Mid Population estimates by Datazone

3 Vision, Values and Outcomes

Vision

3.1 The Scottish Government's vision for the integration of health and social care is "To ensure better care and support for people, where users of health and social care services can expect to be listened to, to be involved in deciding upon the care they receive and to be an active participant in how it is delivered. This will result in better outcomes for people, enabling them to enjoy better health and wellbeing within their homes and communities."

Recognising the different needs of vulnerable groups when designing and delivering services and ensuring all adults are able to live the lives they want as well as possible, achieve their potential to live independently and exercise choice over the services they use are key elements of our vision "***To increase wellbeing and reduce health inequalities across all communities in West Lothian*".**

3.2 Providing integrated care that crosses the boundaries between primary, hospital and social care is a goal of health systems worldwide. Through working with people in their own communities and using our collective resources wisely we will transform how we deliver services to ensure they are high quality, safe, effective, based on achieving personal outcomes and delivered in a way which enhances the health and wellbeing of the people of West Lothian.

Values

3.3 The Health and Social Care Partnership have an agreed set of values which take account of the values of both NHS Lothian and West Lothian Council. The values underpinning our approach in the planning and delivery of services include:

- Putting people who use services at the centre of what we do
- Making services available and accessible across all communities of West Lothian
- Providing joined-up services as near to where people live as possible
- Supporting people to do as much as possible for themselves
- Focusing on fairness and support those with the greatest needs
- Making health improvement part of everyone's job
- Supporting staff who deliver services
- Involving the public more and making service provision more accountable
- Strengthening accountability
- Continually improving quality and efficiency.

Outcomes

3.4 We have developed and designed our Strategic Plan to deliver the nine national health and wellbeing outcomes for integration. These are high-level statements of what health and social care partners are attempting to achieve through integration; through the pursuit of quality improvement across health and social care; and through focussing on the experiences and quality of services for service users, carers and their families.

Nine National Health and Wellbeing Outcomes

1. People are able to look after and improve their own health and wellbeing and live in good health for longer
2. People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community
3. People who use health and social care services have positive experiences of those services, and have their dignity respected
4. Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services
5. Health and social care services contribute to reducing health inequalities
6. People who provide unpaid care are supported to look after their own health and wellbeing, including reducing any negative impact of their caring role on their own health and wellbeing
7. People who use health and social care services are safe from harm
8. People who work in health and social care services feel engaged with the work they do and are supported to continuously improve the information, support, care and treatment they provide
9. Resources are used effectively and efficiently in the provision of health and social care services

3.5 Our outcomes are also informed by the Single Outcome Agreement and in particular:

- Older people are able to live independently in the community with an improved quality of life
- We live longer healthier lives and have reduced health inequalities
- People most at risk are protected and supported to achieve improved life chances.

Our priority outcomes are outlined in figure 7 along with our approach and the enablers which will support achievement of our objectives.

Figure 7 Priority Outcomes for IJB and Approach

Approach

3.6 Key elements to reduce the health inequalities gap and improve wellbeing include a focus on early intervention and prevention and ensuring care pathways are person centred. Through adopting a personal outcomes based approach in delivery of our services we will ensure our services put service users and their carers at the heart of our support and through conversation with them we will seek to understand the extent to which they are achieving the outcomes important to them in their lives. We will further develop integrated teams and systems to support delivery of seamless frontline services.

Corporate Plans

3.7 Sitting alongside the IJB's Strategic Plan are *Delivering Better Outcomes* , West Lothian Council's Corporate Plan 2013-17: and NHS Lothian's Strategic Plan, *Our Health, Our Care, Our Future* (figure 8)

Delivering Better Outcomes 2013-2017 sets out West Lothian Council's strategic direction and priorities. The council's overall aim is to improve the quality of life for people in West Lothian. The Corporate Plan identifies eight priorities to make a lasting and sustainable impact on the local area and to improve the lives of residents in West Lothian.

1. Delivering positive outcomes and early interventions for early years
2. Improving the employment position in West Lothian
3. Improving attainment and positive destinations for school children
4. Improving the quality of life for older people
5. Minimising poverty, the cycle of deprivation and promoting equality
6. Reducing crime and improving community safety
7. Delivering positive outcomes on health
8. Protecting the built and natural environment

Our Health, Our Care, Our Future 2014 – 2024 sets out NHS Lothian's Strategic Plan to address the health needs of the growing and ageing population and to meet the challenges while continuing to provide a high quality, sustainable healthcare system for the people of Lothian.

The plan outlines a range of proposals which will allow NHS Lothian to achieve the Scottish Government vision for health and care by 2020:

- To improve the quality of care
- To improve the health of the population
- To provide better value and financial sustainability.

Figure 8: Summary of Corporate Plans

Organisational Development

3.8 There are many component parts which are crucial to delivering an integrated health and social care system for the people of West Lothian. As set out in the preceding sections there are a number of challenges facing the organisation and in order to develop our capabilities and maximise the opportunities integration of health and social care brings we have identified development priorities (Figure 9)

Figure 9: Current Challenges and Development Priorities

3.9 Building on our strong foundation of successful partnership working across health and social care boundaries we will ensure:

- Services are developed and delivered more innovatively and effectively; bringing together those who provide community based health and social care.
- Services are designed and shaped to meet local needs and priorities
- Integration of health and social care services, both within the community and with specialist services, is underpinned by service redesign, clinical and care networks and by appropriate contractual, financial and planning mechanisms.
- Health improvement activity is focussed in local communities, tackles inequalities and promotes policies that address poverty and deprivation by working within community planning frameworks.
- Involvement of, and partnership with staff, trade unions and professional bodies, including

those staff who are contracted to the NHS, as well as those who are directly employed by the NHS and the Local Authority.
- We secure effective public, patient and carer involvement by building on existing and developing new, mechanisms.

Our Workforce

3.10 Delivering health and social care services involves a large workforce across all sectors and presents both challenges and opportunities in terms of workforce planning and development.

3.11 Harnessing the experience and skills of professionals on the frontline along with that of our partners and colleagues from across the statutory, third and independent sectors will be key to achieving our ambition and it is essential we make sure that those working in health and social care are equipped to make best use of their collective skills and resources to improve outcomes for individuals.

3.12 We recognise that success is dependent on a combination of working arrangements operating within and across partner agencies and in terms of workforce planning and development this requires us to take into account:

- The changing philosophy and culture of care
- Realignment of skills and staff working differently
- The ageing profile of our workforce which may result in significant numbers reaching retirement age at the same time
- The future workforce may require supported entry routes and seek different working patterns from those traditionally found in health and social care sectors
- Competition from other sectors and industries as well as other local authorities and NHS areas
- Recruitment can be to the detriment of other parts of our health and social care system – i.e. we are all competing for the same workforce.

Potential solutions to these challenges include:

- Making employment opportunities attractive to the potential workforce
- Development of clear structures with opportunities for career progression
- Aligning, matching, developing and coordinating our skills and workforce
- Developing a more generic care assistant role with transferable skills to work across the partnership.

3.13 For health and social care integration to be successful individuals, teams and organisations will need to develop new ways of working together and this will be underpinned by strong leadership, evolving management arrangements, processes and relationships.

3.14 The development of the organisation and workforce will be an iterative process to reflect strategic developments and respond to local needs and availability of resources.

Partnership Working

3.15 Partnership working is about developing inclusive, mutually beneficial relationships that improve the quality and experience of care. This includes the relationships between individuals, their carers and service providers. It is also about relationships within and between organisations and services involved in planning and delivering health and social care in the statutory, voluntary, community and independent sectors. Effective partnership working should result in good quality care and support for people and their carers.

Partnership with our workforce

3.16 The changing nature of adult health and social care is complex and challenging. As outlined in the previous section we will seek to ensure that our workforce is motivated, knowledgeable and skilled and able to respond to the changes we envisage. Critical to delivering this Strategic Plan and making it real is the need to explicitly involve, support and develop our workforce. We will, therefore, continue to develop our plans in partnership with our staff and their representatives to ensure they are fully engaged and able to contribute to the design and delivery of health and social care integration.

Partnership with our service users and carers

3.17 The idea that people should have a stronger voice in decisions about their health and care, and that service should better reflect their needs and preferences, has been a policy goal for many years. Evidence shows that when service users are involved in planning, decisions are better, health and health outcomes improve, and resources are allocated more efficiently.

3.18 We recognise we need to promote and emphasise the need for greater personalisation of care and support for people closer to their own communities.

3.19 Personalisation means recognising people as individuals who have strengths and preferences and putting them at the centre of their own care and support. Personalised approaches such as self-directed support involve enabling people to identify their own needs and make choices about how and when they are supported to live their lives. People need access to information, advocacy and advice so they can make informed decisions.

3.20 Personalisation is also about making sure there is an integrated, community based approach for everyone. This involves building community capacity and local strategic planning and commissioning so that people have a good choice of support regardless of age or disability.

3.21 *Self-Directed Support: A National Strategy for Scotland* has been developed to help take forward and embed this person centred approach in the delivery of health and social care services. We will embed this approach in all our planning and commissioning. The growing emphasis on personalisation and personal outcomes has significance for those who work in or with health, social care and support services and for the skills they will require in undertaking new functions and tasks. The development of our workforce to recognise and support a personal outcomes approach is crucial and we will address this through our Organisational Development Plan.

Partnership with localities and communities

3.22 Scottish Government's Public Service reform agenda is based upon the 'Four Pillars' of Reform – Place, Prevention, Performance and People. This agenda proposes a new relationship between citizens and public services in which communities and individuals are empowered to take a real stake in the planning and delivery of public services in a way which best meets local needs and priorities. As detailed in section 2 the health and care needs of each locality will be a major driver for shaping the way in which services and resources are planned and delivered, working with local stakeholders and communities.

