

Our ref: PCS/143108

Your ref:

If telephoning ask for:
Alasdair Milne

20 November 2015

Fiona McBrierty
Planning & Economic Development
West Lothian Civic Centre
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West Lothian
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By email only to: wldp@westlothian.gov.uk

Dear Fiona

West Lothian Local Development Plan Publication of Proposed Plan

Thank you for consulting SEPA on the Proposed Local Development Plan for West Lothian.

We welcome the opportunity you have given us for early, continual and effective engagement in the plan-making process.

As indicated in several of our representation forms we would welcome a meeting to discuss the content of our representations in more detail and we look forward to arranging this at a time convenient to you.

1. Summary of SEPA response

- 1.1 In response to the Proposed Plan consultation we have submitted 81 representation forms in relation to the plan policies (18) and proposed allocations (63). For completeness we have summarised these in Tables 1 and 2 below indicating in the case of the allocations those where we require a modification to the developer requirements. We have been unable to submit our comments on the allocations via the Council's online form but have done this for our policy comments.
- 1.2 As summarised in Table 1 we are pleased to be able to support 18 policies. However, we have recommended changes to the wording of 4 policies. Please note that in some instances we have supported elements of a policy but also requested modifications.
- 1.3 We have included with this covering letter an Excel spreadsheet which contains our detailed comments in respect of flood risk for **all** housing and employment allocations. Of key importance to you are Columns O, P and Q of the spreadsheet which set out our detailed comments as well as an indication of where we are requiring modifications. We would stress the importance of the Council taking note of our detailed comments on flood risk – in some instances where the Council has requested a Flood Risk Assessment in the



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developer requirements we have highlighted that the review of flood risk may indicate the site to be constrained by flood risk with the proposed units being unachievable.

- 1.4 For clarity, from this we have extracted into Table 2 below those which require the developer requirements to be modified. As summarised in that Table, **we have requested that the requirements for 64 sites are expanded to address flood risk**. We have not requested the removal of any allocations.
- 1.5 Our comments on the proposed allocations relate only to flood risk. As you are aware, you have sought our input on the Expression of Interest allocations as well as a large number of sites submitted to the Council following that exercise, plus additional sites submitted following the Main Issues Report consultation. We have been providing comments in respect of flood risk and the water environment and co location in response to each 'batch' of sites sent to us between December 2011 and May 2015. Many of our comments in respect of flood risk were based on the previous version of SEPA's Flood Maps, which was revised in January 2014. On this basis, we have reviewed all of the housing and employment allocations on the basis of the revised flood map. This has led, in some instances, to our position changing.
- 1.6 As discussed with you at our meeting on 27 October 2015, we have had significant difficulty in responding to the proposed plan due to delays in obtaining robust Geographic Information System (G.I.S.) data although we appreciate the assistance you have given us in this regard. Nevertheless, this has resulted in us not being able to comment at all in respect of the 'Other' development allocations within the Proposed Plan. These allocations have, at this stage, no defined boundary and as such we are unable to comment on the associated flood risk.
- 1.7 Unfortunately this means that in some cases we must attach some uncertainty to the validity of the comments we have provided, both in respect of flood risk and the water environment and with regard to co-location issues (where a site use is proposed within the vicinity of a SEPA-regulated site or vice-versa). To a greater extent, matters of co-location and the water environment are perhaps more readily understood and accommodated by development design/modification and we can attach greater confidence to those sites which have been subject to previous comment as noted above in paragraph 1.5.
- 1.8 In respect of **flood risk** however it is necessary to reserve our position in respect of the viability of developments promoted in the LDP if these have been made without full regard to all information available at this time. In most cases the developer requirement for site-specific FRA, if implemented, to inform layout, density and design will suffice at the development management stage. Furthermore plan policy in respect of flood risk and associated duties under Planning legislation and the FRMA will help to guide development appropriately. However there may be some instances where development capacity is sufficiently compromised by flood risk not identified in the site-assessment process, such that serious questions may arise as to the deliverability of the planned development. In some cases this may mean that we are obliged to object to development management applications with fail to demonstrate compliance with SPP and other guidance/policy.
- 1.9 Our response to the ER also highlights potential difficulty in demonstrating a robust assessment in all the respects above has been carried out and we would welcome the opportunity to meet with you to discuss how best these matters could be resolved.
- 1.10 We have also provided a response to the Strategic Flood Risk Assessment and this is contained within Appendix 2. Our comments in respect of Potentially Vulnerable Areas are

included within Appendix 3. Our response to the Action Programme is contained within Appendix 4.

2. Comments applying to multiple allocations within the Proposed Plan

- 2.1 The sites have been assessed against the [SEPA Flood Maps](#) (published in January 2014). The flood maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess, flood risk at the community level and to support planning policy and flood risk management in Scotland.
- 2.2 The flood risk advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to West Lothian Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: [Flood Risk Management \(Scotland\) Act 2009: Flood risk advice to planning authorities](#) outlines the transitional changes to the basis of our advice inline with the phases of this legislation.

It should be noted that we have issued a separate response to the Environmental Report through the SEA Gateway.

If you have any queries relating to this letter, please contact Alasdair Milne on [REDACTED]

Yours sincerely

Alasdair Milne
Senior Planning Officer
Planning Service

Appendix 1 - SUMMARY OF SEPA REPRESENTATIONS

Table 1 - Summary of policy representations

Policy	Representation
DES 1 Design Principles	Support
EMG 1 Water Environment	Support and requirement for modification
EMG 2 Flooding	Support and requirement for modification
EMG 3 Sustainable Drainage	Support
EMG 4 Air Quality	Support
ENV 6 Peatland and Carbon Rich Soils	Support
ENV 8 Green Network	Support
ENV 11 Protection of the Water Environment/Coastline and Riparian Corridors	Support
HOU 4 Windfall Housing Development in Linlithgow and Linlithgow Bridge	Support
INF 1 Infrastructure Provision and Developer Obligations	Support and requirement for modification
MRW 2 Supporting Principles for Mineral Extraction	Support
MRW 3 Impediments to Mineral Extraction	Support
MRW 7 Waste Management on Construction Sites	Support
MRW 8 Waste Management Facilities	Support and requirement for modification
MRW 9 Landfill Sites	Support
NRG 1 Climate Change and Sustainability	
NRG 3 Wind Energy Development	Support (but please note our comments in respect of the associated SPG)
NRG 5 Energy and Heat Networks	Support

Table 2 - summary of allocation representations to be modified

Site Allocations	Representation Type
H-BA 2	No FRA required within developer requirements. We require an FRA which assesses the risk from a potential culverted watercourse which flows through the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk hence capacity of 70 may not be achievable.
H-BA 11	No developer requirements for an FRA. We require an FRA and this should assess the risk from the Boghead Burn and small watercourses. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding.

