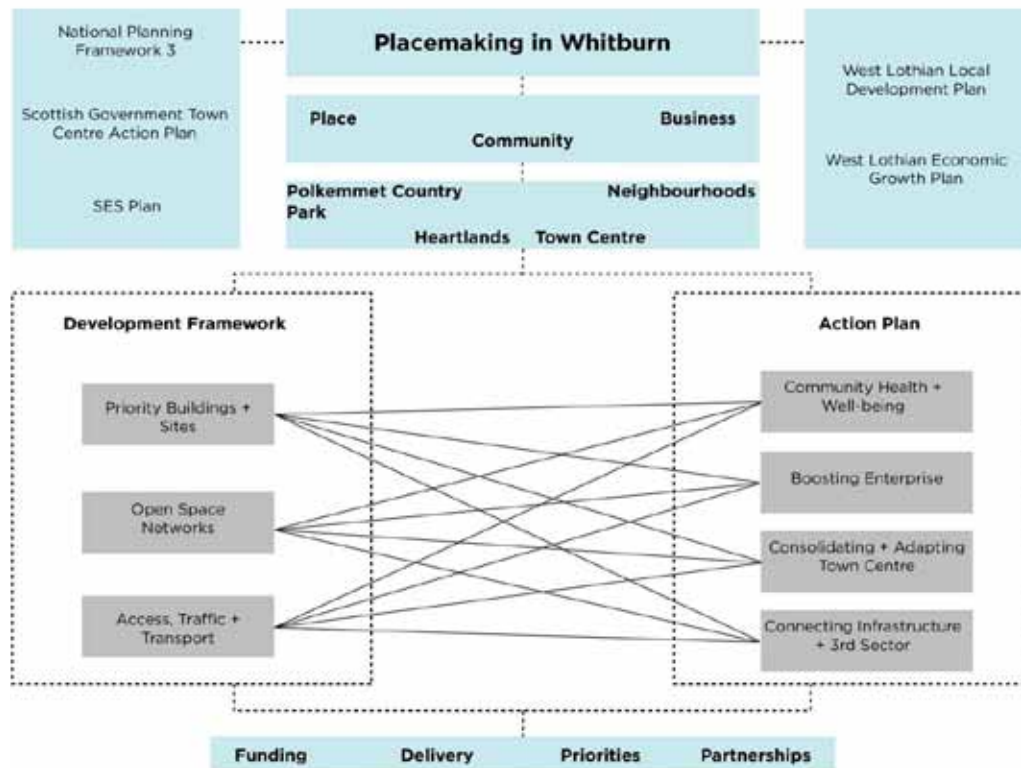


PLACEMAKING IN WHITBURN



Purpose of this report



This report is a record of the Placemaking in Whitburn Charrette that occurred over four days in March and April 2015. The report summarises survey and analysis of Whitburn, outlines the Vision agreed at the Charrette and sets out an Action Plan and Development Framework of mutually supportive priority projects. In the spirit of 'whole place planning' the Action Plan sets out non-physical initiatives supported by, and supportive of, a Development Framework of physical interventions. The report makes recommendations and suggests ways in which, through partnership working local authorities, agencies, communities, business and individuals may work together to improve Whitburn, in line with the Vision.

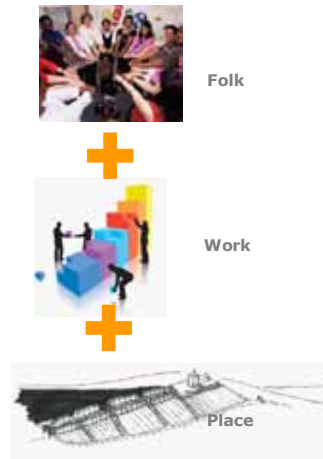


CONTENTS

Whole place Planning

The multi-disciplinary Charrette team, augmented by an array of Council staff participants and the breadth and depth of local knowledge invested in the Charrette by the community enabled the process to be true to the stated intention to apply whole place planning principles for Whitburn. Fundamentally the process sought to combine socio-economic and physical planning to consider the issues affecting Whitburn in the early 21st Century.

place =



1. INTRODUCTION
 2. WHITBURN: PAST & PRESENT
 3. WHITBURN: VISION + DESIGN CHARRETTE OUTPUTS
 4. WHITBURN: ACTION PLAN
 5. WHITBURN: DEVELOPMENT FRAMEWORK
 6. OVERALL CONCLUSIONS & NEXT STEPS
- APPENDICES



Placemaking in
WHITBURN
 30 March - 2 April 2015



1. INTRODUCTION

Placemaking in
WHITBURN
30 March - 2 April 2015

West Lothian Context

A Design Charrette is:

- an **intensive + collaborative** plan-making process over several days
- undertaken in the place under consideration – **walk + talk**
- engaging a **wide range of participants** to define a future Vision + Action Plan for the place.
- facilitated by a multi-disciplinary Charrette team.

West Lothian Council and West Lothian CPP were successful in securing funding, from the Scottish Government's Charrette Mainstreaming Programme 2014/15, to undertake a town centre 'Charrette' in Whitburn in addition to match funding provided by West Lothian Council's Town Centre Improvement Fund. This intensive planning and community engagement exercise is one of 14 similar Charrettes that are being conducted throughout Scotland and is funded jointly between West Lothian Council and the Scottish Government.

The ethos of the Charrette process is to empower and engage the local people and the communities, in which they reside, in the future planning of their town and the local area with the aim of setting a masterplan framework for the town's future development, growth and regeneration.

The Whitburn Charrette was undertaken over a 4-day period from the 30th March to 2nd April and involved numerous meetings, workshops and presentations with a wide range of stakeholders

The Charrette is part of the wider 'Placemaking in Whitburn' initiative which was undertaken earlier in 2014 which involved two Sustainable Placemaking Workshops as part of the Scottish Government's 'Good Places Better Health' initiative. These workshops involved senior participants from across the Community Planning Partnership, and local practitioners and community representatives and informed the brief for the Charrette. The Charrette, whilst building upon the work previously undertaken, was aimed at involving a much wider and inclusive group of individuals, public body stakeholders and community organisations.

The outcome of the Charrette process is aimed at creating a vision and a flexible development framework (masterplan) for Whitburn. The emerging plan will provide the basis for future investment, not only in terms of physical interventions, but to create the longer term sustainable social and economic benefits for the town.

West Lothian Community Planning Partnership have endorsed a Placemaking approach to local community planning. Partners are committed to this approach which ensures enhanced community involvement in achieving local outcomes. This fits with the CPP development aims to improve local outcomes in line with the Single Outcome Agreements. It is through the Placemaking approach that partners aim to tackle inequalities that are based around place, with a number of interrelated issues having a severe impact on the lives of communities and individuals.

West Lothian Community Planning Partnership has agreed a new 10 year Single Outcome Agreement 'Achieving Positive Outcomes' which prioritises tackling inequality and sets out comprehensive plans for embedding prevention, engaging communities and tackling poverty. The Regeneration Framework is identified as a multi-agency strategy in the Community Planning Partnership (CPP) strategy map, and is linked to the West Lothian Economic Strategy. The Regeneration Framework sets out the principles underpinning a twenty year plan to reinvigorate and invest in the communities. The framework will be implemented and monitored at a local level through community owned Local Regeneration Action Plans, based on priority areas with clusters of datazones in the worst 20% in West Lothian. These plans will detail how specific actions will be taken to identify and address needs in individual communities. Whitburn is one of the seven areas which will develop a local regeneration action plan and the outcomes of the Charrette will play a key part in the evolving action plan.

Placemaking In Whitburn

West Lothian Council's Community Planning Partnership have supported a place-making approach to future development initiatives within Whitburn to assist in co-ordinating planned Council and Partners' investment. As part of this overall strategy the Placemaking in Whitburn initiative the intensive planning and community engagement Charrette is a pivotal piece of work in creating the master plan for the town to assist in coordinating planned council investment and to assist in the integration of the town centre with the other parts of the town including Heartlands.

The Placemaking exercise aims to develop a long term vision, development framework and masterplan for Whitburn which will: maximise investment through providing decision-makers with an evidence-based, holistic plan for the town to inform resource allocation; create a shared vision for the town and wider Whitburn area, in particular, to inform planning for the town centre and partnership centre; better link and integrate the Heartlands development and Polkemmet Country Park with the town centre; and ensure effective community involvement in regenerating the Whitburn area, and provide a basis for future community engagement for the development of the town.

Participants

The aim of the Charrette is to engage with as many interested individuals, public bodies, community organisations and businesses as possible to garner input, direction and support for the future development and regeneration of Whitburn and place the community, rather than policy, at the heart of the process.

Local residents, Local Businesses, Whitburn Community Development Trust, Whitburn Community Council, West Lothian Drug & Alcohol Service, Marco Biagi MSP, Michael Connarty MP and Fiona Hyslop MSP, West Lothian Council officers and members, Heartlands (Ecosse Regeneration), West Lothian Council, West Lothian College, Whitburn Schools, Scottish Natural Heritage, Scottish Environmental Protection Agency, Architecture & Design Scotland, Forestry Commission Scotland, Scottish Water, Scottish Enterprise, Sustrans, Scottish Government, Youth Action, NHS Lothian, Police Scotland and central Scotland Green Network Trust.

Project Team

The consultant team for the Charrette were selected following a competitive tender exercise. The specialist team was led by architects and urban designers Austin-Smith:Lord with the support of Ryden (local property & regeneration), arts collective *WAVEparticle* (community animation / engagement / public arts) and Peter Brett Associates (transport planning). The Austin-Smith:Lord team, not only have the extensive experience of leading significant regeneration projects through extensive community and stakeholder engagement, but have the added benefit, as architects/ landscape architects, of having implemented the projects that emerge from the various visioning and masterplanning studies.

Whitburn Charrette Objectives

The Placemaking in Whitburn exercise will look to integrate the various elements of planned investment and activity into a **single cohesive masterplan** for the area which will:

- create a **shared vision for the town** and wider Whitburn area, in particular, to inform planning for the town centre;
- maximise investment through providing decision-makers with an **evidence-based plan for the town**;
- ensure **effective resident and business community involvement** in regenerating the Whitburn area, and provide a basis for future community engagement for the development of the town;
- better link and **integrate the Heartlands development and Polkemmet Country Park with the town centre**.
- Highlight opportunities to **support the integration of the Heartlands residential and business development located at the edge of the town** centre and enable town centre development benefits to stretch across these areas.
- looking at **gateways and linkages** to the existing town centre and consider the potential linkages to any developments planned for **Polkemmet Country Park**;
- Further develop the discussions between community planning partners regarding **future public service provision** within the town (incl. the planned Partnership Centre);
- Support the development of targeted and focused activity aiming to **increase community capacity** and better use of **community assets**;
- **Explore solutions to the problem of gap sites** and under-utilised properties within the town centre area as well as the low levels of town centre shop occupancy;
- **Explore solutions to improve connections** to the town centre;
- Outline **potential projects that will improve the public realm** which will provide the basis for utilising the council's town centre capital programme and developer contributions;
- Consider the built and social environment from a public health perspective, considering the risks and **identifying opportunities for improvement in population health**

Key Events @ the Community Centre & Burgh Halls

Events & Attendance

Mon 30 Mar 15	Launch Events 3.00pm + 7.00pm (Community Centre)	Schools Event:	20 pupils +3adults
Tues 31 Mar 15	Greenspace / Futurewalk 10.00am- 12.00 noon (Burgh Halls)	Launch Events:	60 (39 + 21)
	Key Agencies and WLC Officers Workshop 2.00pm- 4.00pm	Futurewalk:	12
	Business and Community Workshop 7.00pm- 9.00pm	Agencies Workshop:	38
		Businesses & Community Reps:	27
		Landowners / Developer's Forum:	17
		Community Regeneration:	21
		Pin Up / Work in Progress:	45
Wed 1st April 15	Land/ Building Owners Forum (Burgh Halls) 10.00am- 12.00 noon	Report Back Presentation	61
	1-1 Consultaions 1.00pm- 2.00pm	+ Drop in Studio + Incidental Meetings in the Town	
	Community Regeneration Forum 2.00pm- 4.00pm		
Thurs 2nd April 15	Charrette Closing Pin-up 2.00pm- 4.00pm (Community Centre)		
Thurs 23rd April 15	Report Back (Community Centre) Presentation		



Whitburn F.C. 1945-1946

2. WHITBURN PAST & PRESENT

Placemaking in
WHITBURN
30 March - 2 April 2015

Whitburn Past & Present (abridged summary version of Appendix A to set the scene)

- Historic Context
- Regional Context
- Landscape Context
- Settlement Context
- Whitburn Present
- Socio-economic profile
- Property market context
- National planning context
- Regional planning context - SESPLAN / SDP1 context and emerging MIR for SDP2
- West Lothian Council planning context
- Recent decisions & investment in Whitburn

Whitburn's location and history have fostered a strong community identity and a tradition of community involvement which the people of Whitburn are proud of. Whitburn boasts a healthy and active community sector. It has an active Community Council and, more recently, a Community Development Trust, Community Centre managed by a voluntary committee with support of the council. It also has a highly successful Gala Day on the 4th Saturday of June. Whitburn Brass Band are a strong part of the town's heritage and are well renowned in the world of brass. Whitburn is home to Whitburn Junior Football Club which has a social club in the town centre. There are also many other sports and recreational groups in the town which add to its community life. Whitburn is also a popular choice for commuters with its Leisure Centre and proximity to Polkemmet Country Park as a major visitor attraction.

Many residents came from, or are the descendants of people who came from Glasgow in the 1960s to public housing at the west end of the town. Although the Polkemmet Colliery closed during the Miner's Strike over twenty years ago, the townspeople are still proud of their mining heritage. Whitburn struggled to recover from this traumatic event and was dealt a further blow when the Levi Strauss factory closed in 1999.

Unlike, neighbouring towns of Bathgate and Armadale, Whitburn has been unable to benefit directly from the recent expansion of the Edinburgh to Glasgow rail line; however being equidistant from Scotland's two major cities and adjacent to the country's main motorway, the strategic intervention of the new major motorway intersection and proposed development at Heartlands has provided the town with the impetus to re-invigorate itself.

Whitburn is situated south of the River Almond and the M8 motorway, 8 miles west of Livingston. Originally a crossroads settlement, it developed as a coal and iron mining town in the 19th and 20th centuries. Whitburn has an estimated total population of around 10,600 and has four datazones within the worst 20% in Scotland. One of these (the Union Drive datazone) is within the worst 10% and contains the main part of the traditional town centre on West Main Street. All these datazones score very low in terms of the income, employment and health domains. Whitburn has the highest turnover of social housing stock in West Lothian. Only two of Whitburn's thirteen datazones are outwith the bottom 30%.



Regional Context

Regarding town centre retail occupancy, Whitburn town centre has the lowest levels (87%) of the six town centres in West Lothian but is above the national average. A recent community survey by Whitburn Community Development Trust found the main issue in the town, as perceived by residents, was the condition and makeup of the town centre (there are 90 retailers, only 10 of which are chain retailers). There are also a number of gap sites within the town centre, as a result of fires, lack of investment by private owners, general decay and a lack of maintenance, which have a significantly negative impact on the aesthetic appearance of the town and arguably the confidence of many of its traders.

Significant infrastructure investment in Whitburn is enabling the development of the Heartlands residential and business development area on the periphery of the town centre. The first stage of residential building (which has already begun and, as of August 2014, 40 houses have been built) will look to provide 2,000 homes. The Local Development Plan Main Issues Report is likely to recommend new housing beyond this (though within the agreed town boundary to the west and south of the town) and infrastructure, especially education and also community facilities are planned. Further information is available on Page 35 (electronic page 37) on link at foot of page¹. Upon completion of the first 200 houses at Heartlands, there will be £50k of developer contributions ring-fenced for town centre investment in Whitburn and Fauldhouse. The first units at Heartlands Business Park are being constructed and will eventually provide up to 4000 jobs.

The council also has £5m allocated for the development of a partnership centre, based on the highly successful West Lothian partnership model, with the funding allocated for 2016/17 and 2017/18. Initial discussion is underway ensuring that the new partnership centre will be developed into a community hub, where community members are involved in the development and design of neighbour services.

Additionally, the council approved a total capital budget of £288,000 for Whitburn Town Centre improvements, to be delivered over the period 2013/14 to 2017/18. Just over half of this allocation has been spent or is committed to projects, but no plan for the town centre has been developed since the Public Realm Design Guide in 2009. Therefore careful consideration will need to be given, in the context of the Development Framework, as to how the remainder is best spent to ensure it has a maximum impact.

Council officers are also working with the Heritage Lottery Fund (hereinafter referred to as the "HLF") to look at developing the Polkemmet Country Park which encroaches on the north-western boundary of the town, with one aim being to increase the number of visiting tourists.



1: <http://www.westlothian.gov.uk/media/4620/Main-Issues-Report-August-2014/pdf/MainIssueReport-August2014.pdf>

Socio-economic Comparators

Compared to West Lothian, Whitburn has...