Partnership with the Third (Voluntary) Sector

3.23 The third sector has a crucial role to play in our health and social care system. We currently commission services from a number of third sector organisations and through a range of means, including for example: by joining up and activating diverse parts of the third sector to support health and social care outcomes; joint commissioning and supporting the exploration of the development of the their role in enhancing prevention, self-management and co-production; we can improve the sustainability of our care system.

Partnership with the Independent Sector

3.24 The Independent Sector includes both Care Home and Care at Home providers and are key partners in health and social care provision. Overall the independent sector has become the largest provider of social care delivery across Scotland and the assurance of delivery of quality care through the sector and the need to support this is an important consideration. We will continue to work with the Independent Sector to build on existing relationships and to consider models of care which support the Strategic Plan, offer real choice and value for money and to deliver and develop the high quality care that communities require and deserve.

Partnership with Independent Contractors

3.25 **General Practice** is patient focussed with an emphasis on positive outcomes for the individual. GPs and practice staff play an essential role in anticipatory care; preventing hospital admission; and maintaining people with complex needs at home for as long as possible. Health and social care integration offers the opportunity for a renewed focus on the central role of primary care teams and how we develop and commission services around localities.

3.26 Our localities are made up of a number of primary care populations and GP practices have started to come together to discuss how they might organise themselves into clusters to support the development of new models and deliver services and care plans in partnership with local statutory and non statutory providers in care and local communities. This will help to build a different relationship with local communities and a shared understanding of the local care priorities.

3.27 **Community Pharmacies** play an important role in our health care provision being placed in the heart of our communities and offering a wide range of contracted services including acute

prescriptions, minor ailments, public health and chronic medication as well as enhanced care to, for example, palliative care patients, those with complex medication regimes and substance misusers.

3.28 Under the Scottish Government's *Prescription For Excellence* pharmacists will develop their role, working across acute, primary care and community services and will provide more clinical care in communities. This will enhance the General Practice capacity with potential for post diagnostic caseloads to be allocated to pharmacists to optimise their complementary skills and support those with long term conditions.

3.29 There is good access to an NHS **dentist** for people living in West Lothian with 84.4% of adults registered with a dentist (March 2015). A positive improvement in oral care and oral health means more people are keeping their natural teeth. However tooth decay and gum disease are still two of the commonest diseases in the world; together with mouth cancer these diseases continue to present major public health challenges and as with other health problems these diseases are more common in those from more disadvantaged sections of the population. The key priorities for dental provision in West Lothian include:

- Improving registration and participation rates.
- Reducing unregistered patients attending for pain to Out Of Hours care through encouraging registration and routine attendance.
- Improving access to dental care for vulnerable groups and rolling out the 'Caring for Smiles' and other programmes developed nationally for local implementation.
- Prevention of oral cancer through encouraging dental teams to promote stop smoking services and deliver brief interventions on alcohol.

3.30 Community **optometrists**, along with other independent contractors, are an important part of primary health care, providing a service which is accessible, convenient and flexible. Optometrists play a key role in the prevention of sight loss and also in the management of those with sight loss. The importance of optometrists in providing regular eye health checks and their role in early intervention, detection and prevention of sight loss is valued.

Partnership with Community Planning

3.31 The broad aim of community planning is to improve outcomes for the people and communities across West Lothian by ensuring that public services work in a more integrated and effective way. The IJB has a key role within the Community Planning Partnership (CPP) to deliver specific Single Outcome Agreement results and will establish robust arrangements with the CPP and its thematic groups to ensure the delivery of shared objectives.

Partnership with other Integration Joint Boards

3.32 NHS Lothian provides services across four Integration Joint Boards - West Lothian, East Lothian, Midlothian, and the City of Edinburgh. Within West Lothian we will be responsible for delivery of some health services on a pan Lothian basis on behalf of these other partnerships and therefore our local plan must take cognisance of the other Lothian plans in order to ensure maximum effectiveness and best use of resources.

Hosted Services

3.33 Each IJB in Lothian hosts or manages a range of services provided on a pan Lothian basis on behalf of the other IJBs. Embedding effective two way working relationships and communication with all hosted services and host IJBs is paramount, not only to influence strategic planning and redesign but to ensure the right services are developed and delivered for people in West Lothian. We will actively work with NHS Lothian and our neighbouring IJBs to ensure optimal influence and impact.

Partnership with NHS Acute Sector

3.34 St John's Hospital is one of NHS Lothian's 4 major hospital sites, and provides the majority of hospital unscheduled care services for the residents of West Lothian which are to be strategically planned by the IJB going forward. This includes;

- Emergency department;
- Medical emergencies, including respiratory, stroke, diabetes, and chronic heart disease.

St John's Hospital also provides services for the whole of the Lothian region and in some cases for patients from Fife and the Borders too.

3.35 The future emphasis is on ensuring that patients are cared for in the right place at the right time. This means an increased focus on avoiding hospital admission, and keeping people in their homes where it is safe to do so. This will require investment in services that manage chronic diseases in the community and in providing an improved pathway for patients who are frail, with multiple chronic and acute illnesses. This will also require development of strong partnership working between GPs, social care, and the hospital sector.

Housing

3.36 Health and social care integration is not just about health and social care services and some housing functions will become part of our integration arrangements. Housing is widely recognised as an essential feature of health and wellbeing with social housing providers providing a critical link to the wider community, having a strong neighbourhood management role and delivering on a variety of projects that contribute to individual and community wellbeing.

3.37 Housing Support Services and Aids and Adaptations will be delegated to the IJB and other housing services will be closely aligned to health and social care, including sheltered housing, housing with care and supported housing, housing options information, advice and homelessness, services to address fuel poverty.

3.38 Housing can make a particular contribution to the achievement of the nine national health and wellbeing outcomes and this is more fully explained in the Housing Contribution Statement in Appendix 3.

Participation and Engagement

3.39 There is general recognition at both a national and local level that communities are the engine house for delivering transformation and in order to realise our vision, the planning and delivery of services must take account of needs at a local level.

3.40 Our Participation and Engagement Strategy brings together NHS and Council Social Policy engagement activity within a single unified systematic approach which will improve standards of engagement and involvement across all services and staff groups, with the goal of improving outcomes for patients and service users. This is underpinned by the principles of community engagement (figure 10).[14]

Principles of Community Engagement

- Fairness, equality and inclusion must underpin all aspects of community engagement, and should be reflected in both community engagement policies and the way that everyone involved participates.
- Community engagement should have clear and agreed purposes, and methods that achieve these purposes
- Improving the quality of community engagement requires commitment to learning from experience.
- Skill must be exercised in order to build communities, to ensure practice of equalities principles, to share ownership of the agenda, and to enable all viewpoints to be reflected. As all parties to community engagement possess knowledge based on study, experience, observation and reflection, effective engagement processes will share and use that knowledge
- All participants should be given the opportunity to build on their knowledge and skills.
- Accurate, timely information is crucial for effective engagement.

Figure 10 : Principles of Community Engagement

3.41 Engaging the population is fundamental to building resilient individuals and communities. Effective involvement helps to ensure that services are responsive to need and are developed in a way which ensures that they are accessible and acceptable and, thereby, reduces non-attendance and subsequent costs. Involving people in decisions about them and having control can boost self-confidence and self-efficacy as well as improving decision making.

3.42 We recognise that to work and engage effectively and meaningfully with communities:

- Takes a significant investment of time and resources;
- Must be maintained over the longer term to be effective; and
- Requires a specific skill set to undertake this effectively.

3.43 There are many mutual benefits to be gained since engagement, inclusion and participation are key to the development of our local plans as is an ethos of openness and transparency.

[14] Communities Scotland (2005) National Standards for Community Engagement

3.44 To ensure engagement results in improvements appropriate tools such as VOiCE[15] (Visioning Outcomes in Community Engagement) will be used to plan, implement and review the effectiveness of the engagement, with feedback to stakeholders being a key element of the engagement process.

3.45 We will build on the Investors in People (IIP) standard with which both NHS Lothian and West Lothian Council are separately accredited to support staff engagement. This will enable us to

- improve our performance through the workforce,
- develop effective strategies for learning and development,
- promote effective leadership and management;
- recognise and value our workforce's contribution,
- Involve our workforce in decision-making and
- measure the impact of workforce engagement activity.

Quality Improvement

3.46 The importance of effective and efficient services has never been greater for the public sector. We will use the **Public Service Improvement Framework** (PSIF) which is based on total quality management approaches, to drive continuous improvement, maximise efficiency, and promote effective quality management.

3.47 The PSIF provides a framework of key questions to challenge and stimulate performance through a structured process, which is developed to suit the organisation's needs and drivers. Using a self-assessment approach we will continue to undertake comprehensive review of our activities and results which will help us to identify our strengths and the areas for improvement. The outputs will inform our development plan and identify improvement initiatives.

3.48 The Scottish General Practice contract is changing in 2017 which will have a key focus on quality and improvement. Transitional arrangements for **quality in primary care** are being put in place in 2016/17. This will move towards a system of values-driven governance that reflects and is sensitive to the needs of different communities and allows expertise to be shared across clusters of practices.

3.49 Whilst all GPs will continue to be focussed on quality outcomes we will support the development of new roles (cluster leads) with responsibility for leadership and involvement in service improvements and putting quality at the heart of practice, service activity and design as well as promoting quality care in the wider health and social care system.

3.50 We will continue to support a range of improvement activity to reduce Hospital Associated Infection, and promote **safe care** through the Scottish Patient Safety Programme across acute, primary care and mental health services and through active engagement with care providers.

[15] http://www.voicescotland.org.uk/

Equality Outcomes

3.5.1 The public sector equality duty in the Equality Act 2010 came into force in Scotland in April 2011 and requires Scottish public authorities to have 'due regard' to the need to eliminate unlawful discrimination; advance equality of opportunity; and foster good relations

3.5.2 All Scottish Public authorities must publish a report on ‘mainstreaming’ equality and identifying a set of equality outcomes. The IJB is classed as a public body and in compliance with the regulations will develop a set of equality outcomes and produce an Equality Mainstreaming Report by 30 April 2016.