E-BB 5b	<p>No FRA in developer requirements. We require an FRA which assesses the risk from the small watercourses which flow through/ adjacent to the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p> <p>A basic FRA was produced in 2007 by WSP for the larger site. No risk identified. The FRA produced does not appear to consider the risk from small watercourses which were out with the SEPA flood map (i.e. <3km²)</p>
E-BB 5d	<p>No FRA in developer requirements. We require an FRA which assesses the risk from the small watercourses which flow through/ adjacent to the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>
E-BL 1	<p>No developer requirements for FRA. We require an FRA which assesses the risk from the small watercourse which potentially flows through the site. Historic maps indicate the presence of a watercourse within the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>
H-EC 5	<p>No developer requirements for FRA provided for this site. We require an FRA which assesses the risk from the small watercourse which flows through the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p> <p>Surface water flooding recorded nearby in 2008. No further details provided and contact with FPO is recommended.</p>
H-EC 9	<p>No developer requirements FRA for this site. We require an FRA which assesses the risk from small watercourses which flow through/ adjacent to the site. The site would appear to be sufficiently elevated above the River Almond. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p> <p>Surface water flooding recorded nearby in 2005.</p>
H-LW 4	<p>No developer requirements for FRA. We require a FRA to determine the flood risk from the small watercourses that run through and adjacent to the site, including the Longhill Burn/West Calder Burn and tributary of Harwood Water. It is likely the majority of the site is developable and site layout and topographic information may be sufficient.</p>

	A FRA was carried out for Rusha quarry in 2008 (carried out by Entec Consultants) and included information on realignment of the Longhill Burn which runs through part of this site.
H-LW 5	<p>No developer requirements for FRA. We require a FRA should the proposals change from 0877/MS/09 to locate buildings to low lying areas adjacent to watercourses.</p> <p>A FRA was carried out for Rusha quarry in 2008 (carried out by Entec Consultants) and included information on the Longford Burn which runs through the site.</p>
Armadale CDA Previous ref CDA LT and CDA LB	No developer requirements for FRA provided for this larger site in proposed plan. Not all of this site is covered by other allocations. We require an FRA which assesses the risk from the small watercourses which flow through the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
Armadale CDA Previous ref CDA-CS	No developer requirements for FRA provided for this larger site. Not all of this site is covered by other allocations. We require an FRA which assesses the risk from the small watercourses which flow through the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
Armadale CDA Previous ref CDA-TF	<p>Our comments for this site are the same as for H- AM 1 namely:</p> <p>Developer requirements state: "<i>Site susceptible to flooding. Flood Risk Assessment required</i>". Several sections of sewer are also noted as flowing through the site and we would recommend that development does not take on top or immediately adjacent to this flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>
Armadale CDA Previous ref CDA - SN	<p>Our comments for this site are the same as for H-AM 12 namely:</p> <p>Developer requirements mentions "<i>Site susceptible to flooding. Flood Risk Assessment required. Water resilient measures required. Small watercourses flow through site and these should not be culverted.</i>"</p> <p>We would highlight that the FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>
Armadale CDA Previous ref CDA-SS	No developer requirements for FRA provided for this larger site. Not all of this site is covered by other allocations. We require an FRA which assesses the risk from the small watercourse which flows on the boundary of the site. In addition, there may be a culverted watercourse going through the site which should be investigated. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the

	<p>surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>
H-BA 18	<p>Review of the surface water 1 in 200 year flood map shows that there may be extensive flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. We require that a DIA is included within the developer requirements. Site may be constrained due to surface water flood risk issues.</p>
H-BL 3	<p>Developer requirement mentions “Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn”. The Burn does not flow through the site but adjacent to it. Our previous comments were for the larger site. We would highlight that the developer requirement should consider a flow path should the burn flow onto the road as potentially indicated by the surface water flow path. There is a small watercourse which was investigated as part of a previous FRA and is a known flood risk. This should also be considered.</p>
H-BD 5	<p>Although the shapefiles provided to us by the Council show this allocation, it does not appear in the proposed plan. If it is within the Plan, we require an FRA which assesses the risk from the small watercourse which flows on the boundary of the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Consideration should also be given to the pond on-site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>
Broxburn CDA Previous ref EOI-0138g	<p>No developer requirements are provided for the CDAs but this allocation is not within any other development site reference either. We require an FRA which assesses the risk from the small watercourse which flows along the eastern boundary of the site. Also the canal flows along the northern boundary of the site and consultation with Scottish Canals is recommended. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>
East Calder CDA Previous ref CDA-AD	<p>No developer requirements for FRA provided for CDAs but parts of this allocation are development site reference either. We require an FRA which assesses the risk from small watercourses which flow through/ adjacent to the site. The site would appear to be sufficiently elevated above the River Almond. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p> <p>Surface water flooding recorded nearby in 2005. No further details provided and contact with FPO is recommended.</p>
East Calder CDA Previous ref CDA-RW	<p>No developer requirements for FRA provided for CDAs but parts of this allocation are not within any other development site reference either. We require an FRA which assesses the risk from small watercourses which flow through/ adjacent to the site. The site would appear to be sufficiently elevated above the River Almond. The FRA should consider any</p>

	structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
Livingston CDA Old ref: CDA-GF	We cannot see this site within the table in the proposed plan. We require FRA to assess risk to site from Breich Water and River Almond. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
E-LV 1	No developer requirements mentioned in relation to flood risk. We require a FRA to assess the flood risk from the small watercourse which runs along the western and southern boundary of the site. The impact of culverts on flood levels in the watercourse should be considered. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
E-LV 11	No developer requirements mentioned in relation to flood risk. FRA required to assess risk from small drain to north of site. Given proposed site use, basic information likely to be acceptable including site layout and levels. Measures to ensure no increased runoff likely to be required.
E-LV 15	Developer requirements mentions "Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary". We require an FRA to determine the risk to the site from the Lochshot Burn and also small watercourses that run along north and west boundaries. The majority of the site is likely developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
E-LV 16	Developer requirements mentions "Respect Lochshot Burn and Greenway to north". We require a FRA to determine flood risk to the site from the Lochshot Burn. The majority of the site is likely developable and site layout and topographic information may be sufficient.
E-LV 17	No developer requirements mentioned in relation to flood risk. We require a FRA to assess the risk of flooding to the site from the small watercourse to the west of the site. Consideration of flood risk from the pond is also advised. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in the developed area of Appleton Place and the map may also be indicating a pond on site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
E-LV 23	No developer requirements mentioned in relation to flood risk. We require a FRA to determine the flood risk to the site from the Killandean Burn. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk. Flood risk from the small watercourse issuing to the southwest of the site should also be considered.
E-LV 24	No developer requirements mentioned in relation to flood risk. We require a FRA to determine the flood risk to the site from the Killandean Burn. The

	majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk. Flood risk from the small watercourse in the southwest and northeast of the site should also be considered.
E-LV 25	No developer requirements mentioned in relation to flood risk. We require a FRA to determine the flood risk to the site from the Killandean Burn and small drain running through the site. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk.
E-LV 33	No developer requirements mentioned in relation to flood risk. We require a FRA for the small watercourse on the northern boundary. The majority of the site is likely developable and site layout and topographical information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues along the east and south parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
E-LV 34	No developer requirements mentioned in relation to flood risk. We require a FRA for the small watercourses running along the western boundary and through the middle of the site. The impact of culverts on flood levels should be considered.
E-LV 35	No developer requirements mentioned in relation to flood risk. We require a FRA for the small watercourse running through the site (culverted in parts) and also running along the northern boundary. Development should not take place on top of, or immediately adjacent to, culverted watercourses.
E-LV 36	No developer requirements mentioned in relation to flood risk. We require a FRA for the small watercourse on the northern boundary. The majority of the site is likely developable and site layout and topographical information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues along the east and south parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
E-LV 42	No developer requirements mentioned in relation to flood risk. We require a FRA for the small watercourse which runs under the Tailend Roundabout adjacent to the site. The SEPA flood map indicates that should the culvert under the roundabout surcharge the site may be impacted. The majority of the site is likely to be developable and site layout and topographic information may be sufficient.
E-LV 43	No developer requirements mentioned in relation to flood risk. We require a FRA for the small watercourse which runs under the Tailend Roundabout adjacent to the site. The SEPA flood map indicates that should the culvert under the roundabout surcharge the site may be impacted. The majority of the site is likely to be developable and site layout and topographic information may be sufficient.
E-LV 45	Developer requirements mentions "Re-alignment of Beugh Burn and integrated SUDS scheme". We would require a FRA to assess the risk to the site from the Beugh Burn and any proposed re-alignment works. A number of small watercourses/drains run through the site and flood risk from these should also be assessed. Developer requirements need to include requirement for FRA as re-alignment should not be undertaken without detailed assessment. Re-alignment works will also require CAR licence.

