

NIG /537/66/1

20 November 2015

Development Planning
Planning and Economic Development
West Lothian Council
County Buildings
High Street
LINLITHGOW
West Lothian
EH49 7EZ

Dear Sirs,

**WEST LOTHIAN LOCAL DEVELOPMENT PLAN: PROPOSED PLAN
REPRESENTATION ON BEHALF OF SIMPSON HIGHVIEW LTD:
HOUSTON MAINS HOLDINGS, UPHALL, WEST LOTHIAN**

Previous Representation references: LATE-0011 (Call for Sites), MIR-Q0058 (Main Issues Report)

We are instructed by [REDACTED], to make representations to the Local Development Plan Proposed Plan consultation with respect to property they own, at [REDACTED]
[REDACTED]

A written representation prepared by Rapleys LLP has been electronically uploaded to the Online Consultation Response portal at https://www.esurveycreator.co.uk/s/WLC_PROPOSEDPLAN

The representation objects to the proposed plan non-allocation of the land for residential use. Previous representations at the Call for Sites (LATE-0011) and Main Issues Report (MIR-Q0058) sought the removal of the land from the countryside belt and re-designation for residential use.

In response to the Expression of Interest (LATE 0011), West Lothian Council replied:

“Development of the site is not in accordance with the council’s preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development. Priority is given to brownfield land being developed in the Strategic Development Plan and this is a greenfield site.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

The site is visually intrusive when viewed from the A89. Development would result in settlement coalescence.”



In response to the Main Issues Report (MIR Q-0058), the contributor argued that the land at Houston Mains, promoted for the future development of a horticultural business, is a compatible and effective use of the land and the LDP policies relating to protection of the countryside resource around this location can continue to work alongside carefully managed development. The development management process would clearly offer that protection, supported by an up to date LDP policy framework going forward.

The Council acknowledged the representation comments in response confirmed they would change the Proposed Plan stating: *"The preferred approach has been refined and is to be taken forward to the Proposed Plan. Development within the [REDACTED] area would be determined under the terms of policies relating to development in the countryside."*

Whilst we are content with the policies relating to development in the countryside, the Proposed Plan does not go far enough in terms of the objector's request that the land be allocated for residential development.

In summary, our client's are actively seeking the redevelopment of the site to housing.

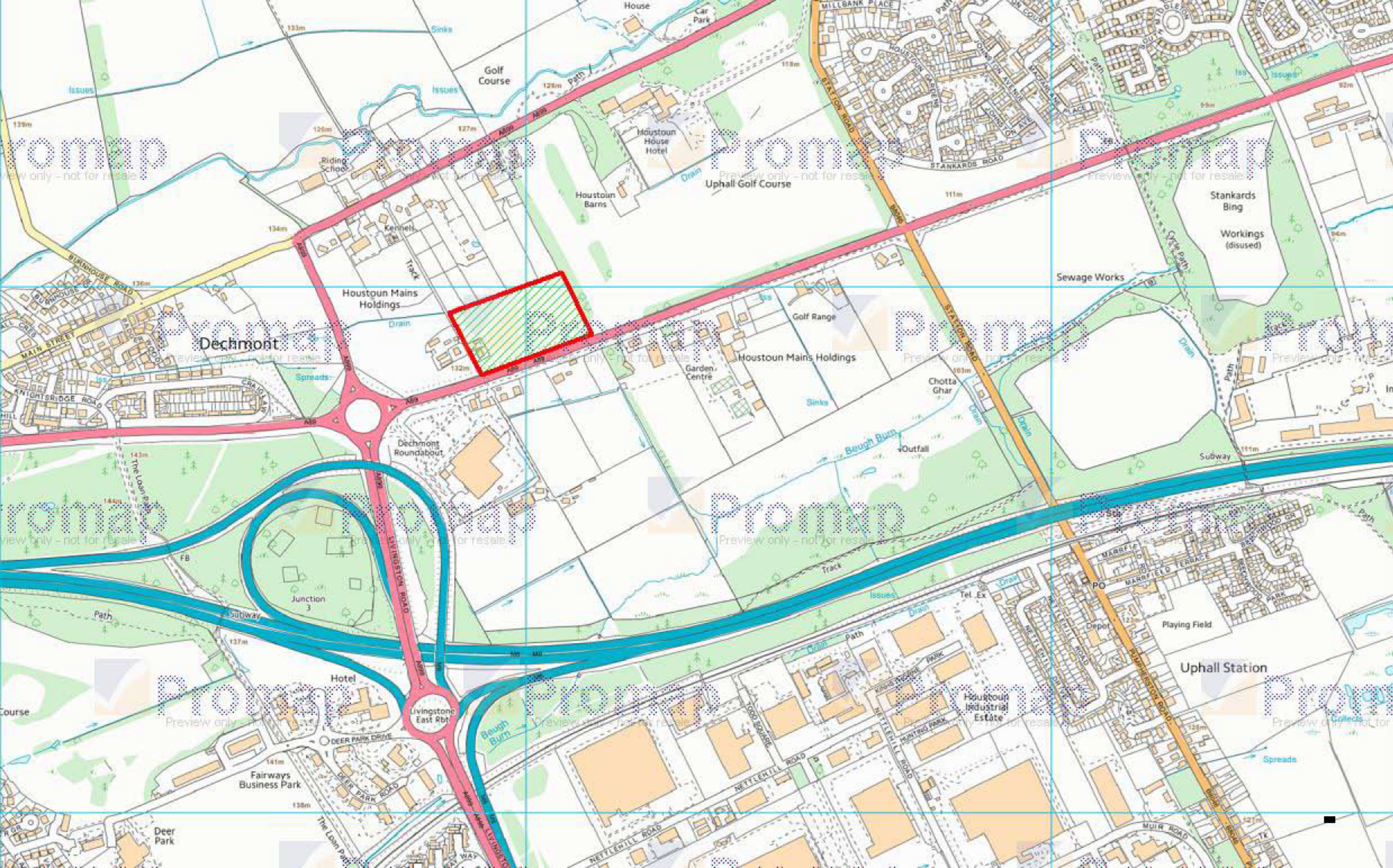
Should you require any additional details, please do not hesitate to contact me.

Yours sincerely,

[REDACTED]

Neil Gray MA(Hons), MSc, DipTP MRTPI
Partner – for and on behalf of Rapleys LLP

[REDACTED]



Dechmont

Houston Mains Holdings

Uphall Golf Course

Stankards Bungalow
Workings (disused)

Houston Mains Holdings

Uphall Station

Fairways Business Park

Houghton Industrial Estate