4. Strategic Commissioning Plan

4.1 Strategic commissioning is the term used for all the activities involved in assessing and forecasting needs, linking investment to agreed outcomes, considering options, planning the nature, range and quality of future services and working in partnership to put these in place[16]. This includes challenging historical spending patterns in light of what we know about our population needs and in particular managing the major trends of a growing, ageing population with increasing co morbidity.

4.2 The changes in our population require a different type of health and social care system, one that is modelled on supporting people to live independently in the community. Therefore the real added value of strategic commissioning will be in our ability to shift resources from the traditional models of care to new models of care which is a crucial element of public sector reform.

Strategic Commissioning Principles

4.3 To achieve our vision and the best possible outcomes for people living in West Lothian who are assessed as needing a health or social care service, the following principles have been identified to ensure a longer term strategic approach to commissioning;

- To implement outcomes based approach to the commissioning of care and support services.
- To commission health and social services which meet the needs and outcomes of individual service users which are personalised and offer more choice.
- To commission quality services which achieve best value.
- To work with our strategic partners and colleagues within the council and NHS to ensure a strategic approach to the commissioning of services.
- To ensure transparency and equality when commissioning services appropriate stakeholder involvement and consultation which includes service users, their carers and providers is undertaken.
- Positively engage, consult and communicate with the independent and voluntary sectors.
- To ensure that approved procurement procedures are adhered to.

4.4 Building on the experience of the former CHCP we are committed to working with partners to

- Commission services which focus on prevention and early intervention
- Empower people to live independently through applying the principles of personalisation in the way in which we commission services.
- Undertake appropriate consultation and involvement with service users and their carers to achieve their agreed outcomes when commissioning services.
- Engage positively with providers of health and social care services in the public, voluntary and private sector.

[16] Joint Strategic Commissioning – A Definition: Strategic Commissioning Steering Group, June 2012

- Adhere to relevant procurement legislation and guidance and ensure that services are commissioned in a way that is fair, transparent and open.
- Ensure that quality, equality and best value principles are embedded through our commissioning processes.

4.5 Commissioning is an ongoing and evolving process and our approach in developing commissioning plans is based on an annual Analyse, Plan, Do and Review cycle (Figure 8).

Figure 8 Strategic Commissioning Cycle[17]

Commissioning Plans

4.6 We are required by the Scottish Government to develop strategic commissioning plans for all adult care groups. Our strategic commissioning plans will incorporate the important role of informal, community capacity building and asset based approaches, to deliver more effective preventative and anticipatory interventions, in order to optimise wellbeing and the potential to reduce unnecessary demand at the 'front door' of the formal health and social care system.

4.7 The commissioning plans will be consistent with appropriate commitments within the following related high level strategies: West Lothian IJB Strategic Plan, West Lothian Single Outcome Agreement, NHS Lothian Local Delivery Plan, NHS Lothian Clinical Strategy, West Lothian Housing Strategy, and West Lothian Council Corporate Plan.

4.8 Each Care Group commissioning plan will confirm the total resources available across health

[17] Joint Strategic Commissioning – A Definition - Joint Strategic Commissioning across adult health and social care" Scottish Government COSLA and NHS Scotland prepared by the National Steering Group for Joint Strategic Commissioning June 2012 http://www.jitscotland.org.uk/action-areas/commissioning/

and social care in respect of service users and carers and relate this information to the needs of Care Group population as determined by the needs assessment; such resources should be consistent with the relevant Directions issued by the IJB.

4.9 The Care Group commissioning plans will:

- Confirm desired outcomes and link investment to them
- Detail how improvement will be delivered against outcomes and associated performance indicators
- Prioritise investment and disinvestment through a coherent and transparent approach
- Ensure that resource deployment and performance is consistent with the duty of Best Value
- Reflect needs and plans as articulated at locality level
- Ensure that sound clinical and care governance is embedded.

4.10 A working group is being established to develop a three year commissioning plan for each *Care Group* in accordance with the Scottish Government guidance on Strategic Commissioning Plans[18]. The plans will be informed by a detailed needs assessment which will be prepared in conjunction with the IJB Strategic Planning Group.

4.11 3 year Commissioning Plans will be developed for the following Care Groups:

- Substance Misuse
- Adults with Learning Disabilities
- Adults with Physical Disabilities
- Mental Health
- Older People.

4.12 Strategic commissioning has been used as the delivery vehicle for achieving national and local health and wellbeing outcomes within West Lothian since 2011 through the former CHCP. We will build on the valuable experience gained in commissioning and will embed the approaches in our planning and resource allocation processes.

4.13 The commissioning plans will be designed to deliver on the following strategic outcomes

- People, including those with disabilities or long term conditions or who are frail are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community
- Resources are used effectively and efficiently in the provision of health and social care services
- People who provide unpaid care are supported to look after their own health and wellbeing, including to reduce any negative impact of their caring role on their own health and wellbeing
- Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services.

[18] http://www.gov.scot/Resource/0046/00466819.pdf

4.14 The following provides a summary of progress in reviewing the commissioning plans for each of the Care Groups and identifies the priorities and commissioning intentions.

Substance Misuse Commissioning Plan

4.15 The Alcohol and Drug Partnership (ADP) have the responsibility for commissioning of substance misuse services and are required to provide an annual report to the Scottish Government. The ADP will report in governance terms through the IJB to the Community Planning Partnership and it is anticipated that the requirement to report separately to the Scottish Government may change in the future and for all their activity to be absorbed within the standard governance framework of the IJB.

4.16 The ADP has led the way on strategic commissioning in West Lothian and have used their commissioning plan as the key partnership mechanism to oversee progress against performance and where appropriate to modify activity and resources to achieve outcomes.

4.17 The substance misuse needs assessment was reviewed in 2015 and the ADP Commissioning Plan was revised and approved by the Scottish Government in 2015. The ADP will monitor the performance and provide annual reports as required by the Scottish Government. The ADP priorities are set out in table 2 and the commissioning plan will be due for full revision in 2018.

Table 2: ADP Priorities 2015-2018
Contract Monitoring & Review Review contract, Explore potential efficiencies.
Prevention and Early Intervention Commission services with outcomes relating to family wellbeing. Extend provision of alcohol brief interventions (ABIs) for people who are drinking heavily but not in need of treatment. Develop a best practice guide to enable schools to provide consistent, evidence based prevention programs.
Recovery Review new Through Care and After Care service, including arrangements relating to housing support and the need for specialist provision.

Adults with Learning Disabilities

4.18 The current commissioning plan for Adults with Learning Disabilities 2012-2015 is due for review and work to progress the needs assessment is well underway and is expected to be concluded by end of March 2016. The current commissioning priorities are outlined in table 3 and these will be revised in the new commissioning plan to fully reflect the needs assessment.

4.19 In addition the commissioning plan will be informed by ongoing work of the Lothian Learning Disabilities Collaborative Strategic Planning Group. This group is responsible for the modernisation of the whole system of specialist service provision to people with learning disability encompassing

- In patient assessment and treatment services
- Development of integrated community teams with capacity to deliver national targets
- Up streaming of rehabilitative services for people with LD and complex needs.
- Delivery of local services for people with profound and multiple disabilities.

The schedule is to have a final draft of the Learning Disabilities Commissioning Plan by September 2016.

Table 3: Adults with Learning Disabilities Commissioning Plan 2012-2015
Scottish Enhanced Services Programme Ensure screening & management of long term conditions is delivered to the same standards, quality and accessibility as the rest of the population.
Complex Care Explore most effective arrangements to meet needs of individuals with LD & complex care needs within Lothian Partnership.
Support for Carers Develop Information Sharing Protocol with Carers' of West Lothian to facilitate early provision of information, advice & support.
Services for Autism Spectrum Disorders (ASD) Development of services for people with ASD which is systematic, evidence based and sustainable.
Employability & Lifelong Learning Explore development of Social Enterprise to develop employability and employment opportunities.

Adults with Physical Disabilities

4.20 The current commissioning plan for Physical Disabilities 2012-2015 is due for review and work to progress the needs assessment is well underway and is expected to be concluded by end of March 2016. The current commissioning priorities are outlined in table 4 and these will be revised in the new commissioning plan to fully reflect the needs assessment. The preparation of the commissioning plan will be developed through the Physical Disabilities commissioning group in conjunction with the Strategic Planning Group. The schedule is to have a final draft of the Physical Disabilities Commissioning Plan by June 2016.

Table 4: Physical Disabilities Commissioning Plan 2012-2015
Employability Increase delivery of 'B4 and On2 Work' employability advocacy and support.
Short Breaks from Caring (respite) A five year contract (with an option to extend for a further three years) is in place for 2010-2015.
Day support Provide a range of support to access education, college courses, work experience, employment and volunteering opportunities as well as support at times of transition.
Information and Advice Services • Information & Advice Service • Peer Counselling Service • Independent Living
Commission • Community Rehabilitation and Brain Injury Service • Services for the Deaf, Deafened and Hard of Hearing • Services for the Blind and People with Sight Loss

Mental Health

4.21 The current commissioning plan for Mental Health 2012-2015 is due for review. It will be important to ensure that the revised plan reflects the scope of the IJB's responsibility and we will commission a comprehensive needs assessment to support our planning. The commissioning plan will be developed through the Mental Health Commissioning Group in conjunction with the Strategic Planning Group. The current commissioning priorities are outlined in table 5 and these will be revised in the new commissioning plan to fully reflect the needs assessment. The planned schedule is to conclude the needs assessment by June 2016 and to have a final draft of the Mental Health Commissioning Plan by September 2016.

