

**Land at Brotherton Farm Livingston**



## **Appendix C Site Assessment—SPP Principles of Sustainable Development**



## Scottish Planning Policy: Principles of Sustainable Development Brotherton Farm

Scottish Planning Policy introduces a presumption in favour of development that contributes to sustainable development. Paragraphs 28 and 29 set out the guiding principles in order to guide development to the right place.

The following assessment demonstrates how the appeal site accords with the principles, bringing together information provided in the original planning application submission (documents OS1-OS24), and associated report to committee (document CM1).

Item	Criteria	Compliance
1	Giving due weight to net economic benefits.	<p>The study of economic effects of residential development as originally submitted (for around 180 units) (Economic Impact Note OS13) details the following headline net economic benefits:</p> <ul style="list-style-type: none"> <li>• £20,100,000 Construction Investment</li> <li>• 191 Construction Jobs - during 4 year build out</li> <li>• 343 indirect/induced jobs during construction</li> <li>• £7.3 million of Gross Value Added over the construction period.</li> <li>• £3.0 million disposable income delivered to the local area</li> <li>• 245 additional economically active adults in Livingston</li> </ul> <p>Whilst these figures would be slightly reduced pro-rata to reflect the updated masterplan of 150 units, undoubtedly the construction of new homes will create significant employment and investment, both directly and indirectly through the procurement of materials and third party consultant work. An increased local population will increase the support and expansion of local services, increasing spend and sustaining those services over the medium to longer term.</p>
2	Responding to economic issues, challenges and opportunities, as outlined in local economic strategies.	<p>As demonstrated in the Economic Impact Note (OS13), the appeal proposal will have a number of positive economic effects, including supporting a number of construction, retail and public service jobs as well as providing increased expenditure into the West Lothian economy.</p> <p>The proposals will reinforce the attractiveness of Livingston as a vibrant and balanced community, and a focus for investment, whilst helping to reduce overall dependency ratios in the West Lothian area.</p> <p>The above will directly assist in achieving the objectives contained in the West Lothian Economic Development Strategy 2010-2020.</p>
3	Supporting good design and the six qualities of successful places.	<p>In terms of Placemaking, the masterplan process has followed the core principle set out in SPP that planning should take every opportunity to create high quality places by taking a design-led approach.</p> <p>As detailed in the Design and Access Statement, and associated accessibility reports, the proposal is designed in accordance with the six qualities of successful places:</p> <p><i>Distinctive; Safe and Pleasant; Welcoming, Adaptable; Resource Efficient, and Easy to move around and beyond.</i></p>
4	Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities.	<p>The proposed development is designed to make efficient use of land in an accessible location, close to the town centre.</p> <p>The increase to the population of Livingston will in turn support local services and infrastructure, as well as providing affordable housing to help meet local needs.</p>
5	Supporting delivery of accessible housing.	<p>The proposal will support the delivery of accessible housing via the provision of new affordable and private housing into the local market. The result will be seen through the existing housing stock, freeing up a range of housing and creating wider choice for all.</p>