- An elderly population / less youth
- Poorer health statistics
- Higher unemployment and income deprivation
- A higher population living in deprived areas
- More social housing and a high turnover of council housing
- Lower levels of resident satisfaction
- Low internet access
- Improving attainment and positive destinations

Community Regeneration - Profile

- Population of 10,695 (2013 estimates)
- 18.3% children (19.2% Scottish average)
- 19.2% older people (14.9% Scottish average)
- 19% income deprived, 18% employment deprived (13% / 12% in West Lothian)
- Double West Lothian average benefits claimants
- Lower levels of economic activity
- 12.8% no access to internet (6% in West Lothian)

Community Regeneration - Environment

- Double West Lothian number within 500m of dereliction
- 41% use greenspace once a week
- More dissatisfaction with green space

Community Regeneration - Perceptions

- Community survey – main issue is condition and make up of town centre
- Gap sites, poor condition / decay – impact on community and traders
- Community Safety – anti social behaviour, substance misuse, making roads safer, acquisitive crime are Police Plan focus.
- Low perceptions of safety
- Low perceptions of ability to influence decisions (37.5% agree, 46% in West Lothian)

Community Regeneration - Activity

- 100 business starts in Whitburn 2008-2013
- West Lothian Working Together
 - Access2employment / Community Development Trust
 - Skills Development Scotland
 - 92.4% Whitburn Academy leavers in positive destination compared with 93% West Lothian Average
- High level of volunteering

Community Regeneration - Investments

- Heartlands (more than 2000 homes)
 - After completion of 200 homes = £50k investment in Whitburn and Fauldhouse town centres
- £5m Partnership Centre 2016/17-18
- £280k Town Centre Improvement Fund
- Heritage Lottery Fund application (Polkemmet)
- £1m King George V Park investment
- Community Sports Hub
- Growth is encouraging property market activity
- *West Lothian Economic Strategy 2010-2020:*
 - Develop the business base
 - Maximise competitiveness / respond positively to opportunity
 - Realise the potential of young people

Market Change

- Private and public sector divestment
- Commercial hierarchy and competition
- Problems are national: *solutions* are local
- Whitburn town centre:
 - Market adjustment easier (than large towns/malls)
 - Re-investment is out-of-centre; but not too far away
 - Beyond shopping: leisure, residential, employment, community
 - Adaptability and economic resilience – mutually supportive activity
 - New uses for vacant and derelict buildings

Land & Property Issues

- Less than average vacancy rate
 - Quality
 - Presentation
 - Council property performs well (Main St & Burnhouse)
 - Flexible rents / terms
 - Few vacancies – long term / big impact
 - Privately owned property
 - Implications for control / levers of power
- Vacant / Derelict Sites
 - Small number
 - Big impact (perception, civic pride)
 - Private owners
 - Market values / hope value
 - Complex ownership
 - Planning / licensing obstacles
 - Levers used
 - Amenity orders
 - Health & Safety
- Addressing dereliction: Priorities?
 - Welfare club
 - Labour club / adjacent site

- Levers available:

- Arbitration
- Increased pressure
- Compulsory Purchase Order (threat and reality)

Addressing dereliction: Levers available:

- CPO issued by West Lothian Council
- £££

National Policy Context

National Policy Context

Delivering Better Places (2010)

- Ensure good leadership
- Co-ordinate delivery
- Control provided by Spatial Development Framework
- Achieve quick & co-ordinated regulatory approvals
- Exercise land /building ownership power
- Attract funding for advance infrastructure provision
- Secure design quality through procurement strategies
- Provide stewardship over time

Nation Review of Town Centres: SG Action Plan (2013) & One Year On

- **Community & Enterprise**
- Town centre living
- Vibrant local economies
- Enterprising communities
- Accessible public services
- Digital towns
- Proactive planning
- *44 Actions*

Development Plan

- **SESplan** 20 year vision
- Focus on delivering existing allocations (22,300 homes and employment land)
- Getting infrastructure in place
- Supports town centres
- **West Lothian Local Plan 2009**
- 2250 homes allocated
- Cowhill, Whitburn (Hotel & Office)
- Heartlands @ Polkemmet (82ha)

Emerging LDP – West Lothian MIR

- Balgornie Farm (Springfield) proposal for employment use
- Whitburn a focus for community regeneration
- Heartlands expansion in numbers?
- Whitburn town centre / Heartlands neighbourhood centre

Housing

- Recent housing market upturn
- Active development market – but selective

Housing Output in Scotland:

25,736 homes in 2007

14,737 in 2013/14

Incentives

Housing Output in West Lothian

1,288 completions in 2004/05

204 in 2011/12

625 in 2013/2014

40% West Lothian Council

Whitburn:

Heartlands underway

Highest Council Housing Stock

Highest Council Housing turnover

Commercial Retail & Leisure

- Recession was watershed
- Hierarchy is stretching
- Vacancies in Whitburn
- High leakage of spend
- Modest market activity
- Leisure symbiotic with shopping
- Some local leisure in Whitburn
- Leisure new-build is in prime areas

Whitburn Commercial

National (10)

- Boots
- Semi-chem
- Lidl
- Iceland
- Costcutter / Post Office
- Greggs
- The Cooperative
- Poundsavers

Independent (90)

- Again Clothing
- AC Fisher
- CM Opticians
- The Wool Shop
- Beautylicious
- Edelweiss Florist

Local hotels, restaurants, licensed premises

- 87% occupancy – lowest in West Lothian
- Gap sites
- 0.9% charity shops

Employment - Office & Industrial

- Economic growth
- High demand nationally
- Very limited development
- Absolute prime focus
- 250 firms employing 1250 people (125 home based)
- Active M8 employment locations / allocations
- Local business centre?
- Town centre further small business potential ?
- Oil & gas investment

Traditional industrial estates:

- Murraysgate: 15 businesses
- Burnhouse 35 businesses
- High % sole traders / micro



3. WHITBURN VISION + DESIGN CHARRETTE OUTPUTS

Placemaking in
WHITBURN
30 March - 2 April 2015

Building on Earlier Discussions

- Building on Earlier Discussions
- Vision
- Whitburn Development Framework & Action Plan

Whitburn Vision ?

In 2025 Whitburn is :

“renowned as family friendly place which is healthy, happy and positive; capitalising on its best asset – the Whitburn Downdies, young and old!

a small town with (a) heart – and at the heart of Scotland; benefiting from its central location and great connections

characterised by its progressive + inclusive ‘can-do’ attitude towards business, enterprise + community providing a vibrant local economy and convivial place to live

a low-carbon, walkable place with active, healthy & proud communities”

Refining the Vision: A Proposition

What if?Whitburn became a **centre of excellence in health, wellbeing and micro making.**

By....

- creating a collaborative civic estate where all services are mixed, and each service centre includes incubation space for social enterprise linked to that service mix

- all capital investment in green infrastructure is matched by a future looking training programme/skills and academic pathways; and an enterprise challenge to spin out new business. Every £1 does £3 of work

- every green space is networked based on health use, sports use and food, linked to a whole town programme on wellbeing

- the college co locates across all service centres, mapping their service into existing spaces joining up education, services and spin out enterprise

- micro enterprise scales up, enabled by joined up services, incubation spaces on the high street and accelerator spaces in the industrial area

- a trust establishes to diversify Polkemmet as part of the sports hub.

- a supply chain programme established at sub regional level connecting makers and markets, enabled by an excellent level of internet accessibility

...then....

- Reducing poverty

- Increasing health

- Creating opportunities and jobs

- Restoring pride

So...

- Investors forum

- Prototype / pilot projects



Emerging Place Diagram

Placemaking in Whitburn: Workshop Outcomes

“Connected opportunities and networks”

- Service networks linked to centres of community
- Sports and wellbeing networks connecting the town
- Partnership centre connecting existing assets and services, bringing community together
- Town centre as place to have pride bringing your family to

Emerging Big Issues at the Charrette

- Decline of Whitburn Town Centre – what are its future prospects?
- Tackling physical issues (vacancies, dereliction, ‘scruffiness’)
- Underlying problems of health, poverty + apathy
- What opportunities / challenges given proximity to Heartlands, Polkemmet, M8 etc.?
- Barriers to achieving improvements? Planning + licensing system, legal issues, ownership, apathy.

Charrette - Areas of Focus/Opportunity

- Desire to make Whitburn better; reclaim town centre
> ‘repairing the ribbon’
- Make positive impact on health + well-being
> active living / greenspace networks
- Diversity / Mixed Uses in Town Centre:
Retail + (enterprise/housing/civic/leisure/
community)
- Draw ‘people’ in – community integration
> gathering places / destinations /
access+connections
- Enable skills development + enterprise

Whitburn - Vision: Strategy + Action Plan

Vision

- Distinctive 'Placemaking' assets: future role & function: core values
- Integrated: place: local economic & community development projects
- Change perceptions: work, live, visit & invest: town/ town centre

Strategic Themes

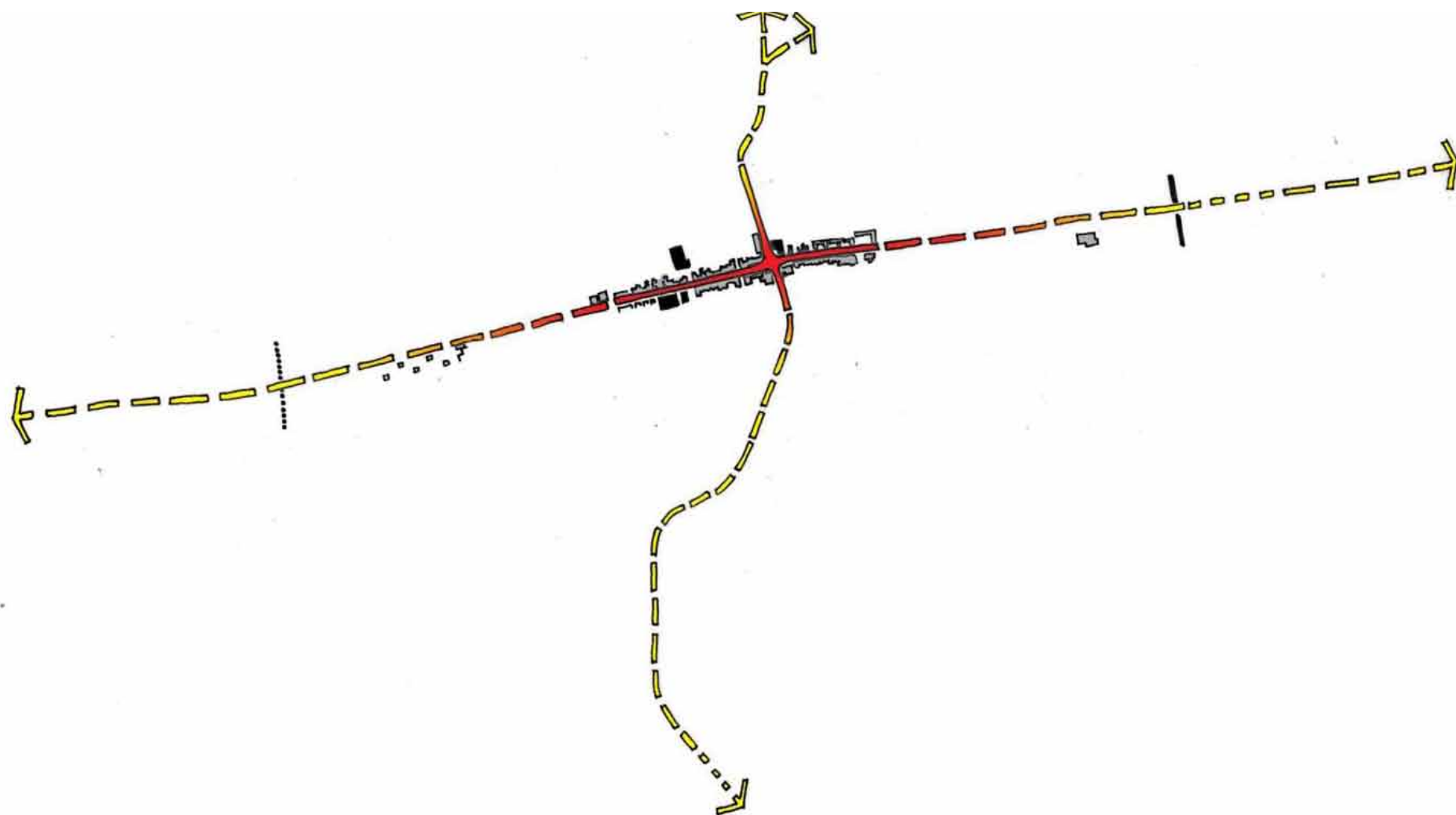
People & Communities	Health & Place
Economy & Place	Culture & Heritage
Sustainable Development	Landscape & Environment

Tactical

- Key spatial interventions: structure & priorities
- Action Plan: short, medium, long term projects

Deliverable: Market Conditions

- Reality: 'post retail' future: market values fall already happened
- Opportunities: independents: entrepreneurship: accessible services



4. WHITBURN ACTION PLAN

Placemaking in
WHITBURN
30 March - 2 April 2015

Whitburn TC: Emerging Action Plan

The emerging Action Plan developed at the Placemaking in Whitburn Charrette focussed around four overarching themes;

- 1 - Investing In Community Health & Well-Being
- 2 - Boosting Enterprise: Existing & New Business
- 3 - Consolidating & Adapting Town Centre
- 4 - Community Infrastructure & 3rd Sector

The Action Plan supports, and is supported by, the Development Framework which outlines a range of physical interventions for priority buildings, open spaces and transport issues.

At the Charrette the actions arising were considered within the following timescales;

Early Priority (next 6 months) – requiring post charrette Reflections, Review, Planning, Agreement

Short Term (12-18 months) – allow time to secure Funding and implement Early Actions

Longer Term – enabling lead-in time to implement larger or more complex initiatives, lower priorities. Need to establish a method to monitor key performance indicators and reflect on any requirement to do more?

Whitburn Town Centre: Future Role & Key Drivers: Starting Points

The emerging Action responded to a series of Key Drivers that were outlined and confirmed in the early stage of the Charrette. These

In 2025 a successful Whitburn town centre will be based on:

- a clear understanding of the town centre's **primary functions within the wider West Lothian economy now & in the future.**
 - Adapting to new role, benefiting from opportunities (eg. Heartlands)
 - Economic heart / supporting job creation (West Lothian College?)

- Civic + community role: civic heart + local pride
- Improved leisure : destination > Polkemmet +
- Mix & quality of retail + public realm
- **a focus on community health + well-being :**
- tackling underlying poverty and income deprivation,
- improved quality and quantity of greenspace,
- enhancing path & cycle network to encourage healthy living,
- Community Sports Hub
- availability of fresh affordable food (Community Gardens, Orchards?)
- Supporting enterprise and employment with provision of **a broader mix of commercial & employment uses, leisure and community uses /services.**
 - Links with e.g. Employment Partnership & West Lothian College
 - New sources of employment (Heartlands)
 - Focus: alternative uses for vacant units
- more of **a social destination where the public, commercial & social functions can overlap.**
 - Projects that promote enterprise, business incubation, creativity, culture, music **stimulate the evening economy &** appeal to young people will be crucial.
 - Joined up + better connected: walking + cycling

1. Investing In Community Health & Well-Being:

Whitburn suffers from underlying poverty and income deprivation and an older population than the West Lothian average. There is also a higher incidence of poor health in Whitburn than in West Lothian in general. Discussions during the charrette focussed on making a positive impact on health + well-being with an emphasis on community health, increasing opportunities for active living / greenspace networks.

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
CHW01	Health and social care provision and integration	The Community Planning Partnership should work in liaison with Whitburn's community groups to ensure that they are fully engaged in Community Planning process, particularly around the issue of health and wellbeing and where and how Community Planning partners resources are directed within Whitburn on health related projects and services.		Community groups to seek advice from Community Planning Partnership / Health Champions on how best to engage to ensure health & well being prioritised in Community Planning process. (See Edinburgh Lothians Health Foundation funding availability).	Community Planning Partnership delivers agreed health/social care changes, subject to earlier actions.	Community Planning Partners, Community Council	B11 Primary Healthcare Provision B10 Civic Cluster B1 Partnership Centre
CHW02	Green Infrastructure Improvements: making and reviving the connections / interpretation	Co-ordinated investment is required in Whitburn's green infrastructure to create a network that will support active living and have a positive impact on the community's health and wellbeing. This is a large scale project with long term impacts on the town.	Establish a Whitburn Green Network Group to incl. WLC Community Greenspace and Transportation / Whitburn Community Council / Polkemmet Country Park / Living Streets Scotland / SNH / Sustrans / Forestry Commission / Woodland Trust to liaise to discuss scope and funding the Green Infrastructure Plan for Whitburn . Undertake an audit of Whitburn's greenspaces throughout Whitburn and linking to Polkemmet Country Park via Heartlands to inform the Plan. This would include consideration of Living Streets Scotland 'Walkable Communities' initiative under CHW03 below.	Funding applications to be submitted for green infrastructure network improvements with Living Streets Scotland / SNH / Sustrans / Forestry Commission and any others identified by the Green Network Group.	Implement phased and prioritised improvements / reinstatement of Whitburn path and greenspace network - per the Green Network Group activities and emerging Green Infrastructure Plan . Refer to the Development Framework for initial description of works and priorities. Examine potential for new charity or social enterprises that could be built around this Action e.g. bike hire, café, guided / heritage / ecology walks / outdoor classrooms. The Community Development Trust and Community Council are keen to support this initiative that could link in with Friends of Polkemmet Country Park, local schools and the Community Education Centre.	WLC Community Greenspace and Transportation / Whitburn Community Council / Living Streets Scotland / SNH / Sustrans / Forestry Commission / Woodland Trust	L2 – Town Path South L3 – Town Path South L4 – River Almond Path L5 – Blaeberhill Park Improvements L9 Voices of Whitburn Heritage Trail L1 – Main Street Public Realm CHW03 – Encourage Walking and Cycling CHW04 – Community Gardens

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
CHW03	Encourage Walking and Cycling: enhancing + extending infrastructure	In parallel with enhancing Green Infrastructure an overarching issue for Whitburn, that was reinforce throughout the charrette, was the need to enhance the quality and connectivity of cyclepath and footpath networks throughout the town and beyond.	Undertake an audit of the existing foot and cycle path networks throughout Whitburn as part of the CHW02 audit of greenspaces. This would include consideration of Living Streets Scotland 'Walkable Communities' initiative.	Implement 'Walkable Communities' initiative (Living Streets Scotland) and consider other opportunities for funding improved walking / cycling infrastructure – eg. greener streets initiative with funding from Sustrans (see funding page). Community Council keen to be an active participant in this initiative.	Implement phased and prioritised improvements / reinstatement of Whitburn path and greenspace network - per the Green Network Group activities and emerging Green Infrastructure Plan . Refer to the Development Framework for initial description of works and priorities.	WLC Community Greenspace and Transportation / Whitburn Community Council / Living Streets Scotland / Sustrans	T5 – Town Connectivity: Walking and Cycling L1 – Main Street Public Realm L2 – Town Path South L3 – Town Path South L4 – River Almond Path CHW02 – Green Infrastructure Improvements
CHW04	Community gardens, orchards, allotments – healthy eating / food poverty	Promoting healthy eating and tackling food poverty emerged in the charrette as local issues that could be addressed through new / more growing and skills support opportunities in Whitburn.	Community audit of green spaces suitable for community garden /orchard / allotments (see Fife EATS for inspiration https://fifeeats.wordpress.com/) as part of the CHW02 audit of Whitburn's greenspaces. Action to involve WLC Greenspace Officer and the Green Space Network – ref CHW02. Community Council willing to facilitate discussions with interested parties. Work should dovetail with Early Priority Action for CHW02 above.	Funding applications / implementation of community garden / orchard / allotment initiatives. Community Council could help facilitate, subject to outcome of early priority action.			L6 Community Garden CHW02 – Green Infrastructure Improvements CHW03 – Encourage Walking and Cycling

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
CHW05	Community Sport Hub: promoting the wider benefits	The Community Sports Hub proposal is coming forward through West Lothian Council. Awareness of the initiative need to be increased. There is an opportunity to secure wider benefits for the community as this project moves forward.	Continue to promote and raise awareness of the Community Sports Hub. WLC, Community and Sports Groups / Clubs to review and align objectives of the Charrette and Community Sports Hub to maximise the benefits of investment in Whitburn and ensure they are felt as widely as possible within the community.			WLC / Community Council / Community Development Trust / Community Sport Hub participants	L8 Sports Pitch / Facility Improvements L7 Play Space Improvements B9 King George V Sports Pavilion
CHW06	Monitor Impacts on Community Health and Wellbeing	To measure the impact and effectiveness of implementation of the Action Plan.	Agree 'measures of success' and key performance indicators to monitor the impacts of implementation of the Action Plan thematic issues listed above.	Monitor indicators for changes in health and well being (WLC and Community Planning Partners to develop the 'measures of success' / KPIs and methodology for monitoring)	Additional actions required if indicators show no change.	All parties listed above.	CHW01 - 05

2. Boosting Enterprise: Existing & New Business

2. Boosting Enterprise: Existing & New Business

Throughout the Charrette there was a focus on addressing unemployment by considering scope for skills development and training, harnessing and encouraging local enterprise and capitalising on some of the assets in and around West Lothian.