Table 5: Mental Health Commissioning Plan 2012-2015
Advocacy Identify the advocacy needs for people with drug and/or alcohol problems and explore commissioning of resource if required (MHAP).
Adult Protection Develop Care Programme Approach within West Lothian.
Housing Support Ensure that Housing Support Services are integrated with other care-related services, are outcomes-focused, and compatible with new legislation such as Self-directed Support**.**
Specialist Respite Commission a new respite service for the mental health client group that promotes equity of access, is person-centred, and maximises economies of scale.
Inpatient Provision Redesign the support for the day to day clinical management and coordination of acute care.
Rehabilitation Ensure a robust review system for people with severe and enduring illness that is recovery orientated and is holistic in nature including physical health care monitoring.
Commissioning reviews Undertake commissioning review of Community Nursing, Psychiatry & Psychology to understand demand & inform capacity plans.

Older People

4.22 The West Lothian Health and Social Care Partnership have already invested significant effort and resources to simplify and improve services, and access to services, for older people, particularly frail older people and meeting the needs of older people will remain one of our top priorities during the lifetime of this plan.

4.23 The first Commissioning Plan for Older People was developed in 2012 (Table 6) as a key requirement for the Older People's Change Fund. We have since established a Frail Elderly Programme with the main objective of a whole system redesign to deliver a quality, financially sustainable and cost effective service provision.

4.24 The frail elderly programme provides a solid foundation for revision of the Older People's Commissioning Plan, the scope of which will be widened to include the acute hospital service provision. To support our planning we will commission a comprehensive needs

assessment and the commissioning plan will be developed through the Frail Elderly Programme Board in conjunction with the Strategic Planning Group.

4.25 The proposed schedule for the Older People's Commission Plan would be to conclude the needs assessment by June 2016 and to have a final draft of the Older People's Commissioning Plan by September 2016.

Table 6: Older People's Commissioning Plan 2012-2015
Live at Home or in a Homely Setting for Longer Review contract arrangements for care at home. Explore future commissioning options for day care service for older people. Explore step up and step down care provision in West Lothian and intermediate care pathways, including consideration of care homes as provider.
Joined Up Care Pathways Develop integrated assessment and rehabilitation service to support provision of specialist multidisciplinary assessment for older people and timely access to rehabilitation.
End of Life Care Review specialist service agreements. Monitor access to palliative care services for those with non malignant conditions.
Frail Elderly Development Priorities
Comprehensive geriatric assessment and frailty pathway in hospital Implement a multidimensional interdisciplinary Comprehensive Geriatric Assessment on admission. Explore and test roles of elderly care assessment nurse, specialised discharge, rehabilitation, day hospital and ambulatory care services.
Frailty capacity modelling Create analytical model of current systems to assess costs and benefits of proposed changes and prioritise investment.
Mental Health Continue to progress towards preventative, assessment and outcome focussed services**.** 1 year post diagnostic support for people with new dementia diagnosis. Develop Behavioural Support service. Redesign Mental Health Elderly Day Service.
Supporting health and care in the community Review current arrangements and performance to advise on short term Integrated Care Fund investments and sustainability after the end of the Fund. Review contractual arrangements for provision of care at home. Review *REACT* hospital at home and rehabilitation care pathways to prevent admission and facilitate early supported discharge.

4.26 The Strategic Planning Group will have a key role in developing and finalising the commissioning plans and in continuing to review progress, measured against the statutory outcomes for health and wellbeing, and associated indicators. The strategic commissioning plan will be revised as necessary (and at least every three years), with the involvement of the Strategic Planning Group and this section will be updated in accordance with the schedule for the revised versions of the commissioning plans.

5 Strategic Priorities

Context

5.1 The previous sections presented the variety of reasons why we need to change the way in which we deliver services. Despite progress towards a more joined up service approach, some inefficiency remains in terms of integrated working. By integrating services, there will be opportunities to improve personal outcomes; provide more care at home or in a homely setting; and, ultimately, enhance the experience of the people who use our services and their carers.

5.2 In summary, we know that:

- We need to do more to shift the balance of care and service provision towards more community based services and reduce the reliance on admissions to institutional care;
- People should be supported to regain their health and independence as far as possible using personally-defined outcomes as the goals around which support is configured;
- Some people, including those at the end of their lives , end up in hospital when they could be supported at home if a range of community based services were available;
- Delays in discharge arrangements and prolonged hospital stays can result in reduced confidence and less likelihood of independent living;
- There are significant differences in health inequalities in relation to healthy life expectancies across our localities and communities of interest;
- To enable people to lead healthier life styles and to remain as independent as possible we need to provide information, advice and support (preventative and anticipatory);
- Demand for services is increasing and that some services have waiting times
- The short to medium term public funding position is challenging.

Strategic Opportunity

5.3 The integration of health and social care represents a major opportunity to deliver improved outcomes for the communities we serve. Transforming the way in which we deliver services is expected to reduce reliance on hospital services; lead to improvements in achieving the nine national outcomes for integration; and empower people to manage their own conditions through the increased provision of advice, support and care in primary and community settings

5.4 The strategic priorities and commissioning intentions set out for the period of this plan are based on best available information, both local and national. This learning continues to emerge and it is recognised that there is often limited published evidence to support decision making at this time. All the proposed changes will be evaluated on an ongoing basis in order to assess their impact on outcomes for people and their contribution to the whole system.

Our Key Priorities

5.5 The 2020 vision for Health and Social Care and the Christie Commission on Public Sector

Reform (2011) highlighted the need for change. They both emphasise the need for communities to be involved; to empower people; and that, wherever possible, services should be provided in the person's own home. They also remind us that prevention of ill health should be given a greater priority.

5.6 In order to achieve the priorities set out below, we are committed to :

- Using a variety of activities to involve people within local communities; to describe the assets within communities and to identify enablers and barriers to inform improvements;
- Involving a wide range of partners within local communities, organisations, local groups and businesses to develop opportunities within communities so that these can support people to achieve personal outcomes;
- Developing staff skills to ensure that they can use feedback from service users' experiences to improve these services.

5.7 Our Strategic Priorities for the period of this plan are focussed on

- Tackling Inequalities
- Prevention and Early Intervention
- Integrated and Coordinated Care
- Managing Our Resources Effectively.

Tackling inequalities

5.8 There are communities in West Lothian that have higher levels of need and it is important that the level of service provision reflects this. However, targeting solely these communities would not be sufficient to address health inequalities because not all of the people who are income deprived live in recognised 'areas of deprivation'.

5.9 High quality, universal health and social care, that is provided based on need rather than ability to pay, is important to mitigate and reduce health inequalities. It is also important to reduce barriers to accessing care – such as mismatch between service design and patient need, cultural differences between patients and staff, low expectations, poor experience, transport costs and lack of capacity where the need is highest.

5.10 To reduce the impacts of individuals' social circumstances on health, professionals need to recognise these issues, reflect them in management plans and refer people to appropriate sources of support such as welfare advice.

5.11 We will enhance our role to address health inequalities by:

- Ensuring services are accessible to all based on need, and barriers to care are addressed.
- Prioritising prevention, primary and community services to maximise benefit to the most disadvantaged groups.
- Providing workforce education and training to build awareness of health inequalities and skills to work with all communities.
- Taking a social history in consultations and using this to tailor support to individuals' needs.
- Supporting services and initiatives that support individuals and communities to reduce

the impacts of inequalities on their health.

- Ensuring the organisation uses its purchasing power to support the local communities and creates a culture of equality and fairness.
- Working with community planning partners on initiatives to address underlying social inequalities that result in health inequalities.

Impact:-

- ✓ Increased focus on prevention, self-management and shared decision making
- ✓ Improved general health and wellbeing in the population and reduced health inequalities
- ✓ Better quality relationships between service users and those providing them

Prevention and Early Intervention

5.12 By shifting the focus of services towards the prevention of ill health, to anticipate at an early stage the need for support and to react where possible to prevent crises we will enable individuals to make better health and wellbeing decisions and achieve better outcomes.

5.13 We recognise the vital role played by carers and need to make sure that carers remain in good health, and that their health-related quality of life does not deteriorate as a result of their caring responsibilities.

5.14 We are committed to improving access to information, advice and support to enable people and their carers to lead healthier life styles and to remain as independent as possible and make active contributions to their families and communities.

5.15 We recognise that we need to increase our capacity to support people at home through new models that provide greater choice and control including timely provision of aids and adaptations and technology enabled care.

5.16 We will continue to develop our approach and focus our activities to enable people to manage their own conditions and to stay healthy and more independent for longer. This will include improving access to services and anticipatory care planning to promote early intervention and recovery, and reduce the risk of deterioration in health and wellbeing.

5.17 Throughout the period of the plan we will review key activities to ensure that they are aligned to the Strategic Priorities, and that they make best use of existing investment. This will include

- Review of service provisions which support choice and control for individuals
- Development of opportunities to provide greater choice of personalised shared care and support for cost effective respite, day care and residential care.
- Review of services to reduce social isolation;
- Redesigning care and clinical pathways to be more streamlined, resulting in speedier decision making and earlier service provision through proactive anticipatory care planning;

- Systematically identifying and treating frail people within community settings
- Increasing our investment in technology enabled care
- Promoting carers as equal partners in the planning and delivery of care and support and ensuring their needs are identified and appropriate support given to enable them to continue in their caring role[19].

Impact:-

- ✓ Increased focus on prevention, self-management and shared decision making
- ✓ Increased primary and community care capacity
- ✓ Reduced reliance on hospital beds and other health and care services
- ✓ Improved support for carers

Integrated and Co-ordinated Care

5.18 Providing integrated care that crosses the boundaries between primary, hospital and social care is a goal of health systems worldwide. Through working with people in their own communities and using our collective resources wisely we can transform how we deliver services to ensure they are high quality, safe, effective, based on achieving personal outcomes and delivered in a way which enhances the health and wellbeing of the people of West Lothian.

