

Representation on Proposed Local Development Plan (PLDP) for West Lothian

Submitted by Tom Hardie, Hardie Planning Consultancy, on behalf of [REDACTED]

This Representation refers to Blackridge – Site Reference E-BL2 (shaded purple on the Map 5 Villages) and Appendix 1: Table at Page 104.

1. Through this representation, Sibbald Ltd wishes **to support the PLDP's case** for broadening the range of employment Use Classes (from UC4 to UC4, 5 and 6) as it relates to their site, E-BL2, the southernmost site within the Blackridge Training Centre area.
2. These additional uses would be in line with wider PLDP objectives of promoting and maintaining the employment base at Blackridge and improving the training and education capacity for trainees and building apprentices. It would allow Sibbald Ltd to diversify some of their land holding to create 'enabling' income which could, in turn, be ploughed back into the development of the Training and Educational Centre, already successfully established; a use and activity that provides a very important economic benefit in the wider area.
3. Sibbald Ltd would like to have the opportunity to diversify and have one or two new buildings on the site (site E-BL2 on the map with area of 1.77ha) that could be used not only for Use Class 4 (business) but also for general industrial (UC5) and distribution / storage (UC6) purposes. This would also allow the site to be developed for their new interests in renewable energy and manufacture and storage of new materials for the building industry. The broader PLDP designation would allow their businesses to diversify and grow.
4. Such uses would meet the criteria of Policies EMP1 and EMP2, as they would have little or no impact on neighbours. The site at Blackridge already benefits from ease of access, as the site is only a 7-10minute walk to the railway station along the footpath already provided on the Glasgow Road (A89). Additional traffic impact at their junction with the A89 could also be effectively managed. This has already been the subject of a transportation survey at the time of permission for the existing Training College. This survey would be updated at the relevant time in the future when planning applications

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for both sites, BL1 and BL2, are brought forward.

5. My client also draws on support of the Renewable Energy objectives of the PLDP as stated at pages 63-68. As the attached document shows (Sibbald Goes Green) they have made a number of efforts over recent years to embrace the RE revolution by incorporating a number of 'green measures' to lower their carbon footprint at Blackridge. This would continue with regards to the future development of the proposed PLDP sites at E-BL1 and E-BL2 whilst allowing for a wider range of uses.

6. In support of our representation Sibbald Ltd draw on support from the PLDP itself and its wider employment objectives of flexibility and supporting a broader range of employment uses within Industrial estates as stated at Page 13 – Policy EMP1:

“The expansion, conversion or re-development of land and premises within these areas will be supported, as will proposals for new development embracing the same use classes, i.e. 4, 5 and 6, subject to the following criteria being satisfied:

- a. the proposal would be compatible with neighbouring land uses;
- b. the proposal would not have a detrimental impact on the amenity of the area;
- c. the transport implications of the proposal are capable of being effectively managed; and
- d. any infrastructure deficiencies or requirements are capable of being satisfactorily remedied.”

Similarly Paragraph 5.32, which precedes Policy EMP2 states that:

“The types of uses generally permitted within employment areas are business uses, general industrial and storage and distribution – classes 4, 5 and 6 of the [Town and Country Planning \(Use Classes\)\(Scotland\) Order \(SI 1997/3061\)](#) respectively. These uses are found within established industrial estates and other employment land allocations. ...To encourage economic growth and provide jobs the LDP provides support for a broader range of employment uses within traditional industrial estates as identified in policy EMP 2.”

Both these policies and preceding text support a broader range of uses at Site E-BL2, which is a similar traditional industrial estate.

7. This description of “traditional” for Sibbald Ltd’s sites is confirmed at Appendix One where both are ‘Category A’ sites. These are General needs industrial, which tend to be the older, more traditional industrial estates, or new allocations for a similar purpose, where the broadest range of use classes 4, 5 and 6 would be acceptable. The full range of industrial uses can be accommodated, subject to the appropriate controls on those which may have an impact on local amenity, i.e. potentially hazardous or other bad neighbour uses, which may raise local environmental issues and impact on neighbouring businesses. It is unlikely that there will be restrictions on open storage, or small scale distribution uses, subject to traffic generation.

8. Conclusion. - Sibbald Ltd would support the above PLDP description and categorisation of their two sites at Blackridge. They also support the wider employment objectives of the PLDP for both flexibility of existing employment land and for a broader range of uses on traditional employment land. My client draws comfort from the fact that West Lothian Council planners have accepted for a wider range of use classes through the MIR consultation process. This representation is made against that background of Council support.

Tom Hardie MRTPI (Agent)
28 October 2015

Included - Attachment “Sibbald Goes Green”.



Providing Training Solutions

SIBBALD GOES GREEN

The environment and the effect we have on it has never been more prominent in people's minds, wherever in the world you may be.

As an industry leading Training provider, established for nearly 30 years, Sibbald Training believe we have an obligation, as all businesses do, to think about our carbon footprint and the effect it has on our surroundings.

Sibbald Training was sure there was a way to reduce our carbon emissions and convert our company into an eco-friendly one, while enjoying the cost savings such an investment might offer.

Over the last ten years an investment of £469'000 has been made to achieve that goal.

Since 2003 Sibbald have converted 15 of our vehicle fleet to LPG fuel systems. Costing almost half the price of petrol, the Liquefied Petroleum Gas conversion has paid for itself and offered a huge return on investment since implication. With CO2 emissions 10% lower than petrol and NOx (smog making chemical) 80% lower than diesel, joining the 30 million LPG vehicles worldwide is a real point of pride for Sibbald Training.

A £22k investment was also made in 2012 to add solar panels to Sibbald Training properties and in 2013 £45k was spent on Geo Thermal/Ground Source heat pumps.

2014 saw the introduction of a fully electric BMW car and the installation of an on-site charging point, which is available for public use, at a cost of £30k to Sibbald Training.

Phase one of our conversion to energy efficient LED lighting in our offices began in 2014 too with initial costs in excess of £2k.

This year, 2015, will see perhaps our most ambitious energy saving investment. Our 100kw, £370k Wind turbine looks set to be functional by summertime this year.

With savings well in excess of £80k per annum our initial costs will be offset very quickly, allowing Sibbald Training to enjoy the benefits of becoming Energy efficient far into the foreseeable future.

A wise and fruitful investment, both for the world and community at large and for our long standing and progressive company.