E-LV 46	Developer requirements mentions "Separation of Linhouse Water and protection of watercourse from surface water contamination". We require a FRA to determine flood risk from the small watercourses that run through the site. This should include any culverted watercourses and no development should take place above these structures. The majority of the site is likely to be developable and site layout and topographical information may be sufficient.
H-LV 2	No developer requirements mentioned in relation to flood risk. We require a FRA to determine flood risk to the site from the small watercourse on the southern boundary of the site.
H-LV 9	Developer requirements mentions "Introduction of water resilience measures required. The site has a history of flooding and retaining runoff. There is a culverted watercourse traversing the site". Although no flood risk identified from SEPA flood maps or historic records, given the comments we would require a FRA to determine the flood risk from the culverted watercourse. There should also be no development above, or immediately adjacent to, a culverted watercourse.
H-LV 29	No developer requirements mentioned in relation to flood risk. We require a FRA to assess the risk to the site from the River Almond. This should consider any impacts of structures i.e. culverts and bridges. FRA has been carried out by Mott MacDonald for Rivers and Fisheries Trusts of Scotland to investigate potential removal of Howden Bridge Weir. This does not extend to full site but indicates potential risk to part of site.
MU6	We cannot locate this site within the table in proposed plan. We require a FRA to assess the flood risk to the site from the small watercourse running along the northern site boundary. Impacts of any structures on flood risk should be considered.
MU4	We cannot locate this site within the table in proposed plan. We require a FRA to assess the flood risk to the site from the small watercourse running along the western site boundary. Impacts of any structures on flood risk should be considered. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues to parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
MU9	We cannot locate this site within the table in the proposed plan. We require a FRA to assess the flood risk to the site from the small watercourse running through the site. This appears to be partly culverted and the Impacts of any structures on flood risk should be considered.
Old ref: LIV31	We cannot locate this site within the table in proposed plan. We require a FRA to assess the flood risk to the site from the small watercourse running along the northern site boundary. Impacts of any structures on flood risk should be considered. Same site as MU5?
MU1	We cannot locate this site within the table in proposed plan. We require a FRA to assess the flood risk to the site from the River Almond and the tributary to the south of the site.
MU7	We cannot locate this site within the table in proposed plan. We require a FRA to assess the flood risk to the site from the small watercourse running along the northern site boundary. Impacts of any structures on flood risk should be considered.
MU5	We cannot locate this site within the table in proposed plan. We require a FRA to assess the flood risk to the site from the small watercourse running

	along the northern site boundary. Impacts of any structures on flood risk should be considered. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues to parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
Old ref: COU35	We cannot locate this site within the table in proposed plan and could find no reference. May possibly be a culverted watercourse running through site and if so would require FRA to assess flood risk. Further information required as to existence of culvert
Old ref: LC1	We cannot locate this site within the table in proposed plan and could find no reference We require a FRA to assess the risk to the site from the small watercourse (tributary of Murieston Water) running through site and also Murieston Water adjacent to eastern site boundary. The impact of structures i.e. culverts and bridges, on flood levels should be considered.
Polbeth CDA Old ref: CDA-MO	No developer requirements noted in proposed plan relating to flood risk. We require a FRA to determine flood risk to site from Breich Water and West Calder Burn. We previously commented on LIVE/0349/FUL/11 and LIVE/0875/FUL/14 and had no objection as the sites did not encroach on the functional floodplain. This larger site includes area immediately adjacent to the watercourses. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. SEPA have river gauging station on Breich Water adjacent to site.
Polbeth CDA Old ref: CDA-CB	No developer requirements noted in proposed plan relating to flood risk. We require a FRA to determine flood risk to site from the West Calder Burn. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. Report of surface water flooding adjacent to site in July 2007.
H-LW 1	No developer requirements mentioned relating to flood risk. We require a FRA for the small watercourse running through the site. It is likely the majority of the site is developable and site layout and topographic information may be sufficient.
H-PB 2	Not mentioned in settlements in proposed plan relating to flood risk. We require FRA to assess risk to site from West Calder Burn. Site layout and topographical information may be sufficient.
E-LW 3	No developer requirements assigned with this allocation relating to flood risk. A flood risk assessment is required as outlined within our responses on previous allocations EWc1 & EOI-0164. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
E-LW 4	No developer requirements assigned with this allocation relating to flood risk. A flood risk assessment is required as outlined within our responses on previous allocations EWc4 & EOI-0164. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
E-WH 1	This allocation is not within the proposed plan supporting document dated October 2015. Flood risk is extremely complex in this area and a detailed assessment would be required. We provided comments on an application, 0493/P/02, for the erection of an office and yard
H-WH 3	No developer requirements assigned to this allocation for flood risk. Flood risk assessment is required to assess the risk from the numerous small

	watercourses flowing through the development site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention
Winchburgh CDA Old ref: CDA-GS	This CDA allocation has been commented on within allocations H-WB 07 to 10. No developer requirements assigned to this allocation in relation to flood risk.
Winchburgh CDA Old ref: CDA-GN	No developer requirements assigned to this allocation in relation to flood risk. We would require a flood risk assessment. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The site lies adjacent to the Union Canal and contact should be made with Scottish Canal to ensure there is no residual risk of flooding
Winchburgh CDA Old ref: CDA-NS	Part of the CDA allocation has been commented on within allocations H-WB13. No developer requirements assigned to this allocation and we require a flood risk assessment
Winchburgh CDA Old ref: CDA-MS	No developer requirements assigned to this allocation in relation to flood risk. We require a flood risk assessment is carried out. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. We have commented on this CDA on allocations H WB 05 and H WB 06.
Winchburgh CDA Old ref: CDA-NN	No developer requirements assigned to this allocation in relation to flood risk. We require a flood risk assessment is carried out.
Winchburgh CDA Old ref: CDA-CP	No developer requirement relating to flood risk. We comment on this CDA on allocation H WB 4. A pond is located within the site and it is possible that the outflow from this watercourse is culverted beneath the site. The surface water and fluvial flood map are solely identifying the pond. A FRA is required and should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding.
E-WB 2	The developer requirements state that a flood risk assessment and drainage impact assessment are <u>possibly</u> required. The developer requirements are insufficient and a FRA is required . There is a small watercourse which flows along the northern boundary of the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding.

Appendix 2 – SEPA Comments on Strategic Flood Risk Assessment

We have reviewed the Strategic Flood Risk Assessment document and would offer the following comments:

Section 1.2

- The punctuation in the sentence starting “*the council is mindful*” requires to be amended as it is an important sentence which as it stands, does not read well.