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
BE01	Indigenous Growth & Inward Investment: supply chains	Ensure there is a supply chain of property and opportunity in place for indigenous growth and inward investment. There is a high level of occupation in local industrial estates with vibrant micro enterprises generating demand for smaller units, which then grow. Scope to develop supply chain of larger businesses locating at Heartlands.	Establish scope for additional support from Business Gateway, Scottish Enterprise and Heartlands.	Landowners / WLC Planning to promote Whitburn space / sites to firms considering inward investment into Whitburn e.g. Oil States supply chain	Opportunities for investment from Oil States / Heartland's Business Park supply chain to be examined and directly marketed to if opportunities emerge (Trader's Association/Scottish Enterprise / WLC)	WLC Property Services, Business Gateway, Scottish Enterprise, Heartlands	
BE02	Review of Economic Development and Business Gateway service delivery	<p>Review of Economic Development and Business Gateway service delivery to ensure that the needs and requirements of the customers within Whitburn are being met through service provision delivery. Consideration to be given to the viability of an SME and enterprise incubator</p> <p>There has been long held ambition for a social enterprise to be started within Whitburn that would also provide on-site training for young people looking to develop practical skills to enhance employment prospects. A town centre based social enterprise would both address town centre regeneration objectives and skills development.</p> <p>Encourage and accelerate this positive trend with provision of SME and enterprise incubator within Whitburn to provide a physical hub for support and mentoring. A thriving small enterprise economy could be expanded further with additional, targeted support based within Whitburn itself. The creation of a 'ladder of accommodation', fit for purpose with flexible terms available would greatly assist in enabling growth.</p>	<p>Undertake review of Economic Development and Business Gateway service delivery.</p> <p>Relevant stakeholders (Access2Employment / West Lothian College / West Lothian Council / Youth Services) to examine potential for SME and enterprise business incubator to be located within town centre. Community Council and Community Development Trust supportive of initiative.</p>	If business case is robust / viable, begin implementation of permanent physical space for SME and enterprise business incubator within town centre with stakeholders. Potential lead role for Business Gateway. Community Development Trust interested to support with scope for creation of social enterprise to manage / promote. Community Council supportive.	Monitor impact (ref. BE08)	Access2Employment / West Lothian College / West Lothian Council / Youth Services / Community Council / Community Development Trust	Ref. Development Framework projects B1 Partnership Centre and B8 Business / Social Enterprise Incubator Hub

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
BE03	Review of college provision in area	There is scope for a workshop to enable skills development and entrepreneurship in partnership with West Lothian College. This initiative would aid youth employability and there is potential for sites on / near existing Industrial Estates to help refresh activity in these established locations.	As part of West Lothian College's consideration of provision in the area, explores scope / business case to establish a workshop (WLC with West Lothian College?) at / near the existing Industrial Estates / Heartlands to create training / apprenticeship opportunities and link to employers in the area. This could dovetail with initiatives associated with BE01 ref supply chains. Secure Support from Funding Council.	If business case is robust / viable, begin implementation of workshop space with stakeholders. Potential lead role for West Lothian College as part of their outreach plans.	Monitor impact (ref. BE08)	West Lothian College / Access2Employment / West Lothian Council / Business Gateway / Youth Services / Community Council / Community Development Trust	
BE04	Traders Association 'Rebooted'	A trader's association will be essential to help push through other actions recommended by this charette that need buy in from the local business community. Scope to undertake a shop doctor scheme providing specialist business development advice (and funding support) perhaps involving Whitburn Town Centre Improvement Scheme. This could be augmented by a 'Shop Local' initiative.	Traders Association 'rebooted' – capacity building. WLC Economic Development as lead organisation supporting delivery. Community Council keen to support and facilitate. Early action underway.	Establish and promote awareness of Traders' Association. Identify post-charrette actions that Association can take forward (eg. BE05 and BE07)	Monitor impact (ref. BE08)	WLC Economic Development / Community Council	BE05 Shop-Front Improvements, BE06 Vacant Units and BE07 Shop Local

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
BE05	Shopfront Improvements	Many of the existing retail and business units along Main Street are scruffy or of poor quality in appearance and presentation. This results in an unprepossessing and unattractive impression of the type and quality of retail / businesses in Whitburn town centre.	<p>Re-promotion by Traders' Association, Town Centre Management Group, WLC Economic Development and Community Council of the Council's Shop Front Improvement Grants and encouragement of local businesses to take up the funding with support for applications.</p> <p>Traders Association to coordinate and lead application for Shopfront Improvement Scheme to encourage locals to spend money locally.</p>	Continue to implement improved shop front scheme. WLC Economic Development and community organisations to continue to promote. Ref ScotGov Town Centre Toolkit review ref CATC02.	Monitor shop-front scheme implementation and impact. Renew if necessary. Town Centre Management Group with inputs from WLC Economic Development CC / CDT/ Traders Association	Town Centre Management Group / WLC Economic Development / Traders' Association / Community Council / Community Development Trust	Development Framework project B2 – Shop Front Improvements
BE06	Vacant Units	There are several vacant units that should be brought back in to positive useage. Moreover there are many others that could be used more productively to support and promote town centre regeneration.	Applied for TestTown 2015 – following the charrette an application was made by WLC with support from Community Council. Application unsuccessful – consider future applications.	<p>Units with revised flexible terms / leases to be remarketed and targeted at creative / community / local enterprises. Community Council willing to support and promote, where applicable.</p> <p>Traders' Association supported by WLC Economic Development and Community Council to liaise with local businesses on need for flexible terms and lease conditions required to encourage investment in town.</p>	Monitor impact (ref. BE08)	Town Centre Management Group / WLC Economic Development / Traders' Association / Community Council / Community Development Trust	

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
BE07	Shop Local Initiative	Need for support and promotion of local retailers as part of concerted effort to sustain existing businesses and enhance quality of retail offer	Traders' Association to canvass opinion and liaise with Business Gateway and WLC Economic Development ref scope to secure funding for 'Shop Local' initiative and business support / mentoring.	Shop Doctor / Lets Talk Shop Masterclass / Workshop for local retailers led by Traders Association with input from Business Gateway. Both Community Council and Community Development Trust interested in supporting and including a review of ScotGov Town Centre toolkit.	Monitor town centre footfall / resident attitudes with renewed survey Town Centre Management Group supported by Community Development Trust and Community Council offering to facilitate survey, workshops, ongoing engagement etc.	Town Centre Management Group / WLC Economic Development / Traders' Association / Community Council / Community Development Trust	
BE08	Monitor Impacts on Boosting Enterprise	To measure the impact and effectiveness of implementation of the Action Plan.	<p>Agree 'measures of success' and key performance indicators to monitor the impacts of implementation of the Action Plan thematic issues listed above.</p> <p>Develop KPIs / 'measures of success' methodology to monitor effectiveness (WLC / Business Gateway / Scottish Enterprise / West Lothian College / Access2Employment / local schools). KPIs to be applied to following criteria (and others);</p> <ul style="list-style-type: none"> • Monitor impact of investment in skills and business space on vacancy levels. • Monitor SME/ incubator usage and impact. • School leaver destinations monitored for change 	Monitor indicators for changes in health and well being (WLC and Community Planning Partners to develop the 'measures of success' / KPIs and methodology for monitoring)	Additional actions required if indicators show no change.	All parties listed above.	CHW01 - 05

3. Consolidating & Adapting Town Centre

Vacant / derelict sites have a negative impact on people's perception of the town centre. There are a number of long term vacancies in Whitburn town centre and a perception that they remain vacant due to high expectations of rents and lack of flexibility in lease terms offered.

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
CATC01	Review of Development Framework projects	Ensure alignment of Action Plan and Development Framework.	WLC Planning to review planning related matters throughout Whitburn and consider the emerging development framework projects in particular. Convene Town Centre Management Group to review the implication of Development Framework projects lists – buildings, landscape and access. Undertake 'read across' between Development Framework projects and the Action plan themes, notably this theme; Consolidating and Adapting the Town Centre.	Continue to review on regular basis changing circumstances, opportunities and issues.		WLC Planning, Town Centre Management Group	All Development Framework projects in the Town Centre notably; B1 - B8, B10, L1, T1 – T5
CATC02	Review of Policy Context	Ensure alignment of Charrette Action Plan and current / emerging policy context (notably the Local Development Plan)	WLC to review compatibility of Charrette Development Framework and Action Plan themes with emerging Local Development Plan and other applicable policies. Town Centre Management Group (incl. local Cllrs, WLC, traders / businesses, Community Council, Community Development Trust) and other Community organisations to review Scottish Government Town Centres Toolkit , launched in April 2015. Toolkit refers to further funding sources.	Continue to review and monitor on regular basis.		WLC Planning, Town Centre Management Group	
CATC03	Proactive planning: simplified planning zones	During the charrette it was suggested that a Simplified Planning Zone be established in Whitburn Town Centre which allows greater flexibility in changes of use and proscribes uses within a defined area. This would remove potential barriers within a defined area and allow greater flexibility to respond to market changes/ requirements. This would help diversify uses in the Town Centre.	Simplified Planning Zone – WLC Planning to discuss with Town Centre Management Group, Community Development Trust, Community Council and Traders Association to discuss how this could work and how it would be put in place. Planning to review policy / development control implication vis-a-vis the emerging Local Development Plan.	Implement policy recommendations following early priority action activity listed.	Continue to review and monitor on regular basis.	WLC Planning, Town Centre Management Group, Community Council, Community Development Trust	All Development Framework projects in the Town Centre notably; B1 - B8, B10, L1, T1 – T5

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
CATC04	Vacant / Derelict Land: Buy-in from landlords and appropriate levers for action.	<p>During the charrette there was suggestion that WLC discuss with owners of vacant / derelict sites potential for sale to interested parties. If site owners unwilling to sell, WLC / CDT to examine options to secure potential end user to allow CPO option to be progressed.</p> <p>The Community Empowerment Bill will potentially introduce a compulsion to sell clause which will allow community groups to purchase neglected or derelict land or buildings. This may offer a potential longer term solution to those vacant / derelict sites currently in private ownership in Whitburn.</p>		<p>WLC to act as ‘broker’ between community and property owners to discuss potential for sale of vacant / derelict sites to interested parties.</p> <p>If site owners unwilling to sell, WLC / CDT to examine options to secure potential end user to allow CPO options to be progressed. Monitor progress and implications of Community Empowerment Bill.</p>		<p>WLC Planning, Town Centre Management Group, Community Council,</p> <p>Other Participants: Whitburn Community Development Trust</p>	Ref Development Framework projects B3, B4, B5 and B7.
CATC05	Town Centre living	Throughout the charrette there was consideration of using gap sites / under-utilised sites to accommodate housing for town centre living (affordable/ private / sheltered). This could be self build / custom build / local builders.		WLC to liaise with local RSLs to examine site potential. WLC Planning to report back to Town Centre Management Group. Relates to CATC04 listed above.	Planning will liaise with Town Centre Management to see which sites planning briefs could be prepared.	WLC Planning	Ref Development Framework projects B3, B4, B5, B6 and B7.
CATC06	Meanwhile uses – A+DS Stalled Spaces / MAKLab?	<p>There are a number of vacant sites / properties within the town centre that could be used for short term uses to introduce more vibrancy into the town centre.</p> <p>Temporary uses allow vacant spaces to be used and introduce vibrancy and a talking point into the town centre.</p>	CDT / WLC Planning and Arts Service to liaise with MAKLab / A+DS Stalled Spaces and other potential funders (HLF?) to discuss potential for a project on vacant / underused site. Refer to CATC03 above.	Apply and secure funding. Implement physical interventions.		WLC Planning, Town Centre Management Group	Ref Development Framework projects B3, B4, B5 and B7.
CATC07	Monitor Impacts on Consolidating and Adapting the Town Centre	To measure the impact and effectiveness of implementation of the Action Plan.	Agree ‘measures of success’ and key performance indicators to monitor the impacts of implementation of the Action Plan thematic issues listed above.	Monitor indicators for changes in the Town Centre(WLC and Community Planning Partners to develop the ‘measures of success’ / KPIs and methodology for monitoring)	Additional actions required if indicators show no change.	WLC Planning, WLC Arts Service, MAKLab	CATC01 - 06

4. Community Infrastructure & 3rd Sector

4. Community Infrastructure & 3rd Sector

There are a number of local organisations within Whitburn who are active in promoting the town centre's regeneration. The extent of community activity needs to be better understood, more consistent connections with West Lothian Council need to be forged in order to correctly assign actions arising from this charrette.

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
CI01	Regeneration Plan - Community Capacity Building	Whilst there already exists a committed and capable series of community and 3rd sector organisations with a stake in Whitburn's future success it is vital that support is provided to continue to build community capacity, particularly amongst young people.		WLC / Community Regeneration Officer to integrate Key Drivers and Action Plan objectives into Regeneration Plans for Whitburn. Consider with Placemaking in Whitburn steering group members and Community Organisations Group (ref CI02) how best to coordinate and monitor delivery.	Review and monitor impacts as part CI06	WLC Community Learning and Development / WLC Regeneration Community Organisations Group / Placemaking In Whitburn steering group members	CI02 – Information Hub / Community Organisations Group
CI02	Information Hub / Community Organisations Group	<p>Better promotion + communication between Community Planning Partnership , Community Development Trust, Community Council, Community Education + other community groups / front line officers.</p> <p>Throughout the charrette there were instances where improved communication and coordination would ensure more efficient and effective community action in Whitburn, to optimise the efforts invested by the Community Council, Community Development Trust and others.</p>	<p>Enhance networking and communication between Community / 3rd Sector organisations. Map out local organisations and where connections to be improved. Take on actions arising from charrette.</p> <p>WLC / Community Development Trust / Community Council organising a Community Organisations Group – Community organisations to participate and share knowledge / information / networks.</p> <p>Ensure Community representation on implementation group for Placemaking in Whitburn initiative to monitor masterplan implementation.</p>	Better integration of local organisations (including Community Council and Community Development Trust) into Community Planning process. West Lothian Council to liaise with Community Council, CDT and others on how to secure this.	Single Information Exchange for promotion / communication between WLC / Community Planning Partnership / Community Council / Community Development Trust and other groups / frontline officers. Potential responsibility of emerging Community Organisations Group	Community Development Trust / Community Council / Community Organisations Group / WLC Community Learning and Development / WLC Regeneration	

Ref	Headline Action	Justification / Description	Early Priority Action	Short Term (next 18 Months)	Longer Term Actions	Key Participants	Related Actions / Development Framework
CI03	Social enterprises & third sector	Business gaps (eg. working kitchen / café / training opportunity?) + specialist advice via WLC There is a need to enable support and advice to social entrepreneurs and provide space for arts/creative industries ; pop-up & community driven uses		Business case for Community / Social Enterprises in Whitburn to be examined with WLC Youth Services / local businesses and Community organisations.		WLC Youth Services / local businesses and Community Organisations Group.	
CI04	A 'Gathering Space' - Enhancing infrastructure with Partnership Centre?	The lack of a suitable meeting / workshop venue throughout the charrette demonstrated the need for better provision within Whitburn of spaces to meet, gather and discuss.	Local organisations to respond to consultation on Partnership Centre, (secure space for skills investment / youth training space) – Community Council and Community Development Trust participating in ongoing consultation. Scope to cross refer to MAKLab proposition – ref CATC06.	Implement a 'gathering space' within Partnership Centre (or alternative community venue).		Community Organisations Group incl. Community Council and Community Development Trust.	B1 – Partnership Centre
CI05	Events programmes: Gala + festivals, youth, culture, heritage		GALA + : Develop an Events programme. Community Development Trust keen to play lead role in this and wider initiatives, alongside Community Council and others.	Trial new events and enhanced Gala Day as part of renewed events programme.	Review success of events programme. Further cultural programme required? WLC, Community Council, Community Development Trust	WLC, Community Council, Community Development Trust	
CI06	Monitor Impacts on Community Infrastructure and Third Sectors	To measure the impact and effectiveness of implementation of the Action Plan.	Agree 'measures of success' and key performance indicators to monitor the impacts of implementation of the Action Plan thematic issues listed above.	Monitor indicators for changes in Community infrastructure and Third Sectors (WLC and Community Planning Partners to develop the 'measures of success' / KPIs and methodology for monitoring)	Additional actions required if indicators show no change.	All parties listed above.	CHW01 - 05































5. WHITBURN DEVELOPMENT FRAMEWORK

- Pragmatic & transformational themes
- Framework plan
- Key spatial moves: achieving the vision
- Emerging Design Proposals
 - Priority Buildings + Sites
 - Open Space Networks
 - Access, Traffic & Transport

Placemaking in
WHITBURN
30 March - 2 April 2015

Development Framework Building Projects

	Community Health & Wellbeing	Business Enterprise	Diversifying Town Centre	Community Infrastructure + 3rd Sector	
Partnership Centre					High Priority Medium Term
Main Street - Streetscape Works			 	 	High Priority Medium Term
Infill Gap Sites					Medium Priority Short Term to Long Term
Improve Existing Main Street Buildings					Medium Priority Short Term
Greenspace / Path Network Enhancements		 	 		Medium Priority Short Term to Long Term
Parking Enhancements					Medium to High Priority Short Term to Long Term

Map of Priority Buildings and Sites



Development Framework Building Projects Table

The following Development Framework projects provide a reference point for decision makers and planners as to the type and scale of improvements required. Given the limited resources of funding bodies to enable full scale implementation of projects, the level of priority is shown for each project to provide guidance as to which projects should be pursued.

The proposals for each project are based on a comprehensive scale of improvement/ regeneration. Depending on the on the respective funding environment for specific projects, any further development of proposals may require to be scaled down, in order to make these feasible.