6	Supporting the delivery of infrastructure, for example transport, education, energy, digital and water.	<p>The proposal supports the delivery of the infrastructure that is needed to serve it and the appellant has agreed to provide developer contributions for educational infrastructure or any other matter as required and fitting in accordance with Circular 3/2012.</p> <p>Utilities Appraisal (OS 12) - initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication connections. New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale.</p>
7	Supporting climate change mitigation and adaptation including taking account of flood risk	<p>SPP defines climate change and mitigation as below:</p> <p>Climate change adaptation: <i>The adjustment in economic, social or natural systems in response to actual or expected climatic change, to limit harmful consequences and exploit beneficial opportunities.</i></p> <p>Climate change mitigation: <i>Reducing the amount of greenhouse gases in the atmosphere and reducing activities which emit greenhouse gases to help slow down of make less severe the impacts of future climate change.</i></p> <p>There are several ways in which the development addresses these points. The houses will be designed to current building regulation standards to ensure lower carbon footprints. In addition, technical assessments have demonstrated that the impact of the development is generally negligible / not significant.</p> <p>With regards flooding, a Flood Risk Assessment Type 1 (OS16), have been conducted. The report confirms the site is at low risk of flooding and can be drained in accordance with current guidance and design criteria.</p> <p>Livingston has access to public transport to a range of locations and due to its central position in West Lothian is relatively close to Edinburgh and Glasgow. The need to travel by car or for any great distance and on a daily basis is reduced by proximity to local convenience services, supermarkets, and the town centre.</p> <p>The site layout is designed in in order to maximise the resource efficiency available by solar gain. The site by design limits harmful consequences of development by mitigating them where possible.</p>
8	Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation	<p>There is no known contamination within the site. The site has good access to the core path network and open space, and its development can provide opportunities to enhance this.</p> <p>The indicative masterplan (OS3) includes provision for significant recreational and environmental enhancements, the detail of which could be agreed with the Council at MsC stage, as necessary.</p> <p>The proposal presents a significant opportunity to improving social interaction and physical activity, by improving linkages to the surrounding path network and on-site provision of public open space and associated facilities.</p>
9	Having regard to the principles set out in Land Use Strategy	<p>The Land Use Strategy seeks to encourage the sustainable stewardship of Scotland's land from an environmental perspective. Its focus is not on development therefore, but there is obviously a clear relationship between development and the use of land.</p> <p>The Soil and Agricultural Report (OS 20) concludes that "Land incorporating this quality of soils is defined as Category 3, Type 3-2 in the LCCA; 'Land capable of producing a moderate range of crops'."</p>

10	Protecting , enhancing and promoting access to cultural heritage, including the historic environment	<p>The part of Livingston currently benefits from links into a good pedestrian and cycle network of paths. This proposal would improve current access arrangements into the town and the wider area where examples of cultural heritage and the historic environment can be found.</p> <p>The desk based archaeological assessment (OS14) concludes the potential for archaeological remains to be low.</p>
11	Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.	<p>The appeal site is not within any areas designated for their international, national or local nature conservation interest, however the proposal does allow potential to improve habitat connectivity in the design of new development.</p> <p>The Phase 1 Habitat Survey and Protected Species walkover (OS15), concluded no evidence of any protected species was found on site.</p> <p>The appeal proposal provides an opportunity to improve habitat connectivity by connecting woodland to the east of the site. Furthermore the loss of any trees has been minimised and replacement trees and an increase in planting is included in the masterplan and can be controlled via Conditions of consent. As such the proposal can enhance the natural heritage in the surrounding area.</p> <p>Bringing the site into residential use, with gardens and substantial areas of open space and woodland planting will result in a much more diverse habitat than the existing agricultural use.</p> <p>The proposed development can provide better access to the Wilderness woodland as well as to the wider environment, as well as becoming a green infrastructure asset in its own right.</p>
12	Reducing waste, facilitating management and promoting resource recovery	<p>The housebuilder in due course would comply with the necessary standards for minimising the production of waste and encouraging recycling.</p>
13	Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality	<p>The appeal proposal does not represent over-development of the site, and has been designed in-keeping with the surroundings.</p> <p>The proposal was screened in terms of the EIA Regulations, and the Council confirmed that it did not constitute EIA development (document CO6).</p> <p>The impact on water quality/ flooding has been well-considered via a Type 1 (OS16) flood risk assessment and a sustainable urban drainage system. It is anticipated there is a positive impact on water quality.</p> <p>The impact on air quality has been assessed (OS17), as has noise (OS18), all of which can be mitigated as required.</p> <p>See point 9 regarding soils.</p>





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# **Appendix D**

## **Walking and Cycling Catchment Plans**

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## **Appendix E Key View Analysis**





# Site Boundary



View from A71 towards the southern site boundary showing the proposed acoustic bund and roofline



# Distant Views



View from A71 between Polbeth and the proposed development demonstrating the minimal coalescence between the two settlements.



View over farmland between Polbeth and the proposed development