Section 1.8

- We would recommend that this section could be made clearer by deleting the sentence which starts “*In identifying sites for inclusion...*”, since the sites which **do** require mitigation are covered in the sentence which follows.
- Replace ‘mitagtory’ with ‘mitigatory’
- Add ‘*informed by a satisfactory Flood Risk Assessment*’ following ‘*standoffs to watercourses for example*’
- Within the sentence which starts ‘*SEPA and the council may request*’, delete ‘*large*’ as allocations could be any size and require a Flood Risk Assessment.

Section 2.4

- With regard to the sentence which starts ‘Where high rates of runoff’, we would suggest additional text ‘Such natural flood management can have a positive effect on downstream flooding but cannot be wholly relied upon to facilitate development on sites previously at risk from such flooding’.

Section 4.1

- Within the sentence which starts ‘*To provide a baseline*’ we recommend that this be modified to read ‘*new development or redevelopment*’.

Heading for Section 6

- *Typo in ‘supplementary’*

Appendix 3 - Potentially Vulnerable Area (PVA) details for allocations which fall within a PVA

In December 2011, SEPA published the National Flood Risk Assessment (NFRA) required by the Flood Risk Management (Scotland) Act 2009. The NFRA identifies areas that are potentially vulnerable to flood risk (Potentially Vulnerable Areas or PVAs). This information does not imply that all sites within a PVA are subject to flood risk.

The NFRA datasets will in future help to support Flood Risk Management Planning by 2015. Development Plans in future will require to have regard to Flood Risk Management Plans.

We have considered the strategic information in the FRMA with respect to PVA locations within the development plan area and would advise that the location of this Development Plan is within the following PVA's and the key information available in the FRMA for these PVAs includes:

PVA 10/13

- Summary of main impacts - Assessment of future flood risk and past events shows that the River Avon and several burns present: impact to a large number of residential properties; limited impact to low category community facilities; impact to some commercial properties; limited impact to transport links; impact to extensive areas of high grade agricultural land and impact to extensive areas of sensitive designated sites, with frequent reports of flooding in the area between 1771 and 2009. Existing defences on Mains Burn offer partial protection to some of these impacts.
- Main sources of flood risk – fluvial and pluvial
- Number of existing properties currently at risk - 932

PVA 10/14

- Summary of main impacts - Assessment of future flood risk and past events shows small watercourses present: limited impact to transport links; impact to high grade agricultural land; impact to sensitive designated sites, with infrequent reports of flooding in the area provided.
- Main sources of flood risk – fluvial and pluvial
- Number of existing properties currently at risk - 6

PVA 10/15

- Summary of main impacts - Assessment of future flood risk and past events shows fluvial and coastal sources present: impact to a small number of commercial properties; impact to minor transport links; limited impact to agriculture and impact to sensitive designated sites, with past reports of flooding in the area.
- Main sources of flood risk – fluvial, coastal and pluvial
- Number of existing properties currently at risk - 49

PVA 10/27

- Summary of main impacts – Assessment of future flood risk and past events shows that the River Almond, Gogar Burn and small watercourses present: impact to a large number of residential properties; limited impact to low category community facilities; impact to a large number of commercial properties; impact to major transport links; impact to extensive area of high grade agricultural land and impact to extensive areas of sensitive designated sites, with frequent reports of flooding in the area between 1836 and 2010. Existing defences on Brox Burn offer partial protection to some of these impacts.

- Main sources of flood risk – fluvial and pluvial
- Number of existing properties currently at risk - 1651

Any locations within a Development Plan outwith a PVA, should not be assumed to be free from flood risk. SEPA has produced the NFRA as the first stage of the Flood Risk Management Planning process. This sub-catchment area is not included as a PVA because it is below the threshold of significance of the NFRA/PVA method.

Appendix 4 – SEPA Response to Draft Action Programme



Our ref: PCS143108

Your ref:

Fiona McBrierty
Planning and Economic Development
West Lothian Civic Centre
Howden Road South
Livingston
EH54 6FF

If telephoning ask for:
Alasdair Milne

20 November 2015

By email only to: wlldp@westlothian.gov.uk

Dear Fiona

West Lothian Local Development Plan – Draft Action Programme

Thank you for your consultation letter of 9 October 2015. We welcome the opportunity to comment on the Action Programme (AP) document which, once formally adopted, will form part of the Local Development Plan (LDP). We recognise that the AP is not intended to be read in isolation and that the information relating to any site should be read in conjunction with the proposal details in the West Lothian LDP allocations. We recommend that our comments below be taken into account in the finalising of the AP.

We note page 13 of the Action Programme contains a range of other actions which will be identified as the LDP moves forward. From this table it is clear that the Action Programme as it relates to policies is to be developed further. We would welcome the opportunity to assist with this in the coming months.

- The types of action that we would expect to be included would be the delivery of key infrastructure and the preparation of supplementary guidance. Actions are not limited to those by the planning authority and we would expect to be identified as a delivery partner, but not lead, for specific actions.
- We would highlight that actions must link to the delivery of the policies and proposals in the plan or mitigation proposed in the SEA. We do not require actions to be included that have no link to the policies and proposals or SEA. Examples of actions that we may want to see included in the APPs (subject to policy/proposal link) are presented below:
 - Developer requirements for allocated sites relating to our interests eg. flood risk, river basin planning, zero waste.

- Statutory supplementary guidance to deliver the detail of policy areas relating to our remit such as flood risk, renewable energy developments, waste management and/or river basin planning interests.
- Delivery of flood management measures including food prevention schemes (and natural flood management measures) required to enable delivery of the proposals in the plan.
- Plans for the local delivery of green infrastructure requirements. This may include statutory supplementary guidance on how green and blue networking will be taken forward in the LDP area, the economic advantages and multiple benefits in terms of Council objectives.
- Deliver mitigation measures identified through the SEA process
- Heat mapping of plan area to identify potential heat sources for new development (as per Policy NRG 5 in the Proposed Plan).

Whilst we note that West Lothian Council recognise that the document is a 'working document', we recommend that the document be seen as a 'live' document rather than be reviewed every 2 years. More regular reviews (such as quarterly or 6 monthly reviews) could be undertaken. This does not mean that a new AP is required to be published on the passing of each review date but rather the AP can be identified as a living electronic document on the authority website which will contain the most up-to-date position of the plan at that moment in time. This will allow the AP to be seen as a progressive/project management document and allow all interested parties to be made aware of the most up-to-date position for any given area at any given time.

Finally, we note confirmation within the Proposed Plan supporting documents that a range of Supplementary Guidance will be produced in the coming months– we would welcome the opportunity to comment on these documents at an early stage in their production and look forward to continuing to work closely with West Lothian Council in this regard.