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	Site Area / GFA (approx.)	
B1	Partnership Centre	<p>West Lothian Council are undertaking a consultation exercise with regards to a new Partnership Centre. Plans shared at the time of the charrette indicate a new build facility extending to the rear / north of the Burgh Halls.</p> <p>At the time of the charrette a brief for the Partnership Centre had not been published.</p>	<p>Sketch proposals envisaged a 2 storey new building located immediately north of the Burgh Halls and framing the recently created Civic space off Armadale Road. It could be expected that the Partnership Centre, if located as proposed, would also involve the refurbishment of the Burgh Halls.</p> <p>Any civic building at this location has an opportunity to make better sense of the existing civic square, perhaps as a forecourt to an entrance that should be apparent from the Cross and Armadale Road.</p> <p>In response to comments and observations made at the charrette it would be beneficial if the Partnership Centre could accommodate a 'gathering space' venue to host public events, meetings and exhibitions (such as a charrette).</p> <p>West Lothian College expressed an interest in establishing an 'outreach' facility in Whitburn, in support of skills development and employability initiatives. The Partnership Centre could provide an ideal location for such a facility.</p>	New build with potential for some refurbishment / adaptive res-use	2,500 sqm (tbc)	
B2	Shop Front Improvements	Many of the existing retail and business units along Main Street are scruffy or of poor quality in appearance and presentation. This projects an unprepossessing and unattractive impression of the type and quality of retail / businesses in Whitburn town centre.	<p>Re-promotion of the Council's Shop Front Improvement Grants and encouragement of local businesses to take up the funding with support for applications.</p> <p>'Shop front improvement grants are available for various businesses across the whole of West Lothian and can help cover the costs of external improvements such as painting or new signage.</p> <p>The scheme has been designed to help businesses update and enhance the exterior of their premises. It is hoped that if enough businesses take part, there will be a positive visual impact on the area. This is a grant-based scheme with individual grants of up to £750 available. Funding will be allocated on a first come first served basis subject to individual applications meeting the guidelines below, which apply to this award of grant.' WDC website.</p>	Refurbishment / Upgrade	tbc	

	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
	<p>If, through consultation, a Partnership Centre is deemed necessary by the Council and other partners/ service providers it is vital that it is located in the town centre. One proposed location could draw footfall and activity to the Cross. The Council and other agencies should 'lead by example' and apply a town centre first approach and this location would demonstrate that commitment but other locations are still to be explored.</p> <p>Subject to clarifying the brief and accommodation schedule / assessment of need it could be anticipated that the Partnership Centre could reasonably be expected to support the following Action Plan themes;</p> <p>1 - Investing In Community Health & Well-Being : via the provision of community services and advice supporting health + well-being. 2 - Boosting Enterprise: Existing & New Business : attracting Council and other staff, plus visitors in to the heart of Whitburn, thereby supporting local businesses. The Centre may also accommodate the College or others encouraging local enterprise and skills. 3 - Consolidating & Adapting Town Centre : maintaining and attracting a diverse mix of uses in the heart of town. 4 - Community Infrastructure & 3rd Sector : providing new community infrastructure supporting and enabling community and voluntary sector.</p>	High	<p>Short Term Consult on the requirement and scope for a Partnership Centre. Confirm funding. Undertake feasibility work.</p> <p>Medium Term Construct the new facility.</p> <p>Long Term Monitor the new facility in use and refine the offer and facilities in parallel with provision throughout the town.</p>	<p>WLC Finance and Estates</p> <p>WLC Area Services</p> <p>WLC Planning</p>
	<p>Shopfront Improvements would help transform the ambience and sense of quality in the town centre, and along Main Street in particular, especially if undertaken consistently throughout a street frontage block.</p> <p>The enhancement of shopfronts would improve the visual appearance of the town centre, give a better first impression and support the Action Plan themes, notably;</p> <p>2 - Boosting Enterprise: Existing & New Business : enhancing the promotion and appearance of local business, raising a feeling of quality 3 - Consolidating & Adapting Town Centre : maintaining and attracting retail use into the heart of the town, especially local independent businesses.</p>	High	<p>Short Term Re-launch / promote the grant scheme. Undertake an audit of existing shopfronts, seeking a 'demonstration' project to help pilot the 're-launch'.</p> <p>Medium / Long Term Continue to promote uptake until scheme expires. Monitor impacts of scheme against KPI.</p>	<p>WLC Economic Development</p> <p>WLC Planning</p>

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	Site Area / GFA (approx.)	
B3	Former Miners Welfare Site	<p>This site was flagged as a concern by many participants in the course of the charrette.</p> <p>Prominent gap site. Major contributor to creating an impression that Whitburn has many gaps site (there are only two on West Main Street).</p> <p>Cleared site of the former Miners Welfare located west of the Cross on Main Street. The site currently causes blight and adds to the 'scruffy' appearance of central Whitburn.</p> <p>The site is flat and situated between two reasonably recent developments; three storey residential development to the west and two storey residential development to the east.</p> <p>Site access would be restricted to street frontage access.</p>	<p>This site lends itself to housing. It is one of several small development opportunities in the town centre that can contribute to providing an increased resident population in the town centre. There is scope for a range of dwelling types at this location with flatted development providing an appropriate (three) storey frontage with the possibility of semi-detached housing to the rear.</p> <p>In the meantime, if the site is a 'stalled space' consideration should be given to providing meanwhile uses – it could accommodate off street parking or be temporarily landscaped to create a greenspace / pocket park.</p>	New build development site	Circa 10 flats and 2 semi-detached dwellings	
B4	Former Labour Club Site	<p>This site was flagged as a concern by many participants in the course of the charrette.</p> <p>The dilapidated former Labour Club is blight on Main Street and massively detracts from the town centre. Its visual impact creates a very negative impression on the Main Street, giving a sense of decay and dereliction.</p> <p>Clearing the site would improve its dilapidated appearance.</p>	<p>As with the nearby Miner's Welfare Site (ref B3) this site lends itself to housing. It is one of several small development opportunities in the town centre that can contribute to providing an increased resident population in the town centre. There is scope for a range of dwelling types at this location with flatted development providing an appropriate (three) storey frontage with the possibility of semi-detached housing to the rear.</p> <p>In the meantime, the site should be cleared and could provide meanwhile uses – it could accommodate off street parking or be temporarily landscaped to create a greenspace / pocket park, for instance.</p>	Demolition / redevelopment	Circa 6 flats	
B5	Simpson's Yard Site	<p>The Simpson's Yard site is situated near the Cross, just behind two adjacent 1960s / 70s parade of shops with flats at upper level on Armadale Road. The site is on a shallow north-facing slope currently accessible to vehicles via an access off Armadale Road. Pedestrian access is also available via a path on Armadale Road.</p> <p>The site is currently securely locked.</p>	<p>Scope to consolidate town centre car parking and improve its provision in the town centre was a recurring topic. This site could accommodate a surface car park with enhanced soft landscaping and lighting to improve its setting and create a more secure parking location with direct pedestrian access to the Cross.</p> <p>Alternatively the site could accommodate new buildings (eg. mews type housing or Incubator Hub See ref B8)</p>	Enhanced Car Parking or Development Site	Development opportunity or surface car park	

	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
	<p>Redeveloping this site will improve the setting of this stretch of Main Street, regardless of land use. Given the trend for the contraction of non-residential uses in the town centre the prospect of this site being for residential would appear to be a natural fit.</p> <p>That being the case this would help to address several of the objectives of the charrette and align with Action Plan theme;</p> <p>3 - Consolidating & Adapting Town Centre : maintaining and attracting a diverse mix of uses in the heart of town especially increasing the resident population at the heart of Whitburn.</p>	High Priority	<p>Short Term Seek discussion with site owner to establish development intentions. Investigate scope for interim measure to improve site appearance. Consider 'meanwhile' use as appropriate.</p> <p>Consider applying a 'proactive planning' approach.</p> <p>Medium Term Aim for implementation of new development.</p>	<p>WLC Planning</p> <p>Private Sector investment opportunity</p>
	<p>As with B3 Former Miner's Welfare site redeveloping this site would have a positive impact on this part of Main Street.</p> <p>Given the trend for the contraction of non-residential uses in the town centre the prospect of this site being for residential would appear to be a natural fit.</p> <p>That being the case this would help to address several of the objectives of the charrette and align with Action Plan theme;</p> <p>3 - Consolidating & Adapting Town Centre : maintaining and attracting a diverse mix of uses in the heart of town especially increasing the resident population at the heart of Whitburn.</p>	High Priority	<p>Short Term Seek discussion with site owner to establish development intentions. Investigate scope for interim measure to improve site appearance. Consider 'meanwhile' use as appropriate.</p> <p>Consider applying a 'proactive planning' approach.</p> <p>Medium Term Aim for implementation of new development.</p>	<p>WLC Planning</p>
	<p>Providing car parking at this site would enable parking at a very central location in addition to on street parking and dedicated parking for the proposed Partnership Centre nearby.</p> <p>This, it could be argued, would support Action plan theme 2 - Boosting Enterprise: Existing & New Business</p>	Medium Priority	<p>Short Term Consider options to assemble site. Develop feasibility of site for proposed uses. Pursue funding to realise implementation / construction of proposals.</p> <p>Medium Term Design and construct proposals.</p>	<p>WLC Funding and Estates</p> <p>Transportation</p>

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	Site Area / GFA (approx.)	
B6	Corner Site at Cross (Sneddon Morrison Site)	<p>Single storey building at very prominent, key corner location on the Cross. The current building lacks the requisite or desirable urban 'presence' and creates a 'weak corner' in terms of urban design.</p> <p>In the course of the charrette the building owner / occupier indicated an interest in redeveloping the site with a view to creating development with a more appropriate scale to the setting of the Cross. There would be a need for site assembly to incorporate the existing building and adjacent external space not currently within single ownership.</p>	<p>Redevelopment opportunity with flatted residential development over retail / non-residential use. New development needs to provide 2 to 3 storeys of infill development providing active street frontage to Main Street and Armadale Road. Given the urban setting there is scope to create a landmark corner building which completes the Cross.</p> <p>Residential accommodation at this location would provide 'passive surveillance / eyes on the street' at the Cross.</p>	Demolition and redevelopment		
B7	British Legion Site	Existing former social club building on Armadale Road.	Reusing the existing building for a social club / community use was discussed by several charrette participants as being appropriate use for this site subject to avoiding the site use becoming a 'bad neighbour'.	Reuse of existing building	As existing	
B8	SME / Business / Social Enterprise Incubator Hub	<p>There is currently no equivalent facility available in Whitburn. Data presented at the charrette would suggest a significant number of micro-businesses / home-working currently occurring within Whitburn.</p> <p>The charrette also demonstrated the need for enabling community groups to communicate better and scope to support social enterprise initiatives. There are a number of social enterprises that were being discussed at the charrette that could benefit from a Hub to provide focus and share ideas.</p>	<p>Formation of an Incubator Hub, potentially deliverable in phases, located at a town centre location on or near to Main Street. Scope for the Incubator Hub to be accommodated within refurbished premises (potentially including currently vacant retail units and floors above) or in a purpose-built, new build facility (site tbc).</p> <p>Incubator Hub to provide a focus for business start-ups with available on attractive / flexible terms and business development support.</p> <p>Whilst preferable that the Incubator Hub is focussed in one location / single building there may be scope to accommodate across a cluster of spaces in part of the town centre, managed and serviced centrally.</p> <p>Consider as part of economic development review of business support and provision in area.</p>	Refurbishment / Adaptive Reuse or New Build	Say 400 -600 sqm	

	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
	<p>Development at this location would enhance the setting and urban quality of the Cross. It would complete the missing corner at this key location.</p> <p>The upgrade and improvement to shopfronts would support the Action Plan themes, particularly;</p> <p>2 - Boosting Enterprise: Existing & New Business : supporting existing businesses to enhance the appearance and quality of their premises</p> <p>3 - Consolidating & Adapting Town Centre : raising the quality and helping support and maintain uses</p>	Medium Priority	<p>Short Term Investigate site owner intentions vis-a-vis redevelopment. Consider site assembly. Apply proactive planning to encourage redevelopment</p> <p>Medium Term Design and construct proposals</p>	WLC Planning
	<p>Subject to establishing a new use, if a social / community club use could be re-established at this location it would help bring people to the centre of town, and support a more diverse family friendly evening economy. This in turn could support the Action Plan themes;</p> <p>2 - Boosting Enterprise: Existing & New Business : attracting more [people to the town centre thereby supporting local businesses</p> <p>3 - Consolidating & Adapting Town Centre : sustaining a diverse mix of uses in the town centre</p> <p>4 - Community Infrastructure & 3rd Sector : depending on use this building could provide a venue for community / voluntary activity in town.</p>	High Priority		WLC Planning
	<p>An Incubator Hub for business and social enterprise would support all four of the charrette Action Plan themes namely;</p> <p>1 - Investing In Community Health & Well-Being : supporting community initiatives, supporting employment and skills development increasing self esteem etc.</p> <p>2 - Boosting Enterprise: Existing & New Business : at the vanguard of encouraging business start-up and entrepreneurial activity</p> <p>3 - Consolidating & Adapting Town Centre : if located in the heart of the town an Incubator would enrich the mix of uses in the town centre</p> <p>4 - Community Infrastructure & 3rd Sector : scope for the Incubator to support social enterprise and community action.</p> <p>The provision of an Incubator Hub in Whitburn would enable micro-businesses / SMEs to develop and expend within the town. This could draw upon potential support from, amongst others, Business Gateway and West Lothian College who indicated their support for enterprise / skills development opportunities in line with those presented at the charrette. It could be anticipated that Access2 Employment and others would also support such an initiative.</p> <p>Locating the Hub within the town centre would support the 'High Street First' principle, generate footfall and support local businesses in the centre.</p> <p>An Incubator Hub would encourage entrepreneurs, particularly young people in Whitburn to pursue a business idea in the town with focussed mentoring and support available via existing service providers active in West Lothian. An Incubator Unit in Whitburn would add a new rung on the 'ladder of accommodation' available to business.</p>	High Priority	<p>Short Term Develop business case and brief. Test feasibility of sites/ existing buildings in central Whitburn. Identify funding sources. Submit applications.</p> <p>Scope for 'meanwhile' trial?</p> <p>Medium Term Design Development and Construction. Implement project.</p> <p>Longer Term Monitor project against KPIs. Consider extending project if demand dictates.</p>	WLC Economic Development

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	Site Area / GFA (approx.)	
B9	King George V Sport Pavilion	<p>This is a previously committed project to provide a new sports pavilion at the King George V pitches. It was reported that there is a £900k budget for the construction of the pavilion.</p> <p>At the time of the charrette there was uncertainty amongst local participants about whether the project was progressing as planned. Some participants welcomed any enhancement to sports facilities in Whitburn whilst others suggested that there may be other ways to allocate funds to encouraging healthy, active living initiatives alongside the recently launched Community Sports Hub initiative.</p>	If funding is in place this proposal is in line with the overarching concepts of the charrette.	New build		
B10	Civic Cluster on West Main Street at Union Rd	<p>The Excite Leisure Centre, Public Library (with Town Museum), the Health Centre, Police Station and the offices of the Community Development Trust are all clustered on / near West Main Street at the junction of Union Road / Weaver's Lane.</p> <p>The cluster of public services helps to draw footfall west of the Cross.</p> <p>The presence of these facilities, particularly the Leisure Centre and Health Centre, provide a significant draw to the town centre and it is welcome that they have such central locations. Many participants noted the presence of the Leisure Centre as being a positive asset in the town centre.</p>	<p>The emerging charrette proposals, the Partnership Centre consultation notwithstanding, would envisage retaining a cluster of public service provision / community facilities at this location. Room for Health Centre expansion is an issue at this location but scope to continue to co-locate health and leisure facilities in close proximity, in town centre locations, should provide mutual benefit as part of preventive healthcare.</p> <p>The advent of the Partnership Centre at the Cross, coupled with the existing cluster of public services near Union Road can help to maintain a level of footfall along the area of Main Street which naturally should become the consolidated area of retail activity in central Whitburn.</p>	<p>Retention of Facilities</p> <p>No further action required at this stage</p>	As existing	
B11	Primary Healthcare Provision	<p>The Health Centre is located behind frontage properties on West Main Street accessed via Weaver's Lane. The Health Centre is located on a 'land locked' site between the main Street premises and residential areas to the north.</p> <p>The Health Centre site is constrained and expansion of the Centre can be expected with the increased population within the local catchment as Heartlands is constructed.</p> <p>Many charrette participants raised concern that the Health Centre is already restricted, with limited parking for instance, and that this situation can be expected to be exacerbated by an increased, and generally aging, population.</p>	<p>The charrette did not specifically develop designs or a strategy for primary healthcare provision. The emerging Masterplan welcomes the presence of a cluster of public services near the Health Centre and retaining this facility in the town centre would be very desirable.</p> <p>Scope to optimise existing facilities and increase floor space at this location should be considered as part of a further feasibility study. It may be that there is a requirement for a new purpose built facility serving the increasing population at Heartlands, however a single point of primary healthcare provision may assist in terms of delivery and enhancing community integration.</p>	Reconfiguration (and expansion?) of existing facilities.	tbc	

	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
	<p>This proposal will encourage and support many aspects of the Action Plan including these themes;</p> <p>1 - Investing In Community Health & Well-Being : supporting sport and healthy living</p> <p>4 - Community Infrastructure & 3rd Sector : providing a facility for use by community groups and sports clubs.</p>	Medium Priority		WLC Sports Development
	<p>The existing cluster of services support many of the overarching objectives emerging from the charrette. The retention and enhancement of service provision at this location underpins many of the Action Plan initiatives and all of the headline themes as follows;</p> <p>1 - Investing In Community Health & Well-Being : the principal leisure and healthcare facilities are in close proximity and able to promote active lifestyles and support health and well-being</p> <p>2 - Boosting Enterprise: Existing & New Business : the location of these facilities in the town centre supports businesses on/near Main Street.</p> <p>3 - Consolidating & Adapting Town Centre : retaining these facilities maintain a diverse mix of uses in the town centre</p> <p>4 - Community Infrastructure & 3rd Sector : the cluster already accommodates the CDT and there's scope to support other community / 3rd sector activities.</p>	High Priority		-
	<p>As with B11, the retention of Primary Healthcare provision in a central location in Whitburn is vital. Any investment decisions in this respect should apply a rigorous 'town centre first' approach as the guiding principal.</p> <p>The Action Plan themes are supported in line with the comments noted under B11 (see above)</p>	High Priority	<p>Short Term</p> <p>Review with Community planning Partners, especially the NHS the long term provision of healthcare services in Whitburn</p>	Community Planning, NHS Lothian, CHCP

Development Framework Building Projects: Potential Funding Sources Table

The following list of funding sources are those which are relevant to each project. Where the same funding source is listed numerous times, consideration will need to be given as to which options are the highest priority for these funding sources to be utilised or applied for, and what elements of the options are feasible.

Project	Potential Funding Sources
B1 – Partnership Centre	n/a – planned funding
B2 – Shopfront Improvements	WLC Shop Front Improvement Grants Private investment
B3 – Former Miner’s Welfare Site	Private investment
B4 – Former Labour Club Site	Private investment
B5 – Simpson’s Yard	Private investment
B6 – Corner Site at Cross	Private investment
B7 – British Legion Site	Private investment or Community Group investment
B8 – Incubator Hub	Scottish Government Regeneration Capital Grant WLC Town Centre Regeneration Fund
B9 – King George V Sports Pavilion	n/a – planned funding
B10 – Civic Cluster	No funding requirements at this stage
B11 – Primary Healthcare Provision	NHS Lothian, Hub South East

Partnership Centre

West Lothian Council are undertaking a consultation exercise with regards to a new Partnership Centre. Plans shared at the time of the charrette indicate a new build facility extending to the rear / north of the Burgh Halls.

At the time of the charrette a brief for the Partnership Centre had not been published.

Sketch proposals envisaged a 2 storey new building located immediately north of the Burgh Halls and framing the recently created Civic space off Armadale Road. It could be expected that the Partnership Centre, if located as proposed, would also involve the refurbishment of the Burgh Halls.

Any civic building at this location has an opportunity to make better sense of the existing civic square, perhaps as a forecourt to an entrance that should be apparent from the Cross and Armadale Road.

In response to comments and observations made at the charrette it would be beneficial if the Partnership Centre could accommodate a 'gathering space' venue to host public events, meetings and exhibitions (such as a charrette).

West Lothian College expressed an interest in establishing an 'outreach' facility in Whitburn, in support of skills development and employability initiatives. The Partnership Centre could provide an ideal location for such a facility.



As Existing



Proposed Development



Site as existing

Examples of Buildings for the Proposed Development



View from Armadale Road



Corner Site at Cross (Sneddon Morrison Site)

Single storey building at very prominent, key corner location on the Cross. The current building lacks the requisite or desirable urban 'presence' and creates a 'weak corner' in terms of urban design.

In the course of the charrette the building owner / occupier indicated an interest in redeveloping the site with a view to creating development with a more appropriate scale to the setting of the Cross. There would be a need for site assembly to incorporate the existing building and adjacent external space not currently within single ownership.

Redevelopment opportunity with flatted residential development over retail / non-residential use. New development needs to provide 2 to 3 storeys of infill development providing active street frontage to Main Street and Armadale Road. Given the urban setting there is scope to create a landmark corner building which completes the Cross.

Residential accommodation at this location would provide 'passive surveillance / eyes on the street' at the Cross.



Aerial view of Proposal



Aerial view of Proposal



View from Manse Road

Infill Sites

Former Miners Welfare Site

This site was flagged as a concern by many participants in the course of the charrette.

Prominent gap site. Major contributor to creating an impression that Whitburn has many gaps site (there are only two on West Main Street).

Cleared site of the former Miners Welfare located west of the Cross on Main Street. The site currently causes blight and adds to the 'scruffy' appearance of central Whitburn.

The site is flat and situated between two reasonably recent developments; three storey residential development to the west and two storey residential development to the east.

Site access would be restricted to street frontage access.

This site lends itself to housing. It is one of several small development opportunities in the town centre that can contribute to providing an increased resident population in the town centre. There is scope for a range of dwelling types at this location with flatted development providing an appropriate (three) storey frontage with the possibility of semi-detached housing to the rear.