5.19 Our focus will be on ensuring:

- Provision of more integrated and coordinated care at home to enhance the experiences of service users and their carers;
- We support those who are at risk of harm, to receive the necessary care and support they need to keep them safe;
- Health and social care is provided with the right level of support at the right time to meet individual needs and to reduce avoidable emergency admissions
- Health and social care services are better coordinated for those requiring care at the end of their lives, and for their families and carers;
- A structured, coordinated and strategic approach to community support is created for people with frailty including dementia and their carers to ensure that they remain in the community for as long as possible.

5.20 Our approach centres on ensuring we deliver the right care, in the right place at the right time for each individual, so that people are:

- Assessed, treated and supported at home and within the community wherever possible and are admitted to hospital only when clinically necessary
- Discharged from hospital as soon as possible with support to recover and regain their independence at home and experience a smooth transition between services
- Safe and protected and have their care and support reviewed regularly to ensure these remain appropriate.

[19] The Carers (Scotland) Bill 2016

5.21 By integrating services further, there will be significant opportunities to improve outcomes and to provide more care in people's own homes. The main activities will include:

- Enhancing the capacity and capability of teams to provide more responsive services including extending provision into the traditional out of hours period, over seven days, and providing more acute care and treatment at home
- Reviewing the design of care and support services to work with communities and care providers to provide more coordinated care particularly to support those at risk of harm, deterioration or hospital admission.
- Improving information and technology applications to support integrated working;
- All sectors working more closely together to provide an enabling approach to support recovery in line with personal outcomes
- Placing 'good conversations' at the centre of our engagement with people so that they are actively involved in decisions about how their health and social care needs should be addressed.

5.22 Providing a higher proportion of care in the community including early clinical and care assessments will reduce the number of avoidable admissions as well as delays in discharge. It is anticipated that with greater integration and coordination it may be possible to realign resources to community based services and build sustainability for the future. The predicted demographic changes will present challenges and it is intended that community models of care will be enhanced to meet any increasing demand.

5.23 Day of care audits have highlighted that community hospital beds are often occupied by people whose care needs can be met either at home or in another community setting. Therefore as community alternatives are established we will review our community hospital and care provisions to ensure that our care models are sustainable and focussed on achieving the best outcomes.

Impact:-

- ✓ Delivery of high quality, safe and effective services focussed on achievement of personal outcomes
- ✓ Effective and appropriate use of acute resources
- ✓ Effective and appropriate use of community hospitals
- ✓ Increased primary and community care capacity
- ✓ Improved health and social care coordination across the whole system

Managing our resources effectively

5.24 This plan is intended to be viewed as a continuum of work with further development to make the vision a reality. As outlined in section 7 there is a requirement to identify and develop an aligned resources framework to support delivery of the plan. There is a clear recognition that the Strategic Plan and its associated programmes of work will have to be delivered within the finite resources available to the partner organisations and detailed implementation plans will be developed to support the strategic intentions. These will include fully costed models to ensure that all plans are sustainable within the resources

available to the IJB.

5.25 It is essential therefore that we make the best use of our shared resources (people, buildings, technology, information, procurement approaches) and the capacity available by working collaboratively across the statutory, third and independent sectors, housing organisations, communities and with individual citizens, including unpaid carers, to deliver timely, high quality, integrated and personalised services whilst managing the financial challenge and appropriate care and support to people with health and social care needs.

5.26 This will require new and innovative ways of working. As functions, strategies and services are reviewed and integrated the pattern of spend will alter as we continue to shift the balance of care from institutional to community settings.

Transformational Change

5.27 As described above and in the previous sections our plan is focussed on achieving a sustainable health and care system for West Lothian. This will require transformational change over time in order to improve health and wellbeing outcomes and support the transition to the future model of care. Throughout this process we will ensure our change programmes are well connected and we will establish planning and accountability structures to ensure consistency in delivery of integrated health and social care outcomes.

5.28 The transformation map (Figure 9) runs over three phases which are designed as a journey from where we are now to where we want to be.

- Phase 1: Current Position– where understanding the context and what needs to be done is important, and where action needs to begin
- Phase 2: Transformation Phase – where change and sustainability is becoming the norm and we are on the way to a more effective and sustainable health and care system; and
- Phase 3: The Future State – where better, more effective care, improved outcomes and integrated ways of working and sustainability have become routine.

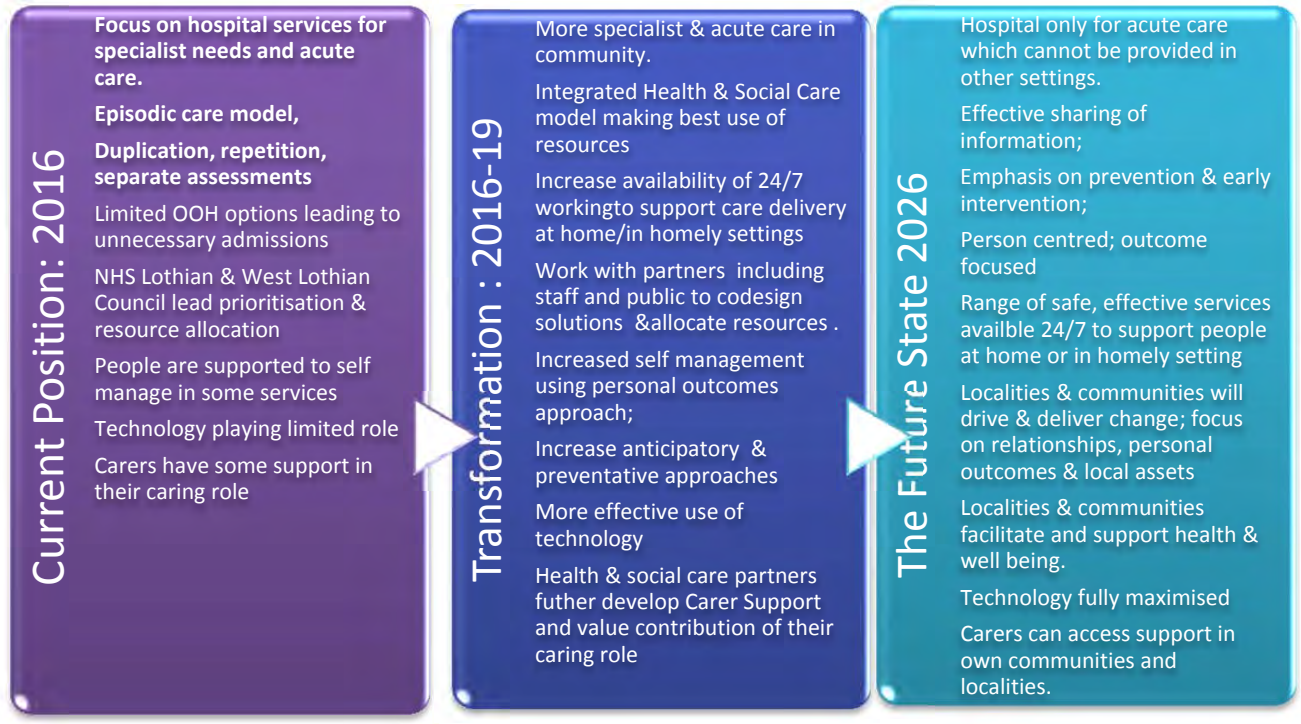

Figure 9: Transformation Map

6 Monitoring Performance

National Reporting

6.1 The integration of health and social care has two key objectives which are mutually reinforcing - securing better outcomes and experiences for individuals and communities and obtaining better use of resources across health, care and support systems at national and local levels.

6.2 The IJB will be responsible for monitoring and reporting in relation to the operational delivery of the integrated services on behalf of NHS Lothian and West Lothian Council and for the continuous review of progress of the implementation of the strategic plan measured against the national outcomes for health and wellbeing and associated indicators. We will publish an annual performance report setting out how well are achieving these outcomes. This will include information in relation to a core suite of indicators supported by local measures that are appropriate for the whole system under integration.

Baseline Performance: National Health and Wellbeing Outcomes

6.3 23 core indicators have been developed from national data sources so that the measurement approach for the agreed integration health and wellbeing outcomes is consistent across all areas.

6.4 The core indicators which are shown below are grouped into two types of complementary measures:

- Personal outcomes and quality measures (indicators 1-10; table 7) and
- Indicators derived from organisational / system data (indicators 11-23; table 8)

Table 7: Personal outcomes and quality measures (2014)		West Lothian Performance	National Performance	Local Improvement target
1	Percentage of adults able to look after their health very well or quite well.	94%	94%	95%
2	Percentage of adults supported at home who agree that they are supported to live as independently as possible.	85%	84%	85%
3	Percentage of adults supported at home who agree that they had a say in how their help, care or support was provided	80%	84%	84%
4	Percentage of adults supported at home who agree that their health and care services seemed to be well co-ordinated.	79%	80%	80%
5	Percentage of adults receiving any care or support who rate it as excellent or good	80%	84%	84%
6	Percentage of people with positive experience of care at their GP practice.	80%	87%	87%
7	Percentage of adults supported at home who agree that their services and support had an impact in improving or maintaining their quality of life.	82%	86%	86%
8	Percentage of carers who feel supported to continue in their caring role.	48%	44%	50%
9	Percentage of adults supported at home who agree they felt safe.	83%	86%	86%
10	Percentage of staff who say they would recommend their workplace as a good place to work	Not currently available	Not currently available	70%

6.5 Whilst much of the personal outcomes and quality data indicate West Lothian is on a par with Scotland there are areas for improvement which will be addressed through personal outcomes based approaches and better engagement with service users and their carers. We have set local improvement targets for each of the indicators and will review these on an annual basis.