If you have any queries relating to this letter, please contact me by telephone on [REDACTED]

Yours sincerely

Alasdair Milne
Senior Planning Officer
Planning Service

Proposed Plan site reference	Settlement	Site Use	Site Name	Previous reference	Eastings	Northings	Site within Potentially Vulnerable Area	Allocation potentially at medium to high risk of flooding (Within or adjacent to indicative 1 in 200 flood outline)	Watercourse catchment less than 3km2 hence not modelled in Indicative Flood Map	Potential development or allocation could increase the probability of flooding elsewhere	Additional Information SEPA holds e.g. historic record of flooding from any source / post flood survey / Approved Local Authority or SEPA Flood Studies	Formal flood defences present and current standard of protection	Flood risk detailed comments. Detailed comments including aspects for consideration in site specific FRA e.g. structures complicate flood risk at site including bridges, culverts etc. Please identify where appropriate FR relevant development requirements are attached in order that we can support these in our response .	Sites where we can support the relevant requirements in relation to flood risk	1. MODIFICATION TO PLAN: Recommend removal from plan	1. MODIFICATION TO PLAN: Assessment of flood risk required (sought by developer requirement)
E-AD 1	Addiewell	Employment - ext to bonded warehouse	Addiewell West	EAd3	299,360	661,444	No	Surface water – part	going through site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required." We would require an FRA which assesses the risk from the small watercourse which flows through the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AD 1	Addiewell	Housing	Muirhousedykes Mains (previously known as Ross Court Minor)	HAd6	298,148	661,938	No	Surface water – part	None	No	Surface water flooding to nearby property in 2007. No further details provided and contact with FPO is recommended.	None Known	No FRA required in developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Adjacent site (H-AD 03) mentions significant groundwater issues. The council may wish to confirm this issue does not affect this site as well.	Yes	No	No
H-AD 2	Addiewell	Housing (capacity 20)	Meadowhead Avenue north	HAd7	299,059	662,442	No	Surface water – part	going through site	Yes	Surface water flooding to nearby property in 2007. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourses that flow through the site." The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be constrained due to flood risk hence capacity of 20 may not be achievable. The council may wish to consider removal of allocation.	Yes	No	No
H-AD 3	Addiewell	Housing	Loganlea Road	LATE-0008	298,185	662,083	No	No	None	No	Surface water flooding to nearby property in 2007. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "Significant groundwater issues. Flood Risk Assessment required." We do not have any more info on this risk.	Yes	No	No
H-AD 4	Addiewell	Housing	Loganlea Crescent / Place	HAd4	298,551	662,472	No	Fluvial - small part	None	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Skolie Burn which flows along the western boundary of the site." We would note that the Skolie Burn flows along eastern boundary rather than western boundary.	Yes	No	No
	Armadale	CDA		CDA-LT & CDA-LB	294,386	667,657	10/13	Surface water – part	going through site	Yes	Commented on areas of this site as part of Lower Bathville/ Armadale Station consultations (PCS103067, PCS107089, PCS140231, PCS106741, 1044/P/08, 0893/P/08, 0335/MS/15).	None Known	No developer requirements provided for this larger site. Not all of this site is covered by other allocations. We would require an FRA which assesses the risk from the small watercourses which flow through the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	Yes
	Armadale	CDA		CDA-CS	294,544	669,001	10/13	Surface water – small part	multiple watercourses through site	Yes	Commented on this site previously (PCS113394, PCS101716, PCS111914, 0451/P/09) and although we removed our objection to some of the phased development we have an outstanding objection to parts of the site.	None Known	No developer requirements provided for this larger site. Not all of this site is covered by other allocations. We would require an FRA which assesses the risk from the small watercourses which flow through the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	Yes

	Armadale	CDA		CDA-TF	294,509	667,212	10/13	Surface water – small part on boundary	Yes	Have commented on the majority of this site as part of Armadale Station (PCS104357, PSC106741, 1044/P/08) except for the small western corner which is not part of the masterplan. We removed our objection subject to conditions to be provided at the detailed stage.	None Known	Same as H-AM 1	No	Yes	
	Armadale	CDA		CDA-SN	292,647	668,619	10/13	Surface water – small part on boundary	Yes	No	None Known	same as H-AM 12	No	Yes	
	Armadale	CDA		CDA-NH	293,683	667,293	part 10/13	Surface water – small part adjacent to site	No	We commented on parts of this site (PCS132400, PCS129084, PCS131005) as part of the Armadale Station development and associated phased development.	None Known	No developer requirements provided for this larger site. Not all of this site is covered by other allocations. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	
	Armadale	CDA		CDA-SS	292,679	668,224	10/13	Surface water – small part culverted through site	Yes	No	None Known	No developer requirements provided for this larger site. Not all of this site is covered by other allocations. We require an FRA which assesses the risk from the small watercourse which flows on the boundary of the site. In addition, there may be a culverted watercourse going through the site which should be investigated. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	Yes	
E-AM 1	Armadale	Employment	Tarreoch Farm	CDA-TF	294,876	666,968	10/13	Surface water – part multiple watercourses through site	Yes	We commented on parts of this site (PCS106741) as part of the Armadale Station development and associated phased development and removed our objection subject to conditions.	None Known	Developer requirements mentions a "Flood Risk Assessment and Drainage Assessment required, use existing ponds where possible." We require an FRA which assesses the risk from the Boghead Burn and tributaries (and ponds) which flow through the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-LV 47	Armadale	Employment	Land at Cousland Farm (?)	CDA-AN & EOI-0013	302,055	666,747	no	Surface water / fluvial – small part on boundary	Yes	No	None Known	Developer requirements mentions "River Almond to south, possible requirement for Flood Risk Assessment and Drainage Impact Assessment." The FRA should also take into account any small watercourses within/ adjacent to the site. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. For clarity and consistency, the council may wish to stipulate that an FRA is required rather than a possible requirement.	Yes	No	No
H-AM 1	Armadale	Housing	Muirfield North Street	HAm8	293,880	668,950	10/13	Surface water – adjacent to None	Yes	No	None Known	Developer requirements mentions "Site susceptible to flooding. Flood Risk Assessment required". Several sections of sewer are also noted as flowing through the site and we would recommend that development does not take on top or immediately adjacent to this flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 2	Armadale	Housing	Heatherfield West	HAm10	294,569	668,737	10/13	Surface water – part adjacent to site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required." Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

H-AM 3	Armadale	Housing	Nelson Park / Mallace Ave	HAm12c	294,462	668,514	10/13	Surface water – part	None	Yes	No	None Known	Developer requirements mentions "Record of flooding in 2007. Flood Risk Assessment required." Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. We previously stated that no FRA required as we did not have additional flood risk information. No FRA required in developer requirements. Cant find any record of previous consultation on this site.	Yes	No	No
H-AM 4	Armadale	Housing	High Academy Street		293,565	668,377	10/13	No	None	No	No	None Known		Yes	No	No
H-AM 5	Armadale	Housing	Colinshiel Site A CDA		294,486	669,076	10/13	Surface water – small part	going through site	Yes		Commented on this as part of Colinshiel Farm (PCS101716, 0451/P/09) and have an outstanding objection to the larger site but phases have been approved as out with flood risk area.	Developer requirements mentions "Site susceptible to flooding Flood Risk Assessment required." The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 6	Armadale	Housing	Colinshiel site B CDA		294,774	669,013	10/13	Surface water – small part	going through site	Yes		Commented on this as part of Colinshiel Farm (PCS101716, 0451/P/09) and have an outstanding objection to the larger site but phases have been approved as out with flood risk area.	Developer requirements mentions "Site susceptible to flooding Flood Risk Assessment required." The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 7	Armadale	Housing	Tarrareoch Southdale		294,243	667,438	10/13	Surface water – part	on boundary	Yes	No	None Known	Developer requirements mentions "Site susceptible to flooding. Flood Risk Assessment required." The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 8	Armadale	Housing	Tarrareoch remainder		294,321	667,396	10/13	Surface water – part	on boundary	Yes		We commented on this site as part of the larger Armadale Station application (PCS140231, PCS132400) and removed objection subject to conditions.	Developer requirements mentions "Site susceptible to flooding. Flood Risk Assessment required." The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 9	Armadale	Housing	Netherhouse Phase 1 R1A		293,740	667,121	part 10/13	Surface water – small part	None	Yes		Commented on the larger site previously (PCS111061) and noted the risk from small drainage ditches.	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network." Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 10	Armadale	Housing	Netherhouse Phase 1 RB		293,582	667,193	part 10/13	Surface water – adjacent to	on boundary	Yes		Commented on the larger site previously (PCS111061) and noted the risk from small drainage ditches.	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network." Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 11	Armadale	Housing	Netherhouse remainder		293,761	667,316	10/13	Surface water – small part	None	Yes		Commented on the site previously (PCS132400 and part of PCS131005, PCS129084) and did not identify any small watercourses.	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network." Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