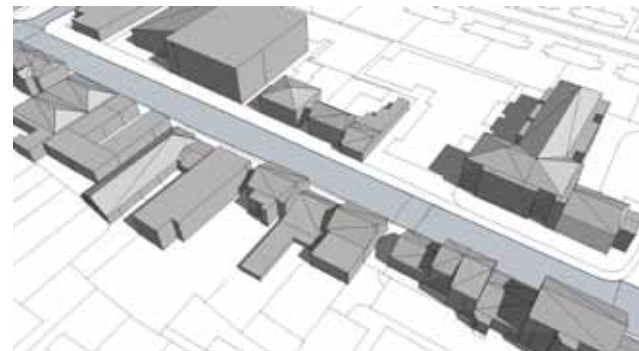
In the meantime, if the site is a 'stalled space' consideration should be given to providing meanwhile uses – it could accommodate off street parking or be temporarily landscaped to create a greenspace / pocket park.

Former Labour Club Site

This site was flagged as a concern by many participants in the course of the charrette.

The dilapidated former Labour Club is blight on Main Street and massively detracts from the town centre. Its visual impact creates a very negative impression on the Main Street, giving a sense of decay and dereliction.

Clearing the site would improve its dilapidated appearance.



As with the nearby Miner's Welfare Site (ref B3) this site lends itself to housing. It is one of several small development opportunities in the town centre that can contribute to providing an increased resident population in the town centre. There is scope for a range of dwelling types at this location with flatted development providing an appropriate (three) storey frontage with the possibility of semi-detached housing to the rear.

In the meantime, the site should be cleared and could provide meanwhile uses – it could accommodate off street parking or be temporarily landscaped to create a greenspace / pocket park, for instance.





Site as existing



View from West Main Street



Examples of Buildings for the Proposed Development

Improving Existing Main Street Buildings

Many of the existing retail and business units along Main Street are scruffy or of poor quality in appearance and presentation. This projects an unprepossessing and unattractive impression of the type and quality of retail / businesses in Whitburn town centre.

Re-promotion of the Council's [Shop Front Improvement Grants](#) and encouragement of local businesses to take up the funding with support for applications.

'Shop front improvement grants are available for various businesses across the whole of West Lothian and can help cover the costs of external improvements such as painting or new signage.

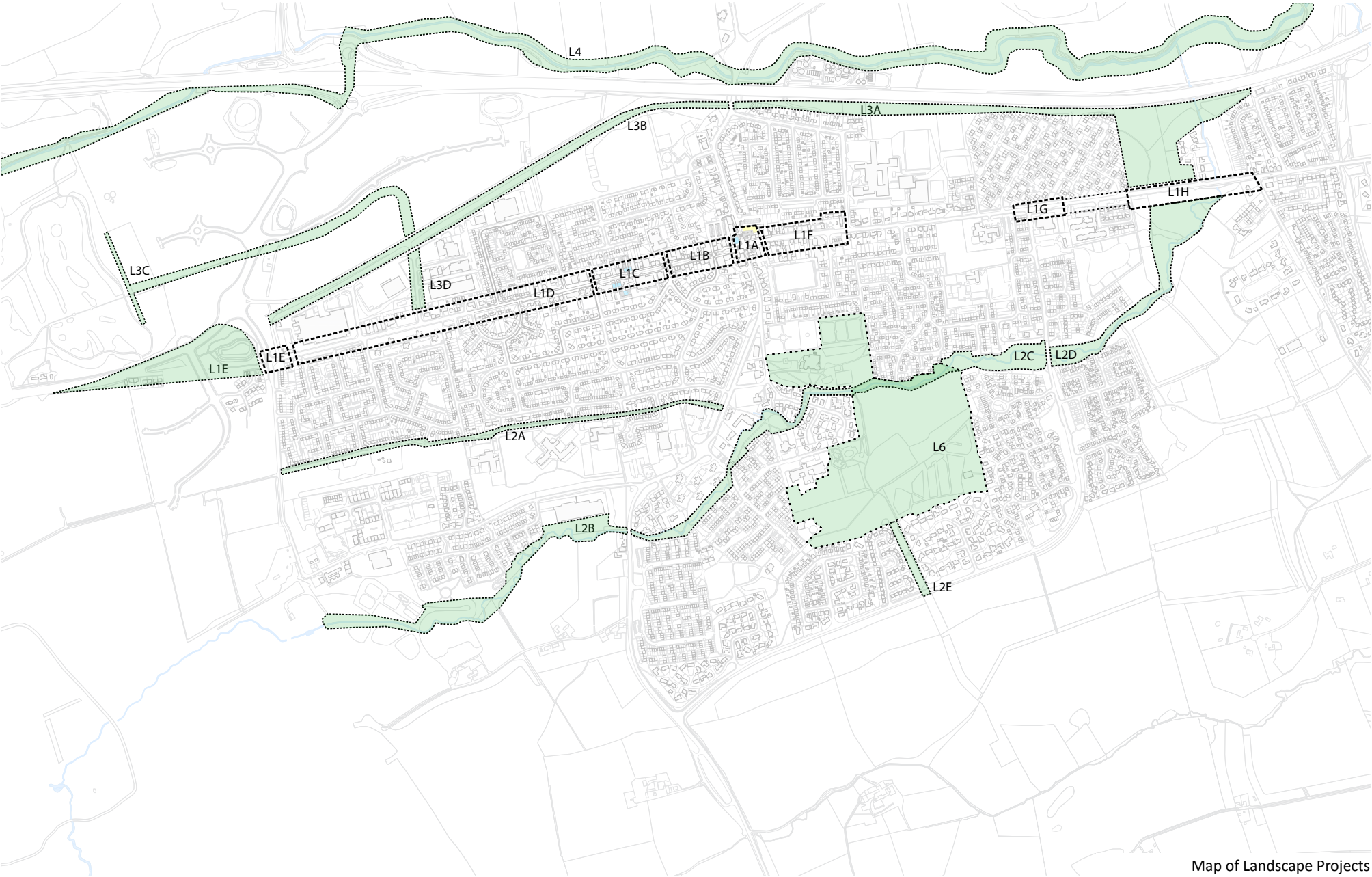
The scheme has been designed to help businesses update and enhance the exterior of their premises. It is hoped that if enough businesses take part, there will be a positive visual impact on the area. This is a grant-based scheme with individual grants of up to £750 available. Funding will be allocated on a first come first served basis subject to individual applications meeting the guidelines below, which apply to this award of grant.' WDC website.





West Main Street South Facades





Map of Landscape Projects

Open Space Issues

Lots of open space and green space but **lack of at least one high quality public / green open space**

No or **little key space within town centre** (East and West Main Street) for events etc. Gala day currently held on (flooded?) playing field.

Large **network of paths** through residential areas and linking to town centre and but **lack definition / key destinations, connectivity** and some may be uninviting (lack lighting)

Extent, location, provision and functionality of **sports and play spaces**

Large **demand on the local ranger** for tours, walks and workshops with local primary schools, walking groups etc. however lack of variety of spaces, facilities and safe routes.

Large number of visitors to Polkemmet Park and Scottish Owl Centre. The visitors do not use or visit the town centre.

Open Space Issues – initial responses

Public realm streetscape enhancement works within in key area of East and West Main Street- Co-ordinated with organisation of on + off street parking

Audit of routes + open spaces. Create hierarchy and improve one key route with potential to be used by visitors.

Routes through parks on open spaces have potential to **provide variety of themes / bio-diversity / ecology**; wetland, woodland, meadows, managed quality spaces etc.

Audit + **optimise sports pitch provision** and structured **play space**

Audit access and physical barriers: can some existing links, bridges, underpasses be improved? Is there a need for new links? Opportunity to create/ introduce new feature bridges, landmarks, themed routes – focus on a key route.

Create a **recreational attraction** within the town / town centre to extend and capitalise on proximity to Polkemmet Country Park. Create **attractive themed walking routes from park to town centre (history / interpretation?)**.

Capitalise on water body routes – Almond / White Burn etc.

Development Framework Landscape Projects Table

The following Development Framework projects provide a reference point for decision makers and planners as to the type and scale of improvements required. Given the limited resources of funding bodies to enable full scale implementation of projects, the level of priority is shown for each project to provide guidance as to which projects should be pursued. The proposals for each project are based on a comprehensive scale of improvement / regeneration. Depending on the on the respective funding environment for specific projects, any further development of proposals may require to be scaled down, in order to make these feasible.

Projects L1 – Main Street Public Realm Improvements

Whitburn has historically been characterised as a 'ribbon' town – a linear settlement along Main Street. Whilst the settlement pattern has evolved over time Main Street continues to be the principal street through the town, with the focus on the historic Cross. The following project designated under L1 all focus along the length of Main Street from the Cross east and west to the edge of settlement. The principal aim is to emphasis Main Street as the 'high street' with an area of focus around the Cross and key 'gateways' at points of interest / arrival points along the route.

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L1A	Main Street – Public Realm Works at the Cross	Pedestrian footpaths appear to have received reasonably recent public realm investment / upgrade with natural stone, new standard street furniture and new traffic signals.	<p>The Charrette proposals envisages a phased programme of the full refurbishment of the public realm of the principal streets in Whitburn.</p> <p>This would naturally culminate in a higher specification, focal point at the Cross.</p> <p>Given that the area at the Cross has received recent investment it would be suggested that any public realm investment is focussed beyond the Cross on West and East Main Street.</p> <p>In time it could be envisaged that there be scope to revise the public realm at the Cross to ensure it maintains a sense of being the principal junction in the town, but this may well be deemed a longer term, lower priority than upgrading areas that have received no recent investment.</p>	Public realm	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
	tbc	<p>The Cross is the 'heart' of Whitburn; it's centrepiece. It currently fails to provide a sense of arrival or being at the centre of Whitburn. This can be addressed by new development at / near the Cross (ref B1 and B6).</p> <p>Nevertheless there is scope to enhance the setting of the Cross as the principal urban space in the town with enhanced public realm specification. However the area appears to have benefitted from reasonably recent public realm enhancements.</p> <p>Enhancing public realm around the Cross and along Main Street would greatly enhance the quality, look and feel of the most prominent street in the town and provide improved accessibility for all, notably those with physical or sensory impairments.</p> <p>Public Realm works at the Cross would arguably support all four Action Plan Themes, as follows;</p> <p>1 - Investing In Community Health & Well-Being – encouraging pedestrian activity to and through the town centre</p> <p>2 - Boosting Enterprise: Existing & New Business – creating a quality streetscape to attract new business investment / footfall in the area</p> <p>3 - Consolidating & Adapting Town Centre – early intervention on Main Street to bolster a 'town centre first' ethos</p> <p>4 - Community Infrastructure & 3rd Sector – provision of quality public space to encourage community / street activity.</p>	Medium Priority	As per L1B – though following on in order of priority.	<p>Inputs</p> <p>WLC Planning and Economic Development</p> <p>WLC Operational Services</p> <p>Town Centre Management Group (TCMG)</p>

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L1B	West Main Street - Public Realm Enhancements (West from Cross to Union Road)	Principal thoroughfare through central Whitburn with retail / leisure uses along both sides. Single carriageway with on-street parking and adequate, but not generous footpaths to both sides of the street. Street scene cluttered and unappealing. Inconsistent street furniture and footpath surfacing.	Full replacement of public realm. Creation of formed on-street parking framed between footpath 'build-outs' at desire line crossing points and junctions to reduce crossing distances and traffic speed. Retention of two way, single carriageway – resurfaced. Footpath widening with replacement natural stone flags and trims / kerbs. Replacement street lighting and introduction of groupings of street trees.	Public realm	
L1C	West Main Street - Public Realm Enhancements (Union Road to Bowling Green Road)	As L1B.	As L1B. Full replacement of public realm. Creation of formed on-street parking framed between footpath 'build-outs' at desire line crossing points and junctions to reduce crossing distances and traffic speed. Retention of two way, single carriageway – resurfaced. Footpath widening with replacement natural stone flags and trims / kerbs to area around Union Road junction up to Excite. Further west reduction in specification to concrete flags with stone trims. Replacement street lighting and introduction of groupings of street trees.	Public realm	
L1D	West Main Street - Public Realm Enhancements (Bowling Green Road to Heartlands)	As L1B but with reducing 'active frontage' the further west, beyond the town centre core. Reducing on-street parking observed in line with diminishing town centre uses / 'active frontage'	Consideration should be given to continuing revised street lighting to provide a consistency and coherence with renewed public realm proposed in L1B and L1C. Otherwise scope for minor public realm enhancements (eg. improved pedestrian crossing points, planting / public realm at Murraysgate parade of shops etc.)	Public realm	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
		<p>Main Street looks scruffy. A refresh of the public realm along the busiest areas of Whitburn's Main Street would greatly enhance the quality, look and feel of the most prominent street in the town.</p> <p>The provision of street trees would improve air quality and 'soften' the currently harsh / grey street scene.</p> <p>New public realm would provide improved accessibility for all, notably those with physical or sensory impairments.</p> <p>Public Realm works on Main Street would arguably support all four Action Plan Themes, as follows; 1 - Investing In Community Health & Well-Being – encouraging pedestrian activity to and through the town centre 2 - Boosting Enterprise: Existing & New Business – creating a quality streetscape to attract new business investment / footfall in the area 3 - Consolidating & Adapting Town Centre – early intervention on Main Street to bolster a 'town centre first' ethos 4 - Community Infrastructure & 3rd Sector – provision of quality public space to encourage community / street activity.</p>	High Priority	<p>Short Term Undertake a feasibility study and review business case for streetscape enhancements. Prepare and submit funding case to relevant potential funding partners.</p> <p>Medium Term Obtain new Traffic Regulation Order (if required). Design development and construct works.</p>	<p>WLC Planning and Economic Development</p> <p>WLC Operational Services</p> <p>Town Centre Management Group (TCMG)</p>
		As L1B.	Medium Priority	As per L1B – though following on in order of priority.	<p>WLC Planning and Economic Development</p> <p>WLC Operational Services</p> <p>Town Centre Management Group (TCMG)</p>
	n/a	Refreshing the public realm along Main Street would enhance first impression / setting. Minor adjustments to enhance north south connectivity across Main Street to encourage pedestrian access, in line with aspects of the Action Plan.	Low Priority	As per L1B – though following on in order of priority.	<p>WLC Planning and Economic Development</p> <p>WLC Operational Services</p> <p>Town Centre Management Group (TCMG)</p>

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L1E	West Main Street – Western Gateway at Polkemmet Road.	<p>The interface between Heartlands and the western edge of Whitburn is being transformed as new development emerges. Whilst there are adjustments being made with new greenspace there is a lack of definition and sense of arrival.</p> <p>Existing road / wayfinding signage underplays the way to the town centre and highlights routes to elsewhere.</p>	<p>Consideration to create a 'gateway' feature at the western end of Main Street to announce Whitburn and provide a landmark to aid orientation from the Cross to the Country Park.</p> <p>This could encompass one of the principal points on the 'Town Path' and Heritage Trail (ref L9) and could include feature public artwork.</p>	Public realm	
L1F	East Main Street – Public Realm Enhancements (East from Cross to Shanks Road)	<p>As L1B.</p> <p>This stretch of Main Street includes the Burgh Halls and Lodge, two of the most prominent historic buildings in Whitburn, as well as the noteworthy A-listed Modernist 1966 church by Rowand Anderson Kininmonth & Paul.</p>	As L1B.	Public realm	
L1G	East Main Street – Gateway at Blaeberryhill Road junction	<p>This junction is one of the principal nodes along East Main Street. The set back hotel and landscaping differentiates this section of the principal route in from the east.</p>	<p>Coupled with East Gateway enhancements (L1H) and in similar to initiatives for the Western Gateway (L1E) enhancing the landscape / public realm at this location would help to create a point of focus on the main route from the east.</p> <p>This could involve improving lighting, public realm, signage, potentially public art and enhancing pedestrian crossing points / cycle infrastructure.</p>	Public realm	
L1H	East Gateway Enhancements	<p>The community woodland between Whitburn and East Whitburn provides a positive and potentially very attractive introduction to Whitburn when entering from the east along the A705.</p> <p>At present the dilapidated stone dyke gives a poor first impression of Whitburn.</p>	<p>Environmental improvements to the footpath boundary edge (either the restoration / rebuilding of the drystone wall or replacement with hedgerow) to provide a positive and attractive treatment to the main route into the Whitburn.</p> <p>As with other locations along Main Street scope to improve the pedestrian / cycle infrastructure at this location would assist in linking to the 'Town Route' and wider path networks.</p>	Environmental Improvements	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
	tbc	There's a lack of definition to arriving in Whitburn. There is also a need to enhance physical and visual links between Whitburn and Polkemmet Country Park. This node is a key point on that linking route and marking the interface between Whitburn and Heartlands would assist in identifying the route to / from the town centre.	Low Priority	As per L1B – though following on in order of priority.	WLC Planning and Economic Development WLC Operational Services (tying in with HLF funding application) WLC Art Services Heartlands developers Town Centre Management Group (TCMG)
	tbc	As L1B.	High Priority	As per L1B	WLC Planning and Economic Development WLC Operational Services Town Centre Management Group (TCMG)
	tbc	Similar to L1E enhancing this location would help create improved distinction on the sequence of approaching central Whitburn from the east. In parallel with other associated initiatives (L1F and 1LH) improving the appearance of this location could help to raise the quality and setting for Whitburn and give a more positive impression when arriving from the east. Improving crossing points and cycle path infrastructure would assist in promoting and encouraging active travel and living, in line with the Action Plan.	Low Priority	As per L1B – though following on in order of priority.	WLC Planning and Economic Development WLC Operational Services Living Streets Scotland (part of Walkable Communities project – tbc) Town Centre Management Group (TCMG)
	tbc	Restoring the boundary treatment along the main road corridor at this location will create a positive and attractive impression of Whitburn on the main arterial route from the east. Improving crossing points and cycle path infrastructure would assist in promoting and encouraging active travel and living, in line with the Action Plan, notably; 1 - Investing In Community Health & Well-Being – encouraging pedestrian activity to and through the town	High Priority	As per L1B	Woodland Trust (owners) WLC Planning and Economic Development WLC Operational Services Green Network Living Streets Scotland (part of Walkable Communities project – tbc) Town Centre Management Group (TCMG)

Projects L2 / L3 – Town Path Network

Underpinning the Whitburn Charrette findings was the rejuvenation of the extensive greenspaces throughout the town as positive amenity and ecological corridors binding the town together. This greenspace network is already connected by an existing path network however the charrette discussions highlighted scope to enhance, over time, the Town Path network as the basis for redefining the use and characteristics of the open spaces it links together.