Table 8: Indicators derived from organisational / system data (2014-15)		West Lothian Performance	National Performance	Local Improvement target
11	Premature mortality rate. (European Age Standardised Rate per 100,000 population <75)	411.2	423.2	411
12	Rate of emergency admissions for adults (Crude rate per 100,000 population)	10878	10436	10436
13	Rate of emergency bed days for adults (Crude Rate per 100,000 population)	56647	75597	56647
14	Readmissions to hospital within 28 days of discharge (European Age Sex Standardised Rate per 1,000 population)	Not yet available	Not yet available	TBC
15	Proportion of last 6 months of life spent at home or in a community setting	91.1%	90.8%	91%
16	Falls Rate (Crude rate per 1000 population over age 65)	20.9	20.1	20
17	Proportion of care services graded Good (4) or better in Care Inspectorate inspections	Not Yet Available	Not Yet available	
18	Percentage of adults with intensive needs receiving care at home	69.6%	61.4%	70%
19	Number of days people spend in hospital when they are ready to be discharged (Crude rate per 1000 total population)	60	117	56
20	Percentage of total health and care spend on hospital stays where the patient is admitted in an emergency	Not yet available	Not yet available	TBC
21	Percentage of people admitted from home to hospital during the year, who are discharged to a care home	Not Yet Available	Not Yet available	TBC
22	Percentage of people who are discharged from hospital within 72 hours of being ready	42.9%	Lothian average 25.9%	45%
23	Expenditure on end of life care	Not Yet Available	Not Yet available	TBC

6.6 One of the main aims of health and social care integration is to ensure people, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community for as long as possible.

6.7 Our aim is to support people to live independently at home for as long as possible and to shift the balance of care from institutional care to care at home or as close to home as possible in a community setting.

6.8 Key points from analysis if the data indicates

- There has been an increase over time in the percentage of adults with intensive care needs receiving care at home
- There is an Increasing trend towards last 6 months of life being spent in a community setting whilst the Scottish trend is static

- Although West Lothian has a slightly higher emergency admission rate than Scotland, it has a much lower emergency bed day rate with majority of Bed Days in general & geriatric medicine
- 28 day readmission rates are slightly higher than Scotland rate and the length of stay at St John's Hospital is lower than average
- The falls rate is steady and similar to Scotland – falls are a significant source of complex admissions and bed days
- West Lothian has a low bed day rate for delays compared to Scotland and other 3 Lothian H&SCPs, although the rate is increasing.
- There is a lower percentage spend on emergency stays compared to Scotland and other 3 Lothian H&SCPs
- West Lothian has the highest percentage of patients being discharged within 3 days across the 4 Lothian partnerships. The main reason for longer delays was patients awaiting completion of social care arrangements which would allow them to live in their own home.

6.9 The data demonstrates that there has been some progress made in shifting the balance of care from institutional to community settings and indicates there are areas of good practice supporting integrated services and systems. However there is room for improvement to reduce emergency admissions and readmissions and to further improve performance around delayed discharges to consistently achieve the 72 hour standard.

6.10 The core indicators will continue to be developed and improved over time and it is noted that some of them still require data development. In addition to the core indicators we will continue to work with Lothian Analytical Services and the other IJBs to agree a Lothian Core dataset to support planning and monitoring of performance across health and social care. This dataset will include the measures for the Local Delivery Plan, as well as indicators for social care, primary care and community (still in development) (Appendix 2).

Balanced Scorecard

6.11 We have adopted a balanced scorecard approach (figure 10) to provide the framework for our strategic measurement and management system. The scorecard will measure organisational performance across four balanced perspectives: Financial; Customer; Internal Processes; Learning and Growth.

6.12 We will continue to develop local measures and contextualising data to provide a broader picture of local performance and once our strategic commissioning plans have been finalised, there will be a need to review and develop our performance reports. This will ensure that we have the most appropriate means to allow progress against our commissioning plans to be measured.

6.13 The Performance Framework will continue to evolve and will be reviewed regularly to ensure that the contained improvement measures continue to be relevant and reflective of the National Outcomes and local indicators (once developed) to which they are aligned. Our performance framework will be also be aligned to the requirements of the Health

Improvement, Efficiency, Access and Treatment (HEAT) standards and targets as well as the Single Outcome Agreement.

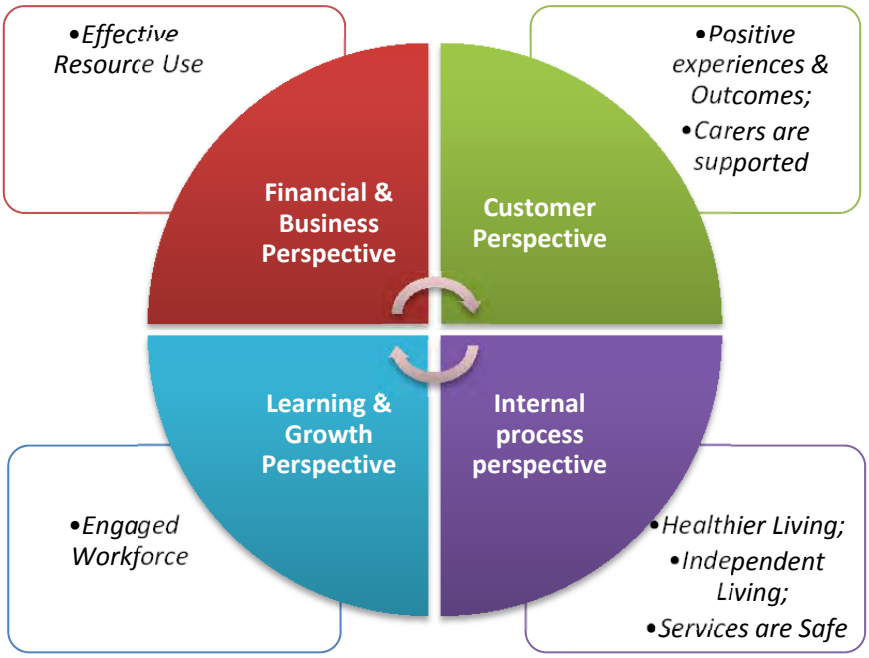

Figure 10 Balanced Scorecard

Benchmarking

6.14 West Lothian participates in the Local Government Benchmarking Network (LGBF) comparing performance on a number of performance indicators. West Lothian Adult Social Care Services are included in the benchmarking framework and are allocated a benchmarking family based on similar geography, population, deprivation levels and community needs. The benchmarking family group includes Clackmannanshire, Dumfries and Galloway, Falkirk, Fife, Renfrewshire, South Ayrshire and South Lanarkshire

6.15 LGBF performance is analysed to ensure that the variation and causal impact in relation to local priorities and policy choices are understood. This is to be facilitated by authorities working as part of 'family groups' to interrogate the data. These family groups will in time also serve as a forum for sharing learning and knowledge across authorities.

Data Sharing and Information Governance

6.16 Better data sharing across health and social care will play a key role in the integration agenda. As an IJB we will need to be able to assess and forecast need, link investment to outcomes, consider options for alternative interventions and plan for the range, nature and quality of future services.

6.17 Effective information systems are necessary to ensure that good intelligence underpins our process of local strategic planning and decision making. To support this the Information and Statistics Division has been commissioned to work with NHS Boards, Local Authorities and others to develop a linked individual level dataset for partnerships. There is therefore a need to ensure information is managed and shared in a safe and effective manner through sound governance, performance and scrutiny arrangements.

7 Financial Framework

Context

7.1 The Strategic Plan is intended to be viewed as a continuum of work with further development required to make the vision a reality. The plan provides the strategic framework for the development of health and social care services over the next few years and lays the foundation for the integration of the plan into the core work of NHS Lothian, West Lothian Council and partners with priorities and proposals reflected in each organisation's business plan.

7.2 Therefore, there is a requirement to identify and develop an aligned resource strategy including a clear financial framework which will support delivery of the plan. There is clear recognition that, whilst our aims and aspirations are extensive, the Strategic Plan and its associated programmes will have to be delivered within the finite resources available to the partner organisations.

7.3 Both partner organisations have complex financial arrangements focusing primarily on annual budget plans. Consequently, the forecast of a longer term financial plan to match the delivery programmes outlined in this document is challenging and not without risk; this section seeks to describe the financial position of both the NHS and West Lothian Council and the planned approach in relation to the delivery of this Strategic Plan.

Partnership Budget

7.4 Section 39 of the Public Sector (Joint Working) (Scotland) Act 2014 requires that each Integration Authority to publish an Annual Financial Statement on the resources that it plans to spend in implementing the Strategic Plan.

The main services to be delegated and integrated are

- Adult social care services
- Primary care and community health services
- Set aside adult acute services.

Adult Social Care Services

7.5 The council's approved 2016/17 contribution to the IJB is shown below along with indicative resources for 2017/18 and 2018/19. The indicative 2017/18 resources reflect the council's currently approved planning assumptions which will be updated as necessary subject to the 2017/18 budget settlement from the Scottish Government. At this stage, given uncertainty around funding for future years, the indicative 2018/19 resources are shown as being unchanged from the 2017/18 resources.

NHS Delegated Services

7.6 At this stage a finalised 2016/17 NHS Lothian budget is still to be agreed. Therefore, the current 2016/17 budget resources shown are indicative and reflect the current working assumptions which may be updated upon finalisation of the 2016/17 budget.

7.7 For the purposes of 2017/18 and 2018/19, and given the uncertainty around future funding settlements, the budgets are indicatively shown at the same level as the current indicative 2016/17 budgets.

7.8 As part of ongoing public sector funding constraints, both West Lothian Council and NHS Lothian will face significant financial challenges over the period to 2018/19. In addition, health and social care demands are continuing to increase and both these factors will inevitably impact on the level of future resources available to meet the care needs of the West Lothian population.