H-AM 12	Armadale	Housing	Standhill north	0	292,645	668,624	10/13	Surface water – small part going through site	Yes	No	None Known	Developer requirements mentions "Site susceptible to flooding. Flood Risk Assessment required. Water resilient measures required. Small watercourses flow through site and these should not be culverted." The FRA should consider any structures, e.g. culverts/bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-AM 13	Armadale	Housing	Standhill south		292,662	668,258	10/13	Surface water – small part going through site	Yes	No	None Known	Developer requirements mentions "A small part of this site (close to the A89) is deemed at risk from pluvial flooding. Flood Risk Assessment required which assesses the flood risk from the small watercourses which flows through the site" The FRA should consider any structures, e.g. culverts/bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-AM 14	Armadale	Housing	Trees Farm		294,508	667,218	10/13	Surface water – part on boundary	Yes		None Known	Have commented on the majority of this site as part of Armadale Station (PCS104357, PSC106741, 1044/P/08) except for the small western corner which is not part of the masterplan. We removed our objection subject to conditions to be provided at the detailed stage.	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required". Same as CDA-TF. The FRA should consider any structures, e.g. culverts/bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 15	Armadale	Housing	Lower Bathville		294,448	667,814	10/13	Surface water – part going through site	Yes		None Known	Commented on areas of this site as part of Lower Bathville consultations (PCS103067, PCS107089, 0893/P/08) and removed our objection subject to conditions.	Developer requirements mentions "Site susceptible to flooding. Flood Risk Assessment required". The FRA should consider any structures, e.g. culverts/bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 16	Armadale	Housing	Mayfield Drive	ARM8	293,958	668,220	10/13	Surface water – adjacent to	None	Yes	None Known	Surface water flooding to nearby area in 2007. No further details provided and contact with FPO is recommended.	Developer requirements mentions "Drainage Impact Assessment required." Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 17	Armadale	Housing	Drove Road	EOI-0139	293,737		10/13	Surface water – small part going through site	Yes		None Known	Surface water flooding to nearby property in 2008. No further details provided and contact with FPO is recommended.	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn and the Colin Burn". The FRA should consider any structures, e.g. culverts/bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-AM 18	Armadale	Housing	Stonerigg Farm		293,424	667,667	part 10/13	Surface water – adjacent to	adjacent to site	No	No	None Known	Two allocations in Proposed Plan with the same reference. Only one allocation mentioned in Proposed Plan developer requirements. Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required" The FRA should consider the potential risk from nearby watercourses and investigate whether there are any culverted watercourses within or adjacent to the site.	Yes	No	No
H-AM 18	Armadale	Housing	Stonerigg Farm		293,390	667,583	part 10/13	Surface water – adjacent to	adjacent to site	No	No	None Known	Two allocations in Proposed Plan with the same reference. Only one allocation mentioned in Proposed Plan developer requirements. Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required". The FRA should consider the potential risk from nearby watercourses and investigate whether there are any culverted watercourses within or adjacent to the site.	Yes	No	No

E-BB 2	Bathgate	Employment	Inchmuir road, whitehill ind est	EBb2	298,433	667,105	10/27	Surface water – adjacent to	culverted through site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment and Drainage Assessment required." The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
E-BG 1	Bathgate	Employment	Easter Inch	EBg2	298,895	667,175	10/27	Surface water – part	None	Yes	No	None Known	No FRA required within developer requirements. There is a pond shown on site which may be attributed to SUDS but should be investigated during site design. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
E-BG 2	Bathgate	Employment	Inch wood south	EBg3	299,000	667,643	10/27	Surface water – part	None	Yes	No	None Known	No FRA required within developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to extent of surface water flooding on site, the council may wish to include a DIA in the developer requirements. No FRA required within developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
E-BG 3	Bathgate	Employment	Wester inch	EBg9	297,412	667,085	10/13 and 10/27	Surface water – small part	None	Yes	No	None Known	No FRA required within developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-BA 1	Bathgate	Housing	Balmuir Road	2/106	296,291	669,630	10/13	Fluvial - part	on boundary	Yes	No	None Known	Surface water flooding to nearby property in 2001 and 2003. No further details provided and contact with FPO is recommended. FRA provided in 2008 (0128/SRM/08) and we removed our objection subject to conditions. Should we be consulted on a new application for this site we would require the submission of an updated FRA.	Developer requirements mentions "Site susceptible to flooding. Flood Risk Assessment required." The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk.	Yes	No	No
H-BA 2	Bathgate	Housing	Wester inch	2/66(20)	298,400	667,316	10/27	Surface water – part	culverted through site	Yes	No	None Known	No FRA required within developer requirements. We would require an FRA which assesses the risk from a potential culverted watercourse which flows through the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk hence capacity of 70 may not be achievable.	No	No	Yes	
H-BA 3	Bathgate	Housing	Standhill site A	0	296,765	667,408	10/13	Surface water – majority	multiple watercourses through site	Yes	No	None Known	FRA undertaken for a larger site (PCS119369) shows that a significant part of the northern half of the site is at fluvial risk. We removed our objection based on the site layout shown. Should the layout differ from 0841/MS/11 we would require an updated FRA.	Developer requirements mentions "Flood Risk Assessment required". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be constrained due to flood risk.	Yes	No	No

H-BA 4	Bathgate	Housing	Standhill site B		296,948	667,051	10/13	Surface water – part	going through site	Yes	Previous FRA undertaken for part of this site mentions flooding problems associated with a culvert. Significant flooding was witnessed associated with the smaller watercourse in the development site. Ponding to a depth of 2m was experienced on part of the development site with a flood level of 147.0mAOD. It is explained within the FRA that this was due to the culvert inlet for this small watercourse being blocked which resulted in floodwater backing up causing significant flooding.	None Known	Developer requirements mentions "Flood Risk Assessment required". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BA 5	Bathgate	Housing	Napier Ave	HBg24 & EOI-0163	298,147	668,732	10/13 and 10/27	No	on boundary	Yes	Surface water flooding to nearby property in 1999. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "There is a history of flooding. Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding.	Yes	No	No
H-BA 6	Bathgate	Housing	Easton Road Balmuir Road	HBg29	296,724	669,358	10/13	Surface water / fluvial – small part	adjacent to site	Yes	Basic FRA submitted for part of site (PCS133426) mentions risk from adjacent culverted watercourse. 2004 response for this site requested additional modelling as well.	None Known	Developer requirements mentions "Site susceptible to flooding. Flood Risk Assessment required which assesses the flood risk from the Bathgate Water which flows along the eastern and northern boundary of the site. Drainage Impact Assessment required to assess the impact of development on the local network." Commented on small part of site and objected due to a lack of information. FRA should also consider the risk from adjacent small watercourse as well.	Yes	No	No
H-BA 7	Bathgate	Housing	Little boghead remainder	HBg30(remainin g)	296,243	667,807	10/13	Surface water – adjacent to	None	No		None Known	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required. High level of SUDS required since low dilution. There is a history of nearby flooding from obstructed culvert. There is a possible risk from adjacent bodies of water in nature park". We have no further information on flood risk. The comments we previously provided were for the larger site (HBg30) which this site is part of. The council may wish to consider whether these comments remain applicable.	Yes	No	No
H-BA 8	Bathgate	Housing	Wester Inch Area S	2/66(15)	297,329	667,527	10/13 and 10/27	Surface water – part	None	Yes		None Known	Developer requirements mentions "Flood Risk Assessment required. Flood alleviation scheme that has been developed needs taken account of and protected. SUDS needs careful consideration." Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The comments previously provided were for a larger site allocation (HBg39). The council may wish to consider whether these comments remain applicable.	Yes	No	No
H-BA 9	Bathgate	Housing	Wester Inch area x y z aa, wester grove	2/66(16)	297,132	667,197	10/13 and 10/27	Surface water – small part	None	Yes		None Known	Developer requirements mentions "Flood Risk Assessment required. Flood alleviation scheme that has been developed needs taken account of and protected. SUDS needs careful consideration". The comments previously provided were for a larger site allocation (HBg39). The council may wish to consider whether these comments remain applicable.	Yes	No	No
H-BA 10	Bathgate	Housing	Wester Inch areas U and V		297,016	667,541	10/13	Surface water / fluvial - part	on boundary	Yes		None Known	Developer requirements mentions "Flood Risk Assessment required. Flood alleviation scheme that has been developed needs taken account of and protected. SUDS needs careful consideration". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk.	Yes	No	No