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L2A	Town Path (South) - west of Longridge Road past Polkemmet Primary School / Hunter Grove to Polkemmet Road	Existing path network alongside local primary schools and past retail units off Longridge Road. Combination of footpath and pavements along street network.	<p>There was insufficient time during the charrette to survey the full path network through Whitburn however, in discussion with charrette participants it was noted that there is scope for enhancing this section of the Town Path network.</p> <p>Some participants noted that this stretch would benefit from the enhancement of boundary treatments, the removal of extraneous fencing in places and general enhancements to aspects of the path network (incl. signage, benches, lighting etc.).</p> <p>Associated enhancements to adjacent greenspace, play-space provision and planting would be envisaged, alongside the Heritage Trail (L9) providing interpretation and encouraging links between the Country Park and Whitburn.</p> <p>There may be scope for community groups / social enterprises to help maintain aspects of Whitburn's greenspaces and use areas for community / educational purposes. There is scope to enable the Country Park's Ranger service to use greenspaces (such as the former Council tree nursery) as an educational resource.</p> <p>The Town Path would be part of a wider initiative to encourage footfall to / from Polkemmet Country Park and tie in with a town-wide Heritage Trail (L9).</p> <p>This aspect of the Town Path would be an enhanced 'safe route to school'.</p>	Footpath + Environmental Improvements	
L2B	Town Path (South) – White Burn Path west of Longridge Road to Dixon Terrace	'Missing link' of path along the White Burn, adjacent to the former Grampian Foods site which is currently the subject of a planning application for housing.	<p>In the absence of a full audit of path network during the charrette the full scope of improvements could not be assessed. Nevertheless the overarching principal is to extend the path network along the White Burn with a view to connecting in to the open space and path network envisaged to the west of Whitburn at Heartlands.</p> <p>It is understood that there is a 'missing link' that should have a new path formed, as a matter of priority.</p> <p>Beyond that a comprehensive improvement for wayfinding signage, benches, play equipment and lighting would be envisaged.</p>	Footpath + Environmental Improvements	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
		<p>Improving the Town Path network is a vital component to encouraging active travel and healthy living. It supports many of the cross cutting topics in the Action Plan, particularly;</p> <p>1 - Investing In Community Health & Well-Being – encouraging pedestrian activity to and through the town, improving air quality with less car journeys and more bio-diversity. The Path Network would also provide possibilities enhanced outdoor play.</p> <p>4 - Community Infrastructure & 3rd Sector – provision of quality path network to encourage community / street activity.</p> <p>In addition to health and community benefits a comprehensive enhancement of the path network and greenspaces could contribute to support;</p> <p>2 - Boosting Enterprise: Existing & New Business – creating a quality path network to attract new footfall in the town supporting businesses</p> <p>3 - Consolidating & Adapting Town Centre – improving connectivity to the town centre.</p>	High Priority	<p>Short Term Full audit and appraisal of the condition, appropriateness, maintenance and missing links in the Town Path network. Establish a Steering Group involving local community, Country Park and key local / national agencies to develop scope of work and prepare funding applications. Consider 'quick wins' with scope for delivery via various routes, incl. community initiatives.</p> <p>Medium Term Secure funding and implement a programmed of phased implementation.</p>	<p>WLC Planning and Economic Development (lead service)</p> <p>Living Streets Scotland,</p> <p>Sustrans,</p> <p>SNH</p> <p>WLC Operational Services (via Countryside Ranger),</p> <p>WLC Transportation</p>
		As per L2A.	High Priority	<p>As per L2A. There is scope to consider planning conditions associated with the redevelopment of adjacent ground to assist in providing the 'missing link'.</p>	<p>WLC Planning and Economic Development (lead service)</p> <p>Living Streets Scotland,</p> <p>Sustrans,</p> <p>SNH</p> <p>WLC Operational Services (via Countryside Ranger),</p> <p>WLC Transportation</p>

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L2C	Town Path (South) - White Burn Path east of Longridge Road	<p>Series of greenspaces along the White Burn between Longridge Road and the parkland at the Community Education Centre.</p> <p>It is understood, from charrette participants, that this was part of an award-winning Environmental Scheme - 'White Burn Initiative' 20 years ago.</p>	<p>Restoration of this green link as a key component of the Town Path network linking south and west into Heartlands.</p> <p>As noted elsewhere there needs to be a full audit of the path network to define the scope and details of the restoration of this stretch of the path network.</p> <p>It is anticipated that this would involve resurfacing, street lighting and drainage enhancements, improved street furniture, wayfinding signage and interpretation as part of Heritage Trail (L9) and outdoor education.</p>	Footpath + Environmental Improvements	
L2D	Town Path (South) - White Burn Path between Blaeberryhill Road and Main Street	<p>One of the principal components in the town's Green Network linking Blaeberryhill Park (potentially the principal park in the town) to East Main Street.</p> <p>Initial observations during the charrette would indicate scope for improvements to the path and greenspace network in this location.</p>	<p>In the absence of a full audit of path networks during the charrette the full scope of improvements could not be assessed. Nevertheless the overarching principal is to enhance and extend the path and greenspace network along the White Burn through south Whitburn with a view to connecting in to the open space and path network envisaged to the west of Whitburn at Heartlands.</p> <p>It is anticipated that this improvement would involve resurfacing, street lighting and drainage enhancements, improved street furniture, wayfinding signage and interpretation as part of Heritage Trail (L9) and outdoor education.</p>	Footpath + Environmental Improvements	
L2E	Town Path (South) – Blaeberryhill Park path network enhancements including link to Blaeberryhill Road	<p>Initial observations in the charrette would suggest the need for improvements in the park's path network to enable year round accessibility, with drainage / ponding issues noted as well as misleading finger post signage and deteriorating path conditions.</p>	<p>As part of Blaeberryhill Park Improvements (L6) enhancing the path network would require a full review of their appropriateness, condition and maintenance to establish areas of focus and scope of future works.</p> <p>It is anticipated that this would involve resurfacing, street lighting and drainage enhancements, improved street furniture, wayfinding signage and interpretation as part of Heritage Trail (L9) and outdoor education.</p>	Footpath + Environmental Improvements	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
		As per L2A.	High Priority	As per L2A.	WLC Planning and Economic Development (lead service) Woodlands Trust Forestry Commission Scotland (Woodland in and around towns – WIAT) WL Green Network Partnership Group Central Scotland Green Network Trust
		As per L2A.	High Priority	As per L2A.	WLC Planning and Economic Development (lead service) Woodlands Trust Forestry Commission Scotland (Woodland in and around towns – WIAT) WL Green Network Partnership Group Central Scotland Green Network Trust
		As per L2A. As with other L2_ initiatives there is significant scope to improve and connect the park to the Town Path network to the wider benefit of Whitburn; providing better access to the principal park in the town.	High Priority	As per L2A	WLC Planning and Economic Development (lead service) WLC Operational Services (Community Greenspace Officer) Woodland Trust

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L3A	Town Path (North) – path enhancements / formation : East Main Street to Armadale Road parallel with M8	Residual greenspace fringe along the northern edge of Whitburn, predominantly alongside the M8, passing Whitburn Academy and linking into the community woodland and the east end of Whitburn.	<p>There was insufficient time during the charrette to survey the full path network through Whitburn however, in discussion with charrette participants it was noted that there may be scope for enhancing / extending a northern loop into the wider Town Path network.</p> <p>This would involve the formation (?) of a link between the town and M8 linking from the community woodland to Armadale Road, past and accessing (if possible) Whitburn Academy.</p> <p>It could be expected that this would be a cycle and footpath link.</p>	Footpath + Environmental Improvements	
L3B	Town Path (North) – path enhancements / formation : Armadale Road to Heartlands parallel with B7066.	Road running along the northern edge of Whitburn between KGV playing fields / Murraysgate Industrial Estates and the emerging Heartland industrial area. There is grass verge alongside the road.	As part of the Town Path network there is scope to introduce a footpath / cyclepath to link along the northern edge of Whitburn, connecting to Heartlands, Polkemmet Country Park and to the proposed footpath / cyclepath to Armadale Rail Station.	Formation of New Path / Links	
L3C	Town Path (North) Whitburn > Heartlands > Polkemmet Country Park Link (WHPCP)	<p>There is a real and perceived separation between Whitburn and Polkemmet Country Park. Heartlands development will, in time, extend the western boundary of Whitburn to the gates of the Country Park. That said, despite the provision of greenspace (at the west end of Main Street), there is a degree of severance created with the new road and roundabout infrastructure implemented at Heartlands which needs to be overcome to enable east-west connections to and from the Park.</p> <p>There was many participants at the charrette keen to see improved connections between the town and country park as a priority, with more than one route and point of access being preferred by many.</p>	<p>Various potential link routes and points of access to the park were presented at the charrette. In addition to the existing main gate entrance there was felt to be scope to introduce a new access point at the south eastern corner of the park. Moreover there was felt to be merit in forming an eastern access into the Park, from Heartlands.</p> <p>There are plans for a footpath to be created linking from Murraysgate Industrial Estate across the B7066 to adjacent to the new Oil States complex. The charrette proposed extending this link as a dedicated footpath across the new Heartlands road infrastructure (at grade) and link, along the line of retained historic, established tree avenue into a newly formed East Gate to Polkemmet Country Park.</p>	Formation of New Path / Links	
L3D	Murraysgate Pathway Enhancement – Tie-in to WHPCP Link	<p>There is currently little expectation of encouraging north-south pedestrian footfall through the existing Murraysgate Industrial Estates.</p> <p>There appears to be discontinuous footpaths and unsuitable pedestrian and cyclepath provision linking between Main Street and the B7066.</p>	<p>If L3C footpath project between Whitburn and Polkemmet Country Park is taken forward enhancing the pedestrian and cyclepath connections between Main Street to the B7066 would be a vital to avoid a missing link in this key connection.</p> <p>The proposal would be to ensure a continuous footpath and cyclepath provision, with associated lighting, drop kerbs and signage.</p>	Formation of New Path / Link	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
		<p>As per L2A.</p> <p>The formation of a northern loop in the Town Path network would improve connectivity and encourage cycling / walking to / from the Academy and linking into the wider national networks.</p>	Medium Priority	As per L2A – though following on in order of priority	<p>WL Green Network Partnership Group</p> <p>Living Streets Scotland</p> <p>Whitburn Academy</p> <p>WLC Planning and Economic Development</p> <p>WL Green Network Partnership Group</p> <p>WLC Transportation</p>
		<p>As per L2A.</p> <p>The formation of a northern loop in the Town Path network would improve connectivity and encourage cycling / walking to / from the Academy and linking into the wider national networks.</p>	Medium Priority	As per L2A – though following on in order of priority.	<p>WLC Planning and Economic Development</p> <p>WL Green Network Partnership Group</p> <p>WLC Transportation</p>
		<p>A quality link route between Whitburn and the Country Park would support Action Plan themes including;</p> <p>1 - Investing In Community Health & Well-Being – encouraging pedestrian / cycle activity and active living</p> <p>2 - Boosting Enterprise: Existing & New Business – encouraging greater connectivity to central Whitburn; scope to encourage visitors into Whitburn</p> <p>4 - Community Infrastructure & 3rd Sector – provision of quality public space to encourage community action / activity.</p> <p>The Country Park has seen a significant increase in visitor numbers. Ensuring Whitburn residents and businesses benefit by improving access between the Park and town is vital.</p> <p>The Charrette identified a network of path improvements and linkages to bind the neighbourhood of Whitburn together and to the town centre. This component of the network could be the pioneering element linking the Country Park to Town Centre.</p>	High Priority	As per L2A	<p>Operational Services</p> <p>HLF</p> <p>WLC Planning and Economic Development</p> <p>Heartlands</p>
		<p>As per L3C.</p> <p>Enhanced connectivity would also encourage walking and cycling to work via suitable connectivity to and from the Industrial Estate.</p>	High Priority (if L3C is taken forward).	As per L2A	<p>WLC Planning and Economic Development</p> <p>WL Green Network Partnership Group</p> <p>WLC Transportation</p>

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L4	River Almond Path – re-establishment / formation	It is understood, following discussions with Charrette participants, that the former riverside path has become neglected, overgrown and therefore can no longer be used.	Reformation of riverside path to connect from Polkemmet Country Park to East Whitburn. Where impassable due to roads (eg at M8) utilise new path infrastructure at new motorway junction to create missing link. Tie riverside walk into wider, rejuvenated town path network notably		
L5	Blaeberryhill Park Improvements	<p>Blaeberryhill Park is the largest park in Whitburn. It is a key component of the town's greenspace network. Whilst located up the hill it is reasonably central, geographically, to many neighbourhoods in Whitburn. It is located close to the Cross.</p> <p>It appears to accommodate a range of facilities and amenities, as well as the Whitburn Community Education Centre, play and kick-about facilities and local paths.</p> <p>It is one of the principal spaces in the town with the White Burn and several key routes running through the Park.</p> <p>In advance of a full audit / survey of the park initial observations would suggest that there is scope to enhance the quality and variety of activities in the park.</p>	<p>Whitburn should have a quality town park. King George V Park caters for sport pitch provision (subject to drainage / ground condition issues raised at the charrette) and hosts the Gala day events. KGV has also received investment with a new trim trail and planned new pavilion. However it is located at the northern fringe of the town and doesn't provide a variety of open space amenity that could be available in Blaeberryhill Park. Between KGV and Blaeberryhill Park there is the potential for a very wide variety of open space provision in two parks close to the Town Centre.</p> <p>It is suggested that a Landscape Masterplan be prepared for Blaeberryhill Park to establish the demand and requirements for the Park in relation to a rejuvenated greenspace network throughout Whitburn. This Masterplan would outline the physical interventions required to enhance the quality and setting of the retained and any new facilities. The Masterplan would support future funding applications and would identify scope for community / third sector organisations to take forward aspects of its implementation and longer term maintenance.</p> <p>Given the emphasis in the charrette on greenspace networks it is apparent that the Blaeberryhill Park Masterplan would have to lock in to the various path network enhancements outlined elsewhere in the charrette report, principally projects L2A-E. It would also have a key role in accommodating improved play spaces (L7), sport pitch provision (L8), aspects of the town Heritage Trail (L9) and potentially a Community Garden (L6).</p> <p>Until a full survey and Masterplan has been prepared a full scope of works for park enhancements cannot be confirmed.</p>	Town Park enhancements	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
		<p>The re-formation of a riverside walk from Polkemmet Country Park along to East Whitburn would create pleasant riverside walk as part of the Town Paths initiative.</p> <p>In line with other path enhancement initiatives the re-establishment of a River Almond path would support Action Plan themes including;</p> <p>1 - Investing In Community Health & Well-Being – encouraging pedestrian / cycle activity and active living</p> <p>4 - Community Infrastructure & 3rd Sector – provision of quality public space to encourage community action / activity.</p>	Medium Priority	<p>Short Term Undertake initial site survey to walk the route and establish viability of reintroduction of path. Develop brief for feasibility study.</p> <p>Medium Term Undertake feasibility study.</p> <p>Long Term Implement feasibility study recommendations</p>	WLC Green Network Partnership Group
		<p>Improving Baleberryhill Park as 'the Town Park' would emphasise its place at the heart of the town's greenspace network. If greenspace networks are to be at the vanguard of regenerating Whitburn and encouraging healthy, active living then Baleberryhill Park should be central to that initiative.</p> <p>Improving Baleberryhill Park would support many of the cross cutting topics in the Action Plan, particularly;</p> <p>1 - Investing In Community Health & Well-Being – promoting a greenspace led-regeneration of Whitburn that encourages pedestrian activity via greenspaces, improving air quality, enhancing bio-diversity and providing possibilities enhanced outdoor play, sports and community events. The Park</p> <p>4 - Community Infrastructure & 3rd Sector – encouraging community activity and action within the Town Park. Seeking to identify community / third sector-led initiatives that could be accommodated within the Park.</p> <p>In addition to health and community benefits a comprehensive enhancement at Baleberryhill Park could contribute to support;</p> <p>2 - Boosting Enterprise: Existing & New Business – creating a quality Park near to the town centre to attract new footfall, host seasonal events and in turn support local businesses in the town.</p> <p>3 - Consolidating & Adapting Town Centre – improving the variety of activity in the town centre by enhancing amenities in close proximity to the Cross.</p>	High Priority	<p>Short Term Develop a brief and procure a landscape Masterplan framework for Park. Undertake Masterplan in consultation with park users / stakeholders. Implement 'quick wins' from Masterplan process (subject to available funding)</p> <p>Medium Term Pursue funding to implement actions from Masterplan</p>	<p>WLC Operational Services (Community Greenspace Officer)</p> <p>Woodland Trust</p> <p>CSGNT</p> <p>WL Green Network Partnership Group</p>

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L6	Community Garden (locations tbc)	It is understood that there are no community gardens in Whitburn. There were several charrette participants keen to promote the idea and establish a community garden. Moreover there was a general level of interest and support for the concept, albeit with some concerns about viability.	<p>Several participants in the charrette were very keen to investigate scope to establish community garden(s) in Whitburn. No specific locations were identified, though an initiative to create a training kitchen with associated kitchen garden was discussed.</p> <p>This initiative would be community led and would seek to promote healthy living, and life skills (gardening, food preparation, teamwork).</p> <p>There were various precedents cited of 'grow-your-own' gardens / allotments however there persisted a degree of scepticism with respect to the viability and durability of a community garden scheme. There were anecdotes shared of previous similar initiatives that had floundered.</p> <p>Despite this anxiety it is suggested that discussions be taken forward with potential groups or individuals passionate about being the custodians of a community garden. If a dedicated community garden 'project champion' can be identified and suitable sites (perhaps aligned with other initiatives such as the training kitchen, children's nursery or other potential allies) a community garden could be emblematic of a changing mindset and campaign for healthier eating and living.</p>	New Community-led garden space	
L7	Play Space Improvements	<p>The Charrette benefitted from insightful contributions from school children from throughout Whitburn. One area of focus was to provide a range of formal and informal play spaces and facilities throughout the greenspace network.</p> <p>There are existing structured play facilities in several location throughout Whitburn. There was limited scope within the charrette to survey and audit the full extent and condition of play equipment.</p>	<p>Audit and review the provision of formal play space throughout Whitburn. Work in liaison with kids and young people, via schools and other networks, to assess the appropriateness of play opportunities throughout Whitburn.</p> <p>There is scope, within the regeneration of the greenspace network, to create natural play opportunities as well as structured play facilities in key parkland locations.</p> <p>Catering for a range of ages (including adult trim trail facilities) is critical.</p>	Play Strategy involving refurbished and new facilities	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
		<p>A successful community garden initiative in Whitburn would face in to some of the endemic health and social issues and could act as a flagship project to promote active community engagement with greenspace in Whitburn and support local and national healthy living / eating initiatives.</p> <p>Creating a Community Garden would align with many of the initiatives and Action Plan themes outlined in the charrette notably; 1 - Investing In Community Health & Well-Being – promoting healthy living / eating and supporting community action and engagement in greenspace. 4 - Community Infrastructure & 3rd Sector – encouraging community / third sector-led initiatives accommodated within Whitburn's greenspace as part of the wider regeneration strategy.</p> <p>In addition to health and community benefits a community garden could support; 2 - Boosting Enterprise: Existing & New Business – prospects for associated social enterprise / community interest company associated with the garden (or associated training kitchen etc.)</p>	High Priority?	<p>Short Term Discuss / investigate level of interest in taking forward this initiative. Identify potential sites / project champions. Develop business case. Consider pilot / trail. Visit other equivalent central belt precedents.</p> <p>Medium Term Implement, if sufficient community support, available funding and maintenance plan.</p>	<p>Green Network Group</p> <p>WLC NETs and Land Services</p>
		<p>Better play opportunities within a greenspace strategy would align with headline aspects of the Action Plan themes outlined in the charrette notably; 1 - Investing In Community Health & Well-Being – promoting healthy living / active play and supporting community action and engagement in greenspace. 4 - Community Infrastructure & 3rd Sector – encouraging community activity and building relationships within the young folk of Whitburn.</p>	Ongoing	<p>Short Term Undertake a review / audit of facilities in conjunction with kids / youth. Develop a prioritised plan for replacement enhancements. Pursue funding.</p> <p>Ongoing Implement prioritised plan, subject to budget / funding.</p>	<p>WLC NETs and Land Services</p>

