

1) 2. FOREWORD (page 4)

This introduction by the Leader of the Council establishes the role of the LDP and how it will help deliver the council's core objectives.

Do you wish to make a comment?

yes

no

2) 3. BACKGROUND (page 6, paragraphs 1.1-1.5)

Provides a brief historical context to the economic development of West Lothian which helps explain how settlements established and have developed.

Do you wish to make a comment?

yes

no

3) 4. CONTEXT (page 7, paragraphs 2.1-2.2)

Provides wider context for the LDP in geographic terms and explains how the LDP fits with the Strategic Development Plan (SDP1).

Do you wish to make a comment?

yes

no

4) 5. ROLE AND PURPOSE OF PLAN (page 7, paragraphs 3.1-3.5)

Establishes the role and purpose of the LDP in terms of its being a material consideration in the determination of any planning applications for development in West Lothian and, when adopted by the Council, will replace the West Lothian Local Plan. It also sets out what documents the plan must comply with i.e. the Planning etc (Scotland) Act 2006 and what documents will accompany the plan i.e. the Action Programme etc.

Do you wish to make a comment?

yes

no

5) 6. VISION STATEMENT AND AIMS (page 8, paragraphs 4.1-4.3)

Establishes the vision for the LDP in terms of outcomes desired over the plan period and identifies the key aims of the plan by individual subject areas i.e. Economic Development & Growth, Community Regeneration, Sustainable Housing Locations, Infrastructure Requirements and Delivery, Town Centres and Retailing, the Natural and Historic Environment, Climate Change and Renewable Energy and Waste and Minerals.

Do you wish to make a comment?

Our client supports the Vision Statement to provide an adequate and diverse range and quality of employment land and maintain West Lothian's attraction as an area which provides a range of choice for those wishing to invest and do business.

Our client also supports the promotion of West Lothian as an attractive tourist destination.

Our client supports the development and regeneration of town and village centres. In particular, our client supports the consolidation and enhancement of Livingston's role as a sub-regional retail and commercial centre, as outlined in the vision statement.

7. THE SPATIAL STRATEGY (INCLUDING POLICY FRAMEWORK) (page 10, paragraphs 5.1-5.10)

In the context of the Strategic Development Plan (SDP), the LDP identifies West Lothian as being one of thirteen Strategic Development Areas where development will be focused in sustainable locations where infrastructure is either available or can be provided and in locations where there are no environmental constraints.

Do you wish to make a comment?

Yes

Town Centres and Retailing

Our client supports the requirement for the LDP to identify, support and promote the network of town centres, including appropriate opportunities for their improvement, links to green networks and any new retail provision which may be required. It is noted that Livingston is referred to as the 'prime shopping centre' within West Lothian and that The Centre provides for wider shopping needs, whilst neighbourhood centres provide for more local needs.

Our client has concerns regarding Policy TCR2: Location of New Retail and Commercial Leisure Developments for the following reasons: Policy TCR2 requires a sequential approach to be taken for new retail and commercial leisure developments within town centres. In principle, this is supported by our client. However, the town centre boundary for Livingston is such that new unrestricted Class 1 retail development could be developed remotely from The Centre, which the LDP recognises as the primary shopping centre for Livingston, and on sites which may serve a better town centre use.

A situation could occur where new Class 1 unrestricted retail development is proposed on an area within the defined town centre for Livingston but on a site that is allocated for another use, such as business or leisure etc. It could also be a site that is located a significant distance from The Centre, with inadequate or no public transport or pedestrian links to The Centre. West Lothian Council would require to be flexible in determining such an application on the basis that a retail development within the town centre is likely to be acceptable in principle, even if it is not located close to the existing retail area or public transport and pedestrian links. In order to combat this situation from arising, it is submitted that a Prime Retail Area should be identified within Livingston. The Prime Retail Area should be the first place for retail development to be located before other town centre sites are considered appropriate.

It is submitted that the Prime Retail Area should incorporate The Centre, Almondvale West Retail Park, Almondvale Retail Park and the Designer Outlet Centre. This is a strong defensible boundary which includes well established retail areas that are well linked with pedestrian routes and the public transport system.

It is submitted that this will protect the vitality and viability of the town centre and protect the threat that dispersed retail areas could have within Livingston.

8. DEVELOPMENT PROPOSAL BY SETTLEMENT (page 79)

Provides details of development proposals which are supported by the LDP in each town and village across West Lothian and assigns each one a unique reference for ease of identification.

Do you wish to make a comment?

yes

MU1, MU2, MU3, MU4, MU5, MU6 and MU9

Site East of Almondvale Stadium, Site north of Almondvale Way, Site north of Almondvale Road, Site south of Almondvale Way, Almondvale Roundabout South North of Bluebell Glade, Adambrae, Site west of Almondvale Roundabout, Site west of Almondvale Place.

Our client has concerns with respect to unrestricted Class 1 retail development being allowed on these sites, prior to other suitable existing retail sites being available. Please refer to comments made in respect of Policy TCR2 Location of New Retail and Commercial Leisure Developments.

These sites are not well linked to The Centre and do not provide adequate pedestrian links between each other or The Centre. The location of these sites will lead to a dispersed shopping area with an increased reliance upon the use of private transport (car) to undertake shopping trips. This is not in accordance with Scottish Planning Policy.

Our client, however, does support the use of MU8 (temporary car park, Almondvale Road) and MU7 (former police station, Almondvale Road) for mixed use development, in principle. Site MU8, in particular has well established pedestrian links to The Centre and is accessible by public transport.

A number of appendices are included at the end of the LDP which provides additional detail on specific elements of the Proposed Plan.

Do you wish to make a comment?

yes

no

An explanation of unfamiliar terms or expressions used in the LDP is provided to assist understanding of the document.

Do you wish to make a comment?

yes

no

The LDP comprises a series of five maps which define settlement boundaries and illustrate land use zonings.

Do you wish to make a comment?

yes

no

Question 13: Settlement Maps – Livingston

The town centre boundary should identify a Prime Retail Area where new retail development should be directed in the first instance. This boundary should include The Centre, The Designer Outlet Centre, Almondvale West Retail Park and Almondvale Retail Park. . This is a strong defensible boundary which includes well established retail areas that are well linked with pedestrian routes and the public transport system.

Alongside the LDP is a suite of documents which are required by statute as part of the preparation and supporting evidence for the LDP.

Do you wish to make a comment?

yes

No

Do you wish to submit any additional comments on the LDP?

yes

no