H-BA 11	Bathgate	Housing	Wester Inch phase 3	2/66(19)	296,904	667,704	10/13	Fluvial - small part	adjacent to site	Yes	We commented on this site during the approval of matters (0589/MSC/14 for 0972/P/01) and an FRA was submitted. The FRA demonstrates that the eastern edge is at risk of flooding. Should the application differ from what has been approved already we would require an updated FRA which assesses the risk from the Boghead Burn and small watercourse.	None Known	No developer requirements for an FRA. The FRA should assess the risk from the Boghead Burn and small watercourses. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Developer requirements mentions "Drainage Impact Assessment required to assess the impact of development on the local network".	No	No	Yes	
H-BA 12	Bathgate	Housing	Main st	HBg43b	297,527	669,180	10/13	Surface water – adjacent to	None	No	No	None Known	Developer requirements mentions "Drainage Impact Assessment required to assess the impact of development on the local network".	Yes	No	No	
H-BA 13	Bathgate	Housing	Jarvey St	HBg45	297,483	669,084	10/13	No	None	No	We commented on site and did not identify a flood risk (PCS142424, 0645/FUL/15)	None Known	Developer requirements mentions "Drainage Impact Assessment required to assess the impact of development on the local network".	Yes	No	No	
H-BA 14	Bathgate	Housing	Windyknowe east	HBg47a	296,022	668,660	10/13	Surface water – small part	on boundary	Yes	Surface water flooding to nearby property in 2007. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "This site includes a low area at risk of pluvial flooding. Flood Risk Assessment required". We require an FRA which assesses the risk from a potentially culverted watercourses within or immediately adjacent to the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-BA 15	Bathgate	Housing	windyknowe west	HBg47b	295,872	668,671	10/13	Surface water – part	None	Yes	No	None Known	Developer requirements mentions "Flood risk assessment required". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. We do not have any additional flood risk information. The comments previously provided were for a larger site allocation (HBg47). The council may wish to consider whether these comments remain applicable.	Yes	No	No	
H-BA 16	Bathgate	Housing	Whitburn Rd Site A		0	297,338	668,174	10/13	Surface water / fluvial – adjacent to	adjacent to site	Yes	We have records of commenting on the larger site which surrounds this one (PCS125775, PCS120983).	None Known	Developer requirements mentions "Flood risk assessment required". The FRA should consider the upstream storage structures. We have only commented on the larger site previously.	Yes	No	No
H-BA 17	Bathgate	Housing	Whitburn Rd Site B		0	297,378	668,067	10/13	Surface water / fluvial – small part	going through site	Yes	We commented on this site (PCS125775, PCS120983, 0070/MSC/12). The council confirmed that the council maintain the upstream storage areas. A study undertaken by Entec for the council and provides a flood outline adjacent to the western perimeter of the allocation.	None Known	Developer requirements mentions "Flood risk assessment required". Should the development differ from what was previously agreed we would require the submission of an updated FRA which considers the upstream storage areas and small watercourses, including any culverted watercourses which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Review of the surface water 1 in 200 year flood map shows that there may be extensive flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Would recommend that a DIA is included within the developer requirements. Site may be constrained due to surface water flood risk issues.	Yes	No	No
H-BA 18	Bathgate	Housing	9 Hardhill Road	2/109	296,490	668,670	10/13	Surface water – majority	None	Yes	No	None Known	Developer requirements mentions "SUDs scheme required". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes	
H-BA 19	Bathgate	Housing	Bloomfield Place	2/110	297,539	668,779	10/13	Surface water – adjacent to	None	Yes	No	None Known	No FRA requested in developer requirements	Yes	No	No	
H-BA 20	Bathgate	Housing	Mid Street	EOI-0056	297,682	668,703	10/13	No	None	No	No	None Known	No FRA requested in developer requirements	Yes	No	No	

H-BA 21	Bathgate	Housing	Meadowpark 13 - 15 Glasgow Rd	EOI-0162	296,960	668,826	10/13	Surface water / fluvial - part	adjacent to site	Yes	We commented on this site (PCS113883, 0093/FUL/08 & 0248/FUL/08) as part of a larger site.	None Known	Developer requirements mentions "Site is at medium to high risk of fluvial flooding. Flood Risk Assessment required. Water resilient measures also required for this site". Should the proposal differ from what was previously agreed we would require an FRA which assesses the risk from the Boghead Burn and the small watercourse. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BA 22	Bathgate	Housing	Bathgate Comm education	COU23	297,732	668,875	10/13	No	None	No	No	None Known	No FRA requested in developer requirements	Yes	No	No
H-BA 23	Bathgate	Housing	Wester inch	EOI-0182	297,039	667,955	10/13	Surface water / fluvial - part	adjacent to site	Yes	No	None Known	Developer requirements mentions "Site susceptible to pluvial and fluvial flooding. Flood Risk Assessment required". The FRA should assess the risk from the Boghead Burn and tributaries. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk.	Yes	No	No
H-BA 24	Bathgate	Housing	Guildiehaugh Depot	EOI-0153	298,424	667,948	10/27	Surface water – part	None	Yes	No	None Known	Developer requirements mentions "Site susceptible to pluvial flooding. Flood risk assessment required. Drainage Impact Assessment required to assess the impact of development on the local network". Previous comments from SEPA mentioned we did not require an FRA but the FPO has requested an FRA to address the pluvial flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BA 25	Bathgate	Housing	Waverley St depot	EOI-0094	297,267	669,138	10/13	No	None	No	No	None Known	Developer requirements mentions "Part of the site is susceptible to pluvial flooding. Flood Risk assessment required. Drainage Impact Assessment required to assess the impact of development on the local network". We have no additional information on the flood risk to the site. We previously stated this.	Yes	No	No
H-BA 26	Bathgate	Housing	Blackburn rd	LATE-0007	298,656	667,775	10/27	Surface water – small part	going through site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Bog Burn which flows through the site". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Site may be constrained as we would not support development over or immediately adjacent to a culvert.	Yes	No	No
H-BA 27	Bathgate	Housing	Whitburn Road	LATE-0014	296,325	667,385	10/13	Surface water – part	going through site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required to determine the full extent of land capable of being developed". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BA 28	Bathgate	Housing	Mid Street former swimming pool	MIRQLATE4	297,729	668,742	10/13	Surface water – small part	None	Yes	No	None Known	Developer requirements mentions "Drainage Impact Assessment required to assess the impact of development on the local network". No further information on flood risk available.	Yes	No	No
H-BA 29	Bathgate	Housing	Glasgow Road	MIRQLATE05	296,983	668,889	10/13	Surface water / fluvial – small part	None	Yes	We commented on this site (PCS113883, 0093/FUL/08 & 0248/FUL/08) as part of a larger site. A study undertaken by Entec for the council and provides a flood outline within part of the allocation.	None Known	Developer requirements mentions "Flood Risk Assessment required". Should the proposal differ from what was previously agreed we would require an FRA which assesses the risk from the Boghead Burn. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BA 30	Bathgate	Housing	[REDACTED]		296,908	667,368	10/13	Surface water / fluvial – adjacent to	adjacent to site	No	No	None Known	Site not within Proposed Plan. low vulnerability use. Not within Proposed Plan			
	Bathgate	Other	Off road cycle track	ORB	300,560	668,102	10/27	Surface water – small part	adjacent to site	No	No	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the south-eastern corner of the site. Water resilient measures are required". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Looks to be built already.			
H-SB 4	Bents	Housing	Burnlea Place	BEN1	297,126	662,273	No	Surface water – small part	on boundary	Yes	Flooding of garden ground from field surface water (Nov 2009)	None Known		Yes	No	No