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L8	Sports Pitch / Facility Improvements	<p>Whitburn has a proud tradition of sport, particularly football. The Community Sports Hub being promoted by West Lothian Council and partners (hopefully emulating the success of the Armadale Sport Hub) provides scope to enable existing and new community based sports clubs to share facilities, network and promote their sports to encourage increased participation.</p> <p>There have and are initiatives coming forward to enhance sports provision in Whitburn, notably at KGV with a new trim trail and planned new pavilion.</p> <p>There was insufficient time within the charrette to conduct a comprehensive audit of all sports pitches and facilities but the Community Sport Hub initiative should be the appropriate vehicle to discuss issues and solutions to foster increased active participation in sport in Whitburn.</p>	<p>Audit and review the provision of sports facilities / pitches throughout Whitburn. Assess optimising pitch provision as part of the rejuvenated greenspace network (it may be that fewer, better pitches are required).</p> <p>The Community Sport Hub can be a virtual network as well as have physical focus. Consider scope to optimise / share facilities and develop any specification for new provision to ensure it caters for a wide variety of sports, including but expressly not limited to football.</p>		

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
		<p>Optimising sport pitch provision within a greenspace strategy would align with headline aspects of the Action Plan themes outlined in the charrette notably;</p> <p>1 - Investing In Community Health & Well-Being – promoting healthy living / active living through increased participation in sport and supporting community action and engagement in greenspace. Enhancing the quality of facilities, and maximising the use of these facilities would encourage higher level of uptake in sporting activity.</p> <p>4 - Community Infrastructure & 3rd Sector – encouraging community activity and building relationships within the sports community of Whitburn.</p>	Ongoing	<p>Short Term Under the auspices of the Community Sport Hub undertake a review of sports facilities throughout Whitburn. Develop a prioritised plan to enhance provision in line with Community Sport Hub vision.</p> <p>Ongoing Pursue funding and implement prioritise accordingly.</p>	WLC Sports Development (lead)

Ref.	Name / Site	Existing Situation	Charrette Proposal	Project Type	
L9	Voices of Whitburn Heritage Trail	<p>Whitburn has a powerful and interesting social and physical history that should be highlighted when considering Whitburn Past, Present and Possible. There is a proud tradition and story to be told and one that can help to reinforce Whitburn's distinctiveness.</p> <p>An idea discussed at the Charrette, during and after the Futurewalk (see Appendix) was <i>Voices of Whitburn</i>- the history of the town in the voices of people from the town as part of a heritage trail and walking ap.</p> <p>This series of trails, overlapping with the rejuvenated Town Path network, would focus on the town's history and culture with (nominally) seven pathways and 1hr walks through the town and complementing a trail in Polkemmet Park.</p> <p>Set piece aspect of the walk could include installations planned by the Community Development Trust including a miners hutch on narrow rails and community miners memorial.</p>	<p>In dialogue with Charrette participants WAVE particle produced a first draft of a Heritage Trail to demonstrate the wealth of history and significant places within the town and environs (refer to Heritage Trail drawings).</p> <p>This exercise indentified approx. 30 potential points of interest on the trails, including, but not limited to;</p> <ul style="list-style-type: none"> – Eppi Stone – The Church – Stone at Dumback Mine – Bracefield Church – Gospel Hall – Secession Church – Weaver's Lane – Old Market Inn – Cenotaph – Heartlands Artifacts – Murraysgate Toll – Sinkhole House – Horse Fell – Polkemmet Estate – Whitburn Station – The Burning Bing <p>Each of these (and other) locations could integrate with the Town Path network and be marked by interpretative artwork and supported by online web technology and smartphone aps.</p> <p>Curatorial of the trail, and its interface with the Town Museum in the Library would be crucial to its success.</p>	Heritage trail / Artworks	

	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
		<p>In parallel with improving the Town Path network a Heritage Trail that would encourage locals and visitors to explore, in-situ, the town's backstory and reveals its social and cultural heritage, would help encourage footfall between the Country Park and the town centre.</p> <p>The Heritage Trail initiative supports many of the cross cutting topics in the Action Plan, particularly;</p> <p>1 - Investing In Community Health & Well-Being – encouraging pedestrian activity to and through the town along a rejuvenated Town Path network. Community pride and self awareness would be significantly enhanced by revealing and celebrating Whitburn's story.</p> <p>2 - Boosting Enterprise: Existing & New Business – creating a thematic 'draw' and series of destinations along a renewed, quality path network to attract new footfall in the town supporting businesses</p> <p>3 - Consolidating & Adapting Town Centre – encouraging footfall and improving connectivity to the town centre from points of interest in the local area, notably driving visitors to Polkemmet Country Park to engage with the Town Path trails around the town.</p> <p>4 - Community Infrastructure & 3rd Sector – provision of quality path network with heritage narrative that could be curated and updated via the Community. It could be hoped that the trail could also act as an educational resource for local school children.</p>	High	<p>Short Term Establish a Steering Group to scope out a brief to develop an (extendable) heritage trail that could be implemented in phases (as funding allows). Appoint a team to develop the narrative / curate the trail in liaison with the community. Develop interpretative design approach (incl. online aps).</p> <p>Medium Term Implement initial phases of the heritage trail prioritising links to/from Country Park.</p> <p>Extend initial phases as funding allows.</p>	<p>Whitburn Community Council</p> <p>Whitburn Community Development Partnership</p>

Development Framework Landscape Projects: Potential Funding Sources Table

The following list of funding sources are those which are relevant to each project. Where the same funding source is listed numerous times, consideration will need to be given as to which options are the highest priority for these funding sources to be utilised or applied for, and what elements of the options are feasible.

Project	Potential Funding Sources
L1 – Main Street Public Realm Works	Scottish Government Regeneration Capital Grant WLC Town Centre Regeneration Fund Developer Contributions
L2 – Town Path Network (South)	Scottish Government Regeneration Capital Grant Sustrans – Community Links SNH – Green Infrastructure Fund Forestry Commission – WIAT fund People’s Health Trust – Active Community fund Living Streets Scotland HealthShow – Edinburgh + Lothians Health Foundation Paths for All – Health Walk grants
L3 – Town Path Network (North)	Scottish Government Regeneration Capital Grant Sustrans – Community Links SNH – Green Infrastructure Fund Forestry Commission – WIAT fund People’s Health Trust – Active Community fund Living Streets Scotland HealthShow – Edinburgh + Lothians Health Foundation Paths for All – Health Walk grants
L4 – River Almond Path	Scottish Government Regeneration Capital Grant Sustrans – Community Links SNH – Green Infrastructure Fund Forestry Commission – WIAT fund People’s Health Trust – Active Community fund Living Streets Scotland HealthShow – Edinburgh + Lothians Health Foundation Paths for All – Health Walk grants

Project	Potential Funding Sources
L5 – Blaeberryhill Park Improvements	Scottish Government Regeneration Capital Grant Sustrans – Community Links SNH – Green Infrastructure Fund Forestry Commission – WIAT fund People's Health Trust – Active Community fund Living Streets Scotland HealthShow – Edinburgh + Lothians Health Foundation
L6 – Community Garden	People's Health Trust – Active Community fund People's Postcode Community Trust – Community Grants Programme Community Food and Health (Scotland)
L7 – Play Space Improvements	Awards for All
L8 – Sports Pitch / Facility Improvements	Sports Facilities Fund – SportScotland Comic Relief Main Grants Awards for All
L9 – Voices of Whitburn Heritage Trail	HLF Parks for People / Young Roots / Sharing Heritage Fund Big Lottery Fund Scottish Government Regeneration Capital Grant Sustrans – Community Links SNH – Green Infrastructure Fund Forestry Commission – WIAT fund

Open Space Networks



Open Space Networks

Parking Enhancements



Development Framework Access, Traffic & Transport

- Strong road-based accessibility
 - Whitburn is 20 miles to Edinburgh; 22 miles to Glasgow
 - 80% population of Scotland within 1 hour drive
 - New motorway junction at Heartlands
- **Public Transport** accessibility
 - No railway station in Whitburn. Nearest in Armadale, Bathgate, Fauldhouse and Blackridge
 - Well served by local bus services to Edinburgh Livingston, Broxburn, Bathgate and Glasgow serviced by First Bus including services no 8/208, 10, X14
 - Poor hospital access
 - Strong East-West services, but poorer North-South
- Walking\Cycling accessibility
 - Improved **strategic** connections required to local towns\vilages\rail stations
 - Improved facilities **within** Whitburn required.

- A slightly higher percentage of residents travel to work by car in Whitburn than across West Lothian (74.9% compared to 71.2%);
- However, a higher than average percentage of residents also travel by bus (8.6% compared to 7.3%) and on foot (6.5% compared to 6.1%);
- Fewer residents travel by train (1.4% compared to 4.6%);
- Fewer people work from home (7.6% compared to 9.1%).
- Fewer households in Whitburn have no car available when compared to the National Average (34.4% compared to 30.5%);
- However, a comparable number of households have one car available (42.3% compared to 42.2%);
- Fewer households have 2 or more cars available (23.4% compared to 27.2)

Source: 2011 Census

In line with best practice, transport in the area will be considered in line with the nationally established 'hierarchy of travel modes' viz:-

- Pedestrians
- Cyclists
- Public transport
- Private car
- Whitburn is only 20 miles to Edinburgh; 22 to Glasgow;
- 80% population of Scotland within 1 hour drive.
- accessibility to encourage economic activity?
- Whitburn has a new motorway junction;
- Bathgate/ Armadale have railway stations.
- bus service improvements?
- should be improving cycling and walking connections in the town.

Walking\Cycling

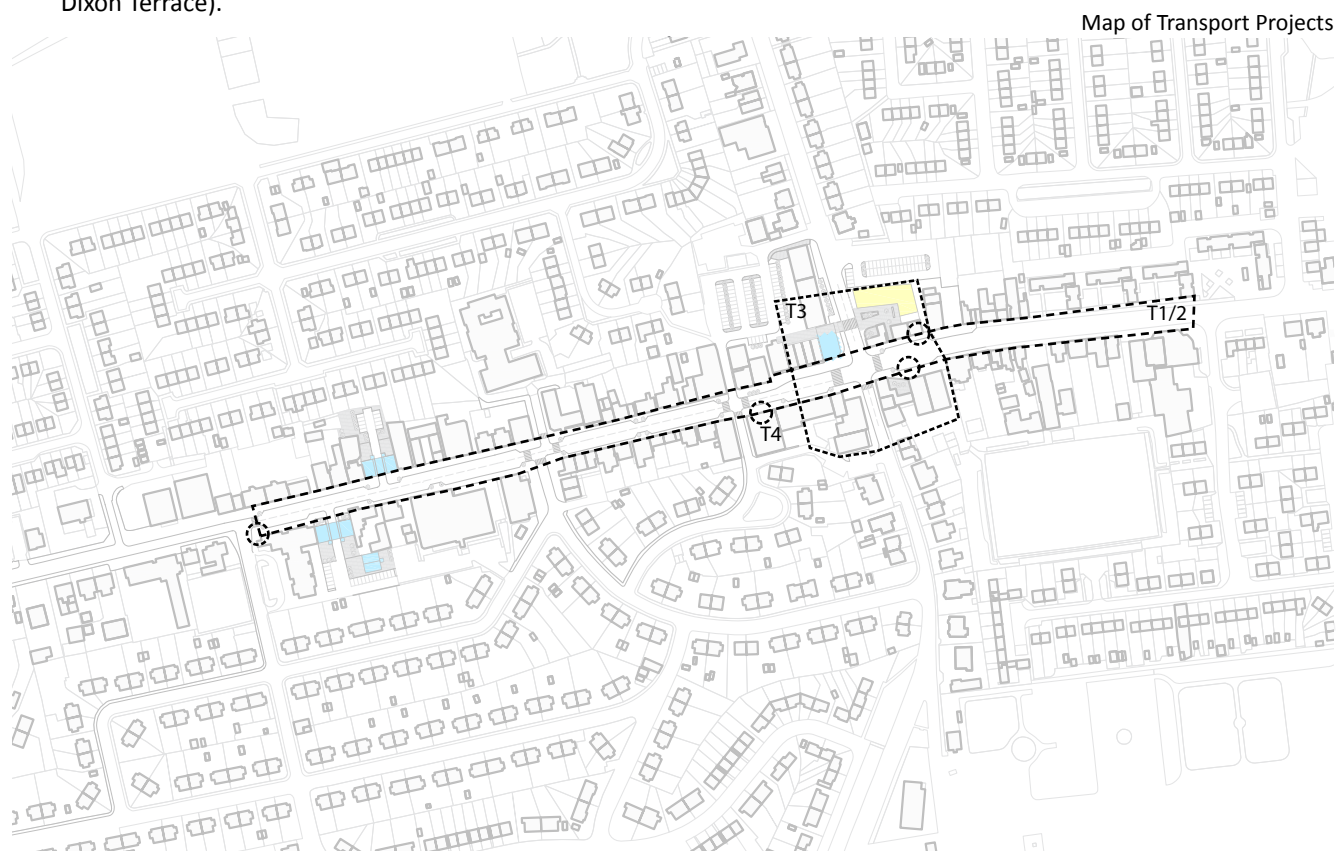
- Current committed plans to improve connections between Whitburn and Armadale (Station) and conceptual plans to better connect for Whitburn with wider Scottish Cycle network.
- Need improved walking and cycling facilities (including buggies\wheelchairs) in town to address 'functional' trip movements – eg to school and to work – safe routes, well lit, convenient and safe place to leave bike (eg in town, at train station).
- (Consider options of linking in WLC proposals for strategic cycle\walking network and what could be done within Whitburn to ensure good integration.)
- Any improved walk\cycle would need to connect to emerging Heartlands infrastructure. (As above)

Public Transport

- Safety\Vandalism at bus stops. (Replacement of existing bus stops with 'vandal resistant stops' – particularly in the centre of town).
- Poor convenience of bus stops (particularly for elderly) when accessing longer distance destinations (eg Armadale Rail Station, Harthill, Polkemmet country park). (Consider review of existing stop locations and services)
- Community Severance – reduction in services to Glasgow, poor services to Edinburgh + hospitals. (Better marketing of traveline)
- Need stronger links to local rail stations. (Review current links and demand for use of services)

Car

- Need for improved parking provision – ideally off-street. (Review potential locations for 'off street' parking). Road space may be better utilised by improved\extended pavements for walking, cycling and improved bus access\egress than to provide 'on-street parking.)
- Increased congestion at The Cross junction. Higher traffic volumes and greater HGV mix. (Consideration of Council early funding of distributor road, review the cross junction, consider options for Dixon Terrace).



Development Framework Access, Traffic & Transport Projects Table

The following Development Framework projects provide a reference point for decision makers and planners as to the type and scale of improvements required. Given the limited resources of funding bodies to enable full scale implementation of projects, the level of priority is shown for each project to provide guidance as to which projects should be pursued.

The proposals for each project are based on a comprehensive scale of improvement / regeneration. Depending on the on the respective funding environment for specific projects, any further development of proposals may require to be scaled down, in order to make these feasible.

Ref.	Name / Site	Existing Situation	Charrette Proposal	
T1	Whitburn town centre: Pavements	Condition of pavements (particularly Main Street). Congested at peak times, difficult to negotiate buggies/wheelchairs.	General Improvement of public realm in-line with streetscape/landscaping improvements. This could include drop kerbs/rumble strips/high visibility markings to assist in wheelchair/ disabled/visually impaired.	
T2	Whitburn town centre: On Street Parking	High levels of On-Street parking on Main Street despite short stay nature of provision. Abuse of longer term parking has been in-line with reduced parking enforcement since absence of traffic wardens. Location of On-Street parking leads to safety and greater congestion issues at bus stops due to double\wide parking while access/egress). This, coupled with double parking either side of Main Street also gives rise to safety concerns for cyclists.	General Improvement of public realm in-line with streetscape/landscaping improvements. Potential Provision of Off-Street parking alternative.	
T3	Whitburn town centre: The Cross Junction	Increased congestion at the Cross, particularly North/South movements and HGV/PSV use. This has been exacerbated by the traffic calming on Dixon Terrace which offered an alternative route to the new M8 junction. In future, Dixon Terrace will be banned to 'non-car traffic'.	Consider a review of traffic signal operations at the Cross junction. Future plans for the Heartlands development include a western distributor which would provide congestion relief for the western side of the town, particularly at the Cross/ Dixon Terrace and generally improve accessibility for Whitburn. It is not anticipated that Heartlands will reach the threshold level of development required to fulfil delivery of the distributor in the short to medium term. However, potential ways to deliver this early could be considered.	

	Project Type	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
			Ease of pedestrian, disabled, cycling within the town centre will provide a safer/convenient environment and facilitate more sustainable travel, particularly for short 'functional' trips (e.g. to school, work).	In-line with streetscape / landscape improvements.	In-line with streetscape / landscape improvements.	WLC Operational Services Living Streets Scotland
			Removal of some parking from main Street will both recover and make safer, road space for more sustainable travel while also maintaining a good level of car based accessibility to parking at centre businesses that currently exists.	In-line with streetscape / landscape improvements.	In-line with streetscape / landscape improvements.	WLC Operational Services Living Streets Scotland
			Improve traffic flow and safety in and around the Cross.	High	Short Term Review of signals Medium / Long Term Review of Western Distributor	WLC Operational Services Living Streets Scotland

Ref.	Name / Site	Existing Situation	Charrette Proposal	
T4	Whitburn town centre: Bus Stops	Vandalism prevalent at local bus stops. Noted issue relating to poor accessibility of bus stops for longer distance travel.	Consideration of vandal resistance (e.g. wire mesh) bus stops at affected locations. Review of local bus stop accessibility in-line with public concerns.	
T5	Whitburn local town connectivity: Walking and Cycling	Whitburn does not have a direct connection to the National Cycle networks. It is difficult/unsafe to walk/cycle to local towns (in particular Armadale for local train/ amenities)	West Lothian Council (WLC) are delivering a walking and cycle route from Whitburn to Armadale during the next financial year. Further WLC aspirations to connect Whitburn to the National Cycle network and improve pavements along the A89 are also being formulated.	
T6	Whitburn strategic connectivity: Bus	Whitburn is generally well served by bus services to Edinburgh, Livingston, Broxburn, Bathgate, Glasgow. However, recent reduction in accessibility via loss of the X14 service to Glasgow.	Improved marketing of 'Traveline Scotland' for travel planning. This could help improve awareness and use of services to\from local train stations and use of alternative routes in the absence of the X14 service being re-instated (again). Review of existing demand and links to local train stations.	