Annual Financial Statement

	2016/17 Approved Budget	2017/18 Indicative Budget	2018/19 Indicative Budget	Total Indicative 2016/17 to 2018/19
Adult Social Care Services	**£000s**	**£000s**	**£000s**	**£000s**
Learning Disabilities	13,565	14,204	14,204	**41,973**
Physical Disabilities	6,255	6,456	6,456	**19,167**
Mental Health	2,941	2,966	2,966	**8,873**
Older People Assess & Care	27,903	28,177	28,177	**84,257**
Care Homes and HWC	7,090	7,163	7,163	**21,416**
Contracts & Commissioning Support	5,841	5,693	5,693	**17,227**
Other Social Care Services	3,090	2,641	2,641	**8,372**
Total Adult Social Care Services	**66,685**	**67,300**	**67,300**	**201,285**

Core Health Services	**£000s**	**£000s**	**£000s**	**£000s**
Community Hospitals	2,200	2,200	2,200	**6,600**
Mental Health	11,537	11,537	11,537	**34,611**
District Nursing	2,870	2,870	2,870	**8,610**
Community AHPS	3,220	3,220	3,220	**9,660**
GMS	22,173	22,173	22,173	**66,519**
Prescribing	32,146	32,146	32,146	**96,438**
Resource Transfer	6,886	6,886	6,886	**20,658**
Other Core	6,662	6,662	6,662	**19,986**
Total Core Health Services	**87,694**	**87,694**	**89,216**	**263,082**

Hosted Health Services	2016/17 Indicative Budget	2017/18 Indicative Budget	2018/19 Indicative Budget	Total Indicative 2016/17 to 2018/19
Sexual Health	902	902	902	**2,706**
Hosted AHP Services	2,260	2,260	2,260	**6,780**
Hosted Rehabilitation Medicine	876	876	876	**2,628**
Learning Disabilities	3,290	3,290	3,290	**9,870**
Mental Health	610	610	610	**1,830**
Substance Misuse	1,049	1,049	1,049	**3,147**
Oral Health Services	2,130	2,130	2,130	**6,390**
Hosted Psychology Service	1,070	1,070	1,070	**3,210**
Hosted GMS	1,522	1,522	1,522	**4,566**
Public Health	283	283	283	**849**
Lothian Unscheduled Care Service	1,924	1,924	1,924	**5,772**
UNPAC	807	807	807	**2,421**
Strategic Programmes	944	944	944	**2,832**
Other Hosted Services	(981)	(981)	(981)	**(2,943)**
Total Hosted Health Services	**16,686**	**16,686**	**16,686**	**50,058**
Acute Set Aside Services				
A & E (outpatients)	4,116	4,116	4,116	**12,348**
Cardiology	5,797	5,797	5,797	**17,391**
Diabetes	513	513	513	**1,539**
Endocrinology	405	405	405	**1,215**
Gastroenterology	1,728	1,728	1,728	**5,184**
General Medicine	7,345	7,345	7,345	**22,035**
Geriatric Medicine	5,069	5,069	5,069	**15,207**
Infectious Disease	3,015	3,015	3,015	**9,045**
Rehabilitation Medicine	727	727	727	**2,181**
Respiratory Medicine	177	177	177	**531**
Therapies/Management	299	299	299	**897**
Total Acute Set Aside Services	**29,191**	**29,191**	**29,191**	**87,573**
TOTAL	**200,256**	**200,871**	**200,871**	**601,998**

Directions

7.9 The Public Bodies (Joint Working) (Scotland) Act 2014 (the Act) places a duty on the IJB to develop a strategic plan for integrated functions and budgets under their control. The IJBs require a mechanism to action their strategic commissioning plans, and this is laid out in sections 26 to 28 of the Act. This mechanism takes the form of binding Directions from the IJB to one or both of the Health Board and Local Authority. These Directions must be in writing and should set out a clear framework for operational delivery of the functions that have been delegated to the IJB.

7.10 A suite of Directions have been prepared for the operational delivery of the functions which clearly identify which of the integrated health and social care functions they relate to, how the named service or services are to be provided. Where appropriate, the same document has been used to give Directions to carry out multiple functions.

8 Clinical and Care Governance

8.1 Clinical and care governance is the process by which accountability for the quality of health and social care is monitored and assured. It should create a culture where delivery of the highest quality of care and support is the responsibility of everyone working in the organisation. The Health Board, the Council and the IJB are accountable for ensuring appropriate clinical and care governance arrangements for their duties under the Public Bodies (Joint Working) (Scotland) Act 2014.

8.2 The quality of service delivery will be measured through performance targets, improvement measures and reporting arrangements designed to address organisational and individual care risks, promote continuous improvement and ensure that all professional and clinical standards, legislation and guidance are met. Embedded from frontline staff through to the board, good governance should define, drive and provide oversight of the culture, processes and accountabilities of those delivering care.

8.3 Plans will be put in place, as set out in this Strategic Plan, to ensure that staff working in Integrated Services have the skills and knowledge to provide the appropriate standard of care. This will require a clear governance framework within which professionals and the wider workforce will operate. Where groups of staff require professional leadership, this will be provided by the relevant Health Lead or Chief Social Work Officer, as appropriate. The Organisational Development Plan will identify training requirements that will be put in place to support improvement in services and outcomes.

8.4 The members of the Integration Joint Board will actively promote an organisational culture that supports human rights and social justice; value partnership working through example; affirm the contribution of staff through the application of best practice, including learning and development; and be transparent and open to innovation, continuous learning and improvement.

8.5 The Director of Health and Social Care's role is to provide a single senior point of overall strategic and operational advice to the IJB and be a member of the senior management teams of the Health Board and the Council. He will manage the Health and Social Care Partnership and the Integrated Services delivered by it, and has overall responsibility for the professional standards of staff working in integrated services.

8.6 The IJB will put in place structures and processes to support clinical and care governance, thus providing assurance on the quality of health and social care. A Health and Care Governance Group will be established with membership from the Health Board, the Council and others, including

- Members of Senior Management Team
- Clinical Director
- Chief Nurse

- Allied Health Professional Lead
- Chief Social Work Officer.
- Public Health Consultant.
- Associate Medical Director Acute Services
- Associate Nurse Director Acute Services
- Service user and carer representatives.
- Third sector and independent sector representatives.

8.7 The role of the Health and Care Governance Group will be to consider matters relating to strategic plan development, governance, risk management, service user feedback and complaints, care standards, education, learning, continuous improvement and inspection activity. The Health and Care Governance Group provides advice to the strategic planning and locality planning groups within the Partnership.

8.8 The Strategic Planning Group will be able to invite appropriately qualified individuals from other sectors to join its membership. This will include NHS Board professional committees, managed care networks and public protection committees.

8.9 Further assurance is provided through the responsibility of the Chief Social Work Officer to report directly to the Council and the responsibility of the Health Leads to report directly to the Medical Director and Nurse Director who in turn report to the NHS Board on professional matters.

8.10 Arrangements for monitoring and scrutiny of progress and performance will be developed in line with the review of integration structures and processes and will be embedded within community and locality planning mechanisms.

8.11 As detailed in the Integration Scheme, the Integration Joint Board will provide the overall governance to the partnership.

8.12 There will be a series of Care Groups whose main responsibility will be to oversee the development, implementation and review of the Commissioning Plans.

8.13 Locality representatives and locality priorities will be fully represented in all governance and planning structures.

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Appendix 1: Health and Social Care Services to be integrated

Services currently provided by West Lothian Council	Services currently provided by NHS Lothian
▪ Social work services for adults and older people ▪ Services and support for adults with physical disabilities, learning disabilities ▪ Mental health services ▪ Drug and alcohol services ▪ Adult protection and domestic abuse ▪ Carers support services ▪ Community care assessment teams ▪ Support services ▪ Care home services ▪ Adult placement services ▪ Health improvement services ▪ Housing support services, aids and adaptations ▪ Day services ▪ Local area co-ordination ▪ Respite provision ▪ Occupational therapy services ▪ Re-ablement services, equipment and telecare.	▪ Accident and emergency services provided in a hospital ▪ Inpatient hospital services relating to the following branches of medicine— ▪ General medicine ▪ Geriatric medicine ▪ Rehabilitation medicine ▪ Respiratory medicine ▪ Psychiatry of learning disability, ▪ Palliative care services provided in a hospital ▪ Palliative care services provided out with a hospital ▪ Inpatient hospital services provided by general medical practitioners ▪ Services provided in a hospital in relation to an addiction or dependence on any substance ▪ Mental health services provided in a hospital, except secure forensic mental health services ▪ District nursing services ▪ Services provided out with a hospital in relation to an addiction or dependence on any substance ▪ Services provided by allied health professionals in an outpatient department, clinic, or hospital ▪ The public dental service ▪ Primary medical services provided under a general medical services contract, and arrangements for the provision of services made under section 17C of the National Health Service (Scotland) Act 1978, or an arrangement made in pursuance of section 2C(2) of the National Health (Scotland) Act 1978 ▪ Defined general dental services. ▪ Defined ophthalmic services ▪ Defined pharmaceutical services. ▪ Primary medical services during out-of-hours. ▪ Services provided out with a hospital in relation to geriatric medicine ▪ Community learning disability services ▪ Community mental health services ▪ Community continence services ▪ Community kidney dialysis services ▪ Services provided by health professionals that aim to promote public health ▪ Edinburgh Dental Institute ▪ Psychology and Psychological Therapies