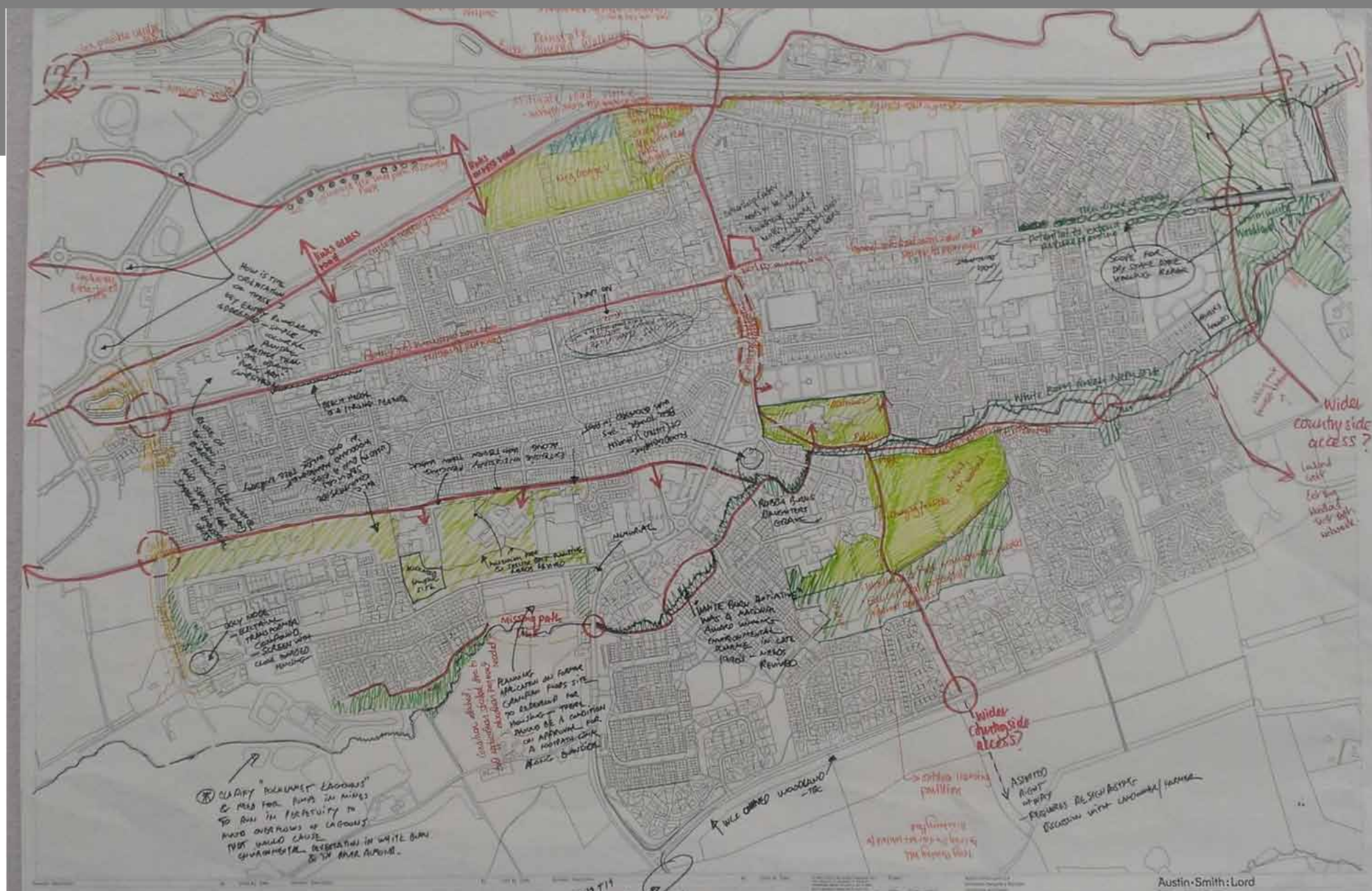
	Project Type	Site Area / GFA (approx.)	Justification / Additional Comments	Priority	Timescales Short Term: next 18 months Medium Term: up to 3 Years Long Term: 3 Years +	Partners Involved
			Enhancement of public transport facilities and accessibility may inspire greater use.	Medium	Short Term Replace bus shelters	WLC Operational Services Living Streets Scotland
			Enhancement of active mode facilities and accessibility may inspire greater use. This is of particular importance in the linkage to Armadale which provides key local services to Whitburn including rail access. Improvements in connectivity with local town's needs to be coordinated with those under consideration internal for Whitburn and with Heartlands.	High	In-line with L2/L3 Town Path network improvements	WLC Operational Services Living Streets Scotland
			There were discussions noting strong family / friends connections between Whitburn and Glasgow / Edinburgh. Any loss of service between these locations results in severance. However, where bus services have been removed\ reduced, this is likely to be as a result of lack of demand. Alternative public transport provision exists, but is perhaps less convenient. Marketing of these options will assist in ensuring the public are aware of the alternatives and can use them as efficiently as possible. Real-time bus tracker apps and real-time information at bus stops would also assist in improving public transport use. However, consideration should be given to the low level of internet\smartphone use in Whitburn.	High	Short Term Marketing of Traveline	WLC Operational Services Living Streets Scotland

Development Framework Transport Projects: Potential Funding Sources

The following list of funding sources are those which are relevant to each project. Where the same funding source is listed numerous times, consideration will need to be given as to which options are the highest priority for these funding sources to be utilised or applied for, and what elements of the options are feasible.

Project	Potential Funding Sources
T1 - Pavements	Scottish Government Regeneration Capital Grant WLC Town Centre Regeneration Fund Developer Contributions
T2 – On Street Parking	Scottish Government Regeneration Capital Grant WLC Town Centre Regeneration Fund Developer Contributions
T3 – The Cross	Scottish Government Regeneration Capital Grant WLC Town Centre Regeneration Fund Developer Contributions
T4 – Bus Stops	WLC Transportation
T5 – Walking + Cycling	Scottish Government Regeneration Capital Grant WLC Town Centre Regeneration Fund Developer Contributions Forestry Commission – WIAT fund People’s Health Trust – Active Community fund Living Streets Scotland HealthShow – Edinburgh + Lothians Health Foundation Paths for All – Health Walk grants Sustrans – Community Links SNH – Green Infrastructure Fund

Project	Potential Funding Sources
T6 – Strategic Connectivity	Scottish Government Regeneration Capital Grant WLC Town Centre Regeneration Fund Developer Contributions Scottish Government Regeneration Capital Grant Sustrans – Community Links SNH – Green Infrastructure Fund Forestry Commission – WIAT fund People's Health Trust – Active Community fund Living Streets Scotland HealthShow – Edinburgh + Lothians Health Foundation Paths for All – Health Walk grants



6. OVERALL CONCLUSIONS

Overall Conclusions:

- Conclusions: overarching themes: Summary
- Responding to property context
- Funding opportunities
- Phasing & delivery
- Recommendations & next steps

Potential Funding Sources

Public

1. **Scottish Government:**

- i. Regeneration Capital Grant Fund
- ii. Town Centre Action Plan e.g. digital towns
- iii. Town Centre Empty Homes Fund
- iv. Small/Medium Builders
- v. People & Communities Fund
- vi. A+DS 'Stalled Spaces'

2. **Next European Funding Programme (2014 – 2020) -** European Structural & Investment Funds Programmes (ESIF)

3. **West Lothian Council:**

- Local Authority Business Support Grants
- Town Centre Regeneration Fund
- Whitburn Shopfront Improvements Fund

4. **SUSTRANS** – Community Led Street Design, Community Links, Connect 2

5. **Historic Scotland:** HLF e.g Heritage Enterprise & Scotland's Urban Past

6. **Healthshow Edinburgh & Lothians Health Foundation** (Improving public health/inequalities)

7. **Development Trust Association** (20th May – Scotland's Towns Partnership Funding Workshop)

8. **Community Empowerment: BLF** (Awards for All, Scottish Land Fund, Investing in Ideas, Investing In Communities: Growing Community Assets)

9. **Creative Scotland:** Creative Place Awards; Cultural Economy Programme; Public Art Sited & Youth Arts Hub

10. **SNH Green Infrastructure Fund**

11. **Forestry Commission:** WIAT (Woodland In and Around Towns)

12. **Physical Activity & health Alliance (PAHA)** – Smarter Choice, Smarter Places

13. People's Health Trust's Active Community Funds

14. Living Streets Scotland

Private

1. WLC continue **proactive**: de-risking & packaging discrete market ready opportunities
2. Simplified Planning Zone: e.g Renfrew TC?
3. Business Improvement District (BID) – retailers or industrial estates
4. New national investors
5. Local major occupiers/benefactors
6. Developer Contribution from Heartlands development (£50k after occupation of the 200th house)
7. Local Authority Business Support Grants
8. Town Centre Regeneration Fund
9. Whitburn Shopfront Improvements Fund

Community: Local Solutions

1. Community ownership of assets: Development Trust: Community Interest Company
2. Awards for All, Big Lottery Fund: for those looking to improve their community
3. Bernard Sunley Charitable Foundation: raising quality of life for young/disadvantaged/elderly
4. Tridos Bank: loans to organisations 'working to bring about positive & lasting change'
5. UnLimited: social entrepreneurs e.g. Art Village
6. Robertson/Gannochy Trusts
7. Comic Relief Main Grants
8. Opportunistic: crowd sourcing

The Scottish Towns Partnership website hosts a regularly updated 'Funding Finder'. This provides a rolling update of potential funding sources in addition to sources listed here.

More information is available at

http://www.scotlandstowns.org/funding_support



APPENDICES

Placemaking in
WHITBURN
30 March - 2 April 2015

APPENDIX 1: WAVE-particle RECORD OF COMMUNITY

Whitburn Pre-Charrette – Schools Workshop

“Whitburn 2025: A fantastic place to live and a great community spirit- a place where everyone can contribute to the future”. Tracey Johnston’s Postcard From the Future, Chairperson of Whitburn Community Council,

“Thank you for a great opportunity”.Chelsea Bishop, S2, St. Kentigern’s Academy

Date: Friday 20th March (10-12pm)– creative workshop held at the Whitburn Community Centre

Participating Schools: Whitdale Primary School, St. Joseph’s Primary School, Polkemmet PS, Croftmalloch PS, also Whitburn Academy and

St. Kentigerns Academy.

Workshop hosted by: Lizzy O’Brien, Lauren Coleman, Harald Turek and Peter McCaughey of WAVEparticle; also in attendance were Scott McKillop and Mark from West Lothian Council; Tracey Johnston, Chairperson of Whitburn Community Council and Graham Ross and Iain Wylie from Austin: Smith Lord who are leading on the Charrette. Lizzy did an introduction to put the workshop in context, followed by a Q& A / discussion with the pupils.



Workshop Tools

Giant vinyl floormap of Whitburn- pupils were invited to stand on the giant map of the area and place a gold star on their favourite place, a green dot on a place that was close to their heart and an orange on their least favourite place. Scot McKillop pointed out local landmarks on the map such as the community centre, the Burgh Halls, Whitburn Cross etc to orientate the pupils re the map)

‘Postcard From The Future’ pupils invited to write their ideas for the area on one side of the postcard and address it to themselves in **2025**, when they would be approximately between 18-25 years old. The pupils were then invited to fill-in the blank space on the front of the postcard with drawings / ideas about their aspirations for Whitburn and what they would like to see in the town and surrounding areas in 2025.

Vox pops were taken of pupils placing their gold stars / orange dots on the large-scale map.

Portraits were taken of the pupils holding up their *Postcard From The Future* – front and back

The pupils were very enthusiastic, very animated and exited about the opportunity to put forward their ideas and opinions.



Comments, Suggestions and ideas from the school pupils included the following:

- The Q&A at the beginning of the workshop, and subsequently a number of the postcards, flagged up that many of the pupils felt Whitburn had too many pubs and bookies.
- One pupil put her gold star on the M8 because it connected Whitburn – quickly, to Edinburgh and Glasgow and she saw this as a good thing.
- A number of pupils felt the town could be more colourful – it was a bit grey.
- Older pupils felt afraid going out at night – felt that Whitburn could benefit with a full-time police station
- Litter was a big issue – quite a number of the postcards reflected that the streets could be cleaner.
- Quite a number of pupils suggested an Outdoor Market / Fruit market.
- Some pupils felt the town's mining heritage could be used to promote tourism with ours of the mines and heritage trails.
- A number of pupils felt that Whitburn would benefit from a hotel where people could stay.
- Pupils felt that the King George V Park could be better resourced with activities for young people – a skatepark was high on the list and Tracey Johnston from the Community Council said that plans were underway to build a skatepark.
- A pupil commented that she didn't know if there were currently any cycle paths in the town but if not, cycle paths would be something to think about for the future.
- Red dots were placed on vacant/derelict sites – and a number of pupils highlighted in their *Postcards From the Future* a wish to see development in places where buildings were shut down or sites demolished.
- The teachers and pupil support workers were also very engaged in the workshop and contributed the following comments:

Angie Stoddart- Pupil Support Worker from Whitburn Academy suggested a garden centerpiece/greenspace in the main street which would make the place look more inviting,

Tracey McCardle- Pupil Support Worker with Polkemmet Primary School flagged up the need for a good Sports Hall that would allow the West Lothian Wildcats Netball Team to develop their club - a great facility that could host games –

Jane Simpson pupil support worker with St. Joseph's Primary said that the only reason she chose to live in Bathgate as opposed to Whitburn was due to issues retransport connections, with rail links particularly poor. You need a car to get to and from Whitburn – you cannot live & work in Whitburn without a car and if you do it's very limiting. But the problem with that is if everybody has a car then there is an issue with parking. Jane also suggested bike racks in the town and a one-way system.



Extracts from *Postcards From The Future*

"The demolished buildings are no more, public places are more welcoming, inspirational murals cover the town and the burn is clean!" **Abby Gornall, S3, St. Kentigern's Academy**

"I'm making a lot of money now from my fruit and veg shop" – **Brandon Morrison, P6, Croftmalloch Primary School**

"They could take some of the pubs away and add clothing shops, a cinema, plus a swing park". **Tori Doherty P6, Croftmalloch Primary School.**

"I'm so happy in 2025 because people have stopped dumping in the river". **Margaret Anne, P6, Croftmalloch Primary School**

Whitburn is an amazing place to live and I'm glad I stayed here! **Xander Logue, P7, Polkemmet Primary School**

"I am standing right next to the cinema and it has two super large screens".

Lewis Roberts, P4, Whitdale Primary School

"healthier places to eat instead of so many fast food places" **Sophie Russell, S1, Whitburn Academy**

"It looks amazing with the pretty flower beds and the shops" **Ashley, S1 Whitburn Academy**

The *Postcards From The Future* have been gathered in and will be presented throughout the whole process of the Charrette in the last week of March.

Peter McCaughey of WAVEparticle thanked all who had attended the workshop and warmly invited all of the schools/pupils to attend the launch of the Charrette at 1.30 on Monday 30th March in the Community Centre and for them to extend that invitation to their families, parents, grandparents brothers and sisters.



Whitburn Gazebo Days - Tuesday 24th & Friday 27th March, 10am - 4pm**Team:**

(PMcC) Peter McCaughey - WAVEparticle

(LC) Lauren Coleman - WAVEparticle

(LO'B) Lizzy O'Brien - WAVEparticle

Also in attendance at various times: Scott McKillop, West Lothian Council, Nairn Pearson, Town Centre Manager at West Lothian Council, and Tracey Johnston from the Community Council.

Successful days at Whitburn Cross- many residents of Whitburn contributed to the process. Thanks to Scott (McKillop) we had a good supply of flyers / posters to advertise the Charrette and the Charrette programme, beginning on Monday 30th March. (Scott McKillop, Nairn Pearson and Tracey Johnston also put posters into all the shops for display.)

We handed out flyers to all who contributed an opinion / reflection on the town centre, and to all who walked by. A good number of people took flyers to hand on to friends and work colleagues and /or took a poster to put up in a shop window or at a club.

From the moment the **big map of Whitburn** went on display, we held an audience throughout the day. We collectively spoke to over 60 people. **Questionnaires** were filled out, along with people using the **large map** along with a system of gold stars, green & red dots to indicate areas of interest / dislike / could be improved. **Vox pops / on the spot interviews** were also taken. Regardless of the content of people's answers, pretty much everyone was willing to **speak to us for at least 10 mins**, proving there to be a wide range of opinion on the subject of Whitburn.

The local community are very engaged and vocal on the future of their area - we have gathered a wealth of material regarding suggestions for the town and also a few local residents have been identified as willing to be community ambassadors if the opportunity arose.

Gold stars were placed on the Xcite- Swimming Pool; Whitburn Academy; the Community Centre.

Red dots were placed on the Main Street and specifically Whitburn Cross

The main observations / issues that were flagged up included:

- A number of local residents when asked to use words or phrases to describe Whitburn - described the town as *"grey"*, *"a bit rough"*. They wanted to see colour, echoing what the schoolchildren had said at pre-Charrette schools workshop on Friday 20th March. One resident felt *"there is nothing in Whitburn"*, whilst another spoke of **Whitburn as "the forgotten land"**. Many people felt that everything stopped just before Whitburn and it hadn't grown in the same way as Livingston for example.
- **Two elderly ladies complained about the removal of trees on Polkemmet Road** and berated the council for not fulfilling a promise to replace the trees. **The same ladies went on to praise the council for the excellent maintenance work they do on the cemetery** at the east of the town – a place they referred to as a favourite place, *"a wonderful place to sit, think and talk"*
- Many **people spoke positively about local community spirit**, and **highlighted the annual Gala Day in June as a great community event**. Several of the people we spoke to had lived in Whitburn a long time – one person for 50yrs another for 69yrs. They valued knowing and meeting people that they'd met as far back as primary school.

- **A lot of red dots on the Main Street** – *“It’s horrible”* and *“It’s a dump”* *“Ridiculous”* and *“a lot of the good things have been taken out”* being some of the things that were said. **A recurring issue was the number of shops lying empty in the town, over a long period of time– one resident suggested finding the owners and getting them to bring the rent down to encourage occupation.** Coupled with this was the widely held opinion that there were **too many bookmakers / too many pubs and too many beauty parlours.** Women in particular thought it would be great to have a decent shoe shop / clothes shops – whom those born and bred in Whitburn said the town used to have. However one resident observed that **small businesses struggled and often closed, as people shopped primarily in Livingston, Bathgate- and further afield in Edinburgh,** and said that **the Main Street on a Saturday is dead as people head elsewhere.**
- **A lot of red dots specifically on Whitburn Cross** – numerous people talked about the **number of heavy lorries going through the town** – and **suggested a bypass / ring road round the town** that would stop this.
- A number of local residents felt strongly that **the new civic space at the side of the Burgh Hall was something of a disappointment** and could have been better designed – **there was a wish to see a significant greenspace** in the town centre. And **another gentleman said that whilst he really liked the work on the civic space he questioned whether it was the right priority to spend budget on,** given that other more important work was needed in the town.
- A 33yr old mother requested that **the gap in the wall of the cemetery be repaired** to prevent people using the space as a shortcut and prevent subsequent thefts including flowers from her son’s grave.
- One lady **requested an appropriate commemoration for the miner’s,** outwith the big stone with the plaque on Armadale Road.
- Many people felt that **King George V Park could be better resourced,** that there is nothing there at the moment – particularly for young people – there used to be a swing park but that’s no longer there.
- **Transport to and from Whitburn was flagged up by many people as a huge problem** – for those without a car or who don’t drive. One local resident, whose daughter lives in Bathgate and comes to visit her with the two grandchildren in tow, has to get from Bathgate to Redmill (East Whitburn) – the last bus is at 5pm and she then has to walk with her two small children for over a mile to reach Redmill. Another resident went to college in Livingston and said that it just felt as though Whitburn was *“far away from everything”*.
- Elderly people and residents who had elderly relatives spoke highly of the **Whitburn Wanderer as an excellent bus service** that picks up elderly people and takes them to and from the town centre to shop, collect pensions.
- **Lack of parking in the town centre** was flagged up – especially in relation to the Health Centre, and particularly for anyone with a disability.
- **A number of people put their red dots on the health centre** – and flagged up the **need for a second Health Centre that would serve the entire population** – with parking available.
- A local resident flagged up that **the area behind the cottages in East Whitburn could be developed as a wetland / wildlife**
- Many people said that **activities are needed for young people, to keep them off the streets, and prevent vandalism.** Whilst the Community Centre was valued – it was still felt that something else was needed. A resident pointed out that **the Community Centre was too out of the way,** up a hill, off a busy road with lots of lorries - and not somewhere a parent would be happy for their children to be walking to on their own.
- A number of people stated that **a real positive for Whitburn was Xcite, the swimming pool,** where many people took their children. However it would also be a real asset to make provision for other activities such as Netball, ballet / dance and gym classes for all ages.

- One resident flagged up that she lived in Glenalmond which now accommodated many families living on benefits whom she felt had *“little interest or pride in the area”* – and consequently she was of the opinion that this was bringing the value of property down.
- **Lack of employment was also highlighted as a big issue-** once the mining was taken away and the British Leyland factory in Bathgate closed, (both closed in the mid 80's) – the heart of Whitburn was removed.

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