Appendix 2: Performance Indicators

Core Suite of National Integration Indicators

Outcome Indicators based on survey feedback, to emphasise the importance of a personal outcomes approach and the hey role of user feedback in improving quality While national user feedback will only be available every 2 years it is expected that performance reports will be supplemented each year with related information that is collected more often
1. Percentage of adults able to look after their health very well or quite well.
2. Percentage of adults supported at home who agree that they are supported to live as independently as possible.
3. Percentage of adults supported at home who agree that they had a say in how their help, care or support was provided.
4. Percentage of adults supported at home who agree that their health and care services seemed to be well co-ordinated.
5. Percentage of adults receiving any care or support who rate it as excellent or good
6. Percentage of people with positive experience of care at their GP practice.
7. Percentage of adults supported at home who agree that their services and support had an impact in improving or maintaining their quality of life
8. Percentage of carers who feel supported to continue in their caring role.
9. Percentage of adults supported at home who agree they felt safe
10. Percentage of staff who say they would recommend their workplace as a good place to work.*
Indicators derived from organisational/system data primarily collected for other reasons. These indicators will be available annually or more often.
11. Premature mortality rate.
12a. Rate of emergency admissions for adults - SMR01
12b. Rate of emergency admissions for adults - SMR04
13. Rate of emergency bed days for adults.*
14. Readmissions to hospital within 28 days of discharge
15. Proportion of last 6 months of life spent at home or in community setting.
16. Falls rate per 1,000 populations in over 65s
17. Proportion of care services graded 'good' (4) or better in Care Inspectorate Inspections.
18. Percentage of adults with intensive needs receiving care at home
19. Number of days people spend in hospital when they are ready to be discharged
20. Percentage of total health and care spend on hospital stays where the patient was admitted in an emergency
21. Percentage of people admitted from home to hospital during the year, who are discharged to a care home
22. Percentage of people who are discharged from hospital within 72 hours of being ready
23. Expenditure on end of life care.*

LDP Indicators

1. People diagnosed and treated in 1st stage of breast, colorectal and lung cancer (25% increase)
2. 31 days from decision to treat (95%)
3. 62 days from urgent referral with suspicion of cancer (95%)
4. People newly diagnosed with dementia will have a minimum of 1 years post-diagnostic support
5. 12 weeks Treatment Time Guarantee (TTG 100%)
6. 18 weeks Referral to Treatment (RTT 90%)
7. 12 weeks for first outpatient appointment (95% with stretch 100%)
8. At least 80% of pregnant women in each SIMD quintile will have booked for antenatal care by the 12th week of gestation
9. Eligible patients commence IVF treatment within 12 months (90%)
10. 18 weeks referral to treatment for specialist Child and Adolescent Mental Health Services (90%)
11. 18 weeks referral to treatment for Psychological Therapies (90%)
12. Clostridium difficile infections per 1,000 occupied bed days (0.32)
13. SAB infections per 1,000 acute occupied bed days (0.24)
14. Clients will wait no longer than 3 weeks from referral received to appropriate drug or alcohol treatment that supports their recovery (90%)
15. Sustain and embed alcohol brief interventions in 3 priority settings (primary care, A&E, antenatal) and broaden delivery in wider settings
16. Sustain and embed successful smoking quits, at 12 weeks post quit, in the 40% SIMD areas
17. 48 hour access or advance booking to an appropriate member of the GP team (90%)
18. Sickness absence 4%
19. 4 hours from arrival to admission, discharge or transfer for A&E treatment (95% with stretch 98%)
20. Operate within agreed revenue resource limit; capital resource limit; and meet cash requirement

Social Care Indicators

1. Number of domiciliary care hours provided in the snapshot week for people aged 65+
1a. Total number of people 65+ who are supported in a care home
1b. Number and % of people supported in a care home who are receiving FPNC only
2. Number of people waiting for a domiciliary care package who are waiting:
a) in hospital
b) at home in the community – with no dom care service in place
c) at home in the community – where the person is already receiving a domiciliary care service but needs additional hours
3. For people waiting for domiciliary care in the following locations, number of hours of support needed:
a) in hospital
b) at home in the community – with no dom care service in place
c) at home in the community – where the person is already receiving a domiciliary care service but needs additional hours
4. Number of people aged 65+ who are waiting in hospital for a care home place

Appendix 3: Housing Contribution Statement

1 Executive Summary[20]

The Housing Contribution Statement sets out the role of social housing providers in West Lothian to achieving outcomes for Health and Social Care. This is an integral part of West Lothian Integration Joint Board's Strategic Plan and also links into the development of the new Local Housing Strategy (LHS) to be prepared during 2016. Whilst the council provides some of the resources to address the range of needs identified, it cannot deliver a viable approach without the input of their partners including Registered Social Landlords (RSLs), care providers and voluntary organisations. The Housing Contribution Statement has been developed in consultation with Registered Social Landlords (RSLS) operating in West Lothian.

2 Identifying Housing Need and Demand

The Housing Need and Demand Assessment (HNDA2), covering the South East Scotland Strategic Plan area, for the Strategic Development Plan 2 has been completed and provides a robust, shared evidence base for housing policy and land use planning.

3 Key Housing Points

- Between 2012 and 2037 the number of households in West Lothian is projected to increase by 17% (from 73,847 to 86,487) which will have a significant effect on housing provision.
- The projected increase in the number of older people is likely to have a significant impact on the need and demand for health and housing related services.
- According to the most recent SHCS survey (2011-2013)
  - 36% of households have one or more persons who have a long term condition or disability. Of these 28% live in the social rented sector and 62% in the owner occupied sector.
  - 10% of households in West Lothian are in receipt of care services compared to 7% in the 2009-11 survey
  - 22% of dwellings had adaptations an increase of 6% from 2009 -11 survey.
- Since 2011/12 homeless applications have decreased from 1726 in 2011/12 to 1331 in 2014/15 however there are in excess of 1000 homeless presentations each year
- Work has been undertaken to understand the accommodation requirements of specific client groups in West Lothian and this forms the basis of the Joint Accommodation Strategy between Social Policy and Housing, Construction and Building Services.
- In West Lothian more than £1million is spent each year on adaptations to homes in the private sector, RSL housing and council housing. These range from major adaptations such as wet floor showers to the provision of grab rails.
- The council administers a number of projects to address fuel poverty and coordinates work for homeowners, RSLs and council properties to enable property condition to be improved e.g. external wall insulation for area based schemes. The Advice Shop also provides assistance to households at risk of fuel poverty.

[20] The full Housing Contribution Statement can be obtained from West Lothian Council Committee Services

4 Housing Related Challenges

The challenge of balancing the aspiration for people to live independently for as long as possible with the range of complex needs that often present later in life affects both housing support provision and provision of specialist accommodation.
There is pressure on temporary accommodation for homeless households with particular difficulty in securing wheelchair accessible housing for the limited number of homeless people with this requirement.

The need for core and cluster properties has been identified for people with mental health issues and for people with learning disability.

There are particular challenges in housing people with addictions and providing the housing support that they require on a consistent basis.

There is a need to ensure that cases of delayed discharge from hospital are minimised. Whilst this may not result directly in the provision of new accommodation, in some cases, it may mean significant resources are required to adapt an existing property.

Improvement in health care and technology has resulted in children with more complex needs and disabilities surviving longer which may lead to requirement for significant adaptation to existing property as they become adults.

Young people in transition are also a group that may have particular housing needs with a potential requirement to consider shared living projects

Families at risk of domestic violence face considerable issues in relation to housing especially if they prefer to move away from the family home which can create issues in terms of schooling and family support networks.

Welfare reform continues to have a significant impact on people with additional or complex needs in West Lothian. People with particular needs often need additional space in their homes to accommodate access and equipment and this group are at risk from the *bedroom tax* should the discretionary housing payment cease.

5 New Housing Supply

- Since 2009, the council have built approximately 50 bungalows suitable for older people or people with disabilities with a further 137 planned.
- A development of 7 homes has been built for people with profound physical disabilities in Uphall and a further two housing developments for older people and people with disabilities in Bathgate and Broxburn.
- The Blackburn homeless unit has been refurbished and provides additional temporary accommodation for homeless families.
- Housing Associations have built 78 homes for people with particular needs between 2007 and 2015.

6 Integration and Delegated Functions

The housing functions that are being delegated by West Lothian Council to West Lothian Integration Joint Board are:

- Housing Support Services
- Aids and Adaptations – an adaptation is defined in housing legislation as an alteration or addition to the home to support the accommodation, welfare or employment of a disabled person or older person, and their independent living. Common examples include ramps, level access, wet floor showers and kitchen conversions

Other housing services that the council is responsible for will be closely aligned to health and social care. These include

- Sheltered housing,
- Housing with care and supported housing,
- Housing options information and advice and homelessness,
- Services to address fuel poverty.

7 Shared outcomes and priorities

The new LHS will seek to ensure:

- Independent living is supported in the context of an ageing population and increasing health and social care demand.
- Strategic alignment in supporting care and people in their own homes and provision of adaptations.
- Provision of services for all tenures including care and repair, telecare and telehealth.
- Specialist housing provision is planned and linked to integration of health and social care.
- The future need for care home provision is identified
- Information is provided on how adaptations and adapted properties can enable people to live in their own homes for longer.
- Local initiatives that support prevention and facilitate hospital discharge to home as early as possible are supported.

Housing can make a particular contribution to the achievement of the nine national health and wellbeing outcomes and in particular

1. Outcome 2 – *People including those with disabilities or long term conditions, or who are frail are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community* _ through the provision of good quality housing to support a range of needs.
2. Outcome 9 – Resources are used effectively in the provision of health and social care- where effective housing solutions can prevent costly health and social care responses.

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West Lothian IJB

Strategic Plan 2016/26

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March 2016

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West Lothian Civic Centre
Howden South Road | Livingston | West Lothian | EH54 6FF

Summary

The No 31 Bus was withdrawn from going through Dechmont Village a considerable time ago.

The nearest link is at the riding stables which is a 15-20 minute walk depending on where you live in Dechmont and your fitness to walk that distance. For some it could take longer.

This walk includes negotiating a busy road with traffic coming from 3 different routes.

This bus was the only link to St. Johns Hospital and The Centre at Livingston.

The withdrawal of the service has had a colossal negative impact on many residents living in Dechmont.