E-BB 5c	Blackburn	Employment			296,748	666,362	10/13 and 10/27	Surface water – small part on boundary	Yes	A basic FRA was produced in 2007 by WSP for the larger site. No risk identified. The FRA produced does not appear to consider the risk from small watercourses which were out with the SEPA flood map (i.e. <3km2)	None Known	No FRA in developer requirements. Historic maps indicate there may be a small watercourse in the vicinity of the site. This should be considered during site investigations. We have no further flood risk information. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-BB 1	Blackburn	Employment		EBb1	297,611	666,485	10/27	Surface water – part on boundary	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment and Drainage Assessment required". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-BB 3	Blackburn	Employment		EBb4	298,054	666,345	part 10/27	Surface water – small part None	Yes	No	None Known	No FRA in developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. No FRA requested within developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-BB 4	Blackburn	Employment		EBb5	298,264	666,528	part 10/27	Surface water – part None	Yes	No	None Known	No FRA in developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-BB 5a	Blackburn	Employment			296,414	666,482	10/13	Surface water – part adjacent to site	Yes	A basic FRA was produced in 2007 by WSP for the larger site. No risk identified. The FRA produced does not appear to consider the risk from small watercourses which were out with the SEPA flood map (i.e. <3km2)	None Known	No FRA in developer requirements. Historic maps indicate there may be a small watercourse in the vicinity of the site. This should be considered during site investigations. We have no further flood risk information.	Yes	No	No
E-BB 5b	Blackburn	Employment			297,224	666,817	10/13 and 10/27	Surface water – part going through site	Yes	A basic FRA was produced in 2007 by WSP for the larger site. No risk identified. The FRA produced does not appear to consider the risk from small watercourses which were out with the SEPA flood map (i.e. <3km2)	None Known	No FRA in developer requirements. We require an FRA which assesses the risk from the small watercourses which flow through/ adjacent to the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
E-BB 5d	Blackburn	Employment			296,819	666,074	part 10/27	Surface water – part multiple watercourses through site	Yes	A basic FRA was produced in 2007 by WSP for the larger site. No risk identified. The FRA produced does not appear to consider the risk from small watercourses which were out with the SEPA flood map (i.e. <3km2)	None Known	No FRA in developer requirements. We require an FRA which assesses the risk from the small watercourses which flow through/ adjacent to the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
E-BB 6	Blackburn	Employment	West Main St	BLA3	297,778	665,320	No	Surface water – adjacent to on boundary	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required". A stated in previous comments we are not aware of any flood risk issues at this site.	Yes	No	No
H-BB 1	Blackburn	Housing	daisyhill road	HbB2	298,699	665,533	No	Surface water – adjacent to None	Yes	Surface water flooding experienced in general area.	None Known	No FRA in developer requirements. Historic maps indicate there may be a small watercourse in the vicinity of the site. This should be considered during site investigations. We have no further flood risk information.	Yes	No	No

H-BB 2	Blackburn	Housing	riddochhill road	HBb6	297,994	665,567	No	Fluvial - part	on boundary	Yes	No	None Known	Developer requirements mentions "Part of the site is susceptible to pluvial flooding. Flood risk assessment required which assesses the flood risk from the River Almond which is immediately to the west of the site. Drainage Impact Assessment required and to determine the extent to which the site is capable of being developed". The FRA should consider any structures, e.g. culverts/bridges, which may exacerbate flooding. Site will likely be constrained due to flood risk.	Yes	No	No
H-BB 3	Blackburn	Housing	west main st west	HBb10	298,335	665,435	No	Fluvial - adjacent to	None	Yes	No	None Known	Developer requirements mentions "There is recent history of flooding adjacent to the site. Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network". We previously did not request an FRA and have no further information on flooding.	Yes	No	No
H-BB 4	Blackburn	Housing	west main st east	HBb11	298,440	665,431	No	Surface water / fluvial – adjacent to	None	Yes	No	None Known	Developer requirements mentions "There is recent history of flooding. Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network". We previously did not request an FRA and have no further information on flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BB 5	Blackburn	Housing	16 bathgate road	HBb18	298,554	665,559	No	No	None	No	No	None Known	Developer requirements mentions "Drainage Impact Assessment required".	Yes	No	No
H-BB 6	Blackburn	Housing	11 east main st	EM1	298,695	665,423	No	Surface water – adjacent to	None	Yes	No	None Known	No developer requirements requested. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. As adjacent to a potential flood risk issue may wish to consider during design.	Yes	No	No
H-BB 7	Blackburn	Housing	redhouse west	EOI-0095	299,268	665,324	No	Surface water – small part	None	Yes	No	None Known	We commented on a larger site (PCS136305, 1695/FUL/14) with the boundary following the River Almond. Housing was set back and elevated above river by a minimum of 5m. We had no objection subject to conditions.	Yes	No	No
H-BB 8	Blackburn	Housing	west main street	BLA31	298,861	665,492	No	No	None	No	No	None Known	"The site is susceptible to flooding. Flood Risk Assessment required. Development will only be permitted in that part of the site deemed to be out with the fluvial flood zone". The current allocation is slightly smaller than what was previously commented upon. The council may wish to consider whether these comments remain applicable.	Yes	No	No
H-BB 9	Blackburn	Housing	ash grove site a	EOI-0185a	298,664	665,734	No	No	None	No	No	None Known	Developer requirements mentions "Nearby surface water/water ponding issues recorded in 2008 and 2009." No FRA or DIA mentioned in developer requirements.	Yes	No	No
H-BB 10	Blackburn	Housing	ash grove site b	EOI-0185b	298,743	665,741	No	No	None	No	No	None Known	No developer requirements.	Yes	No	No
H-BB 11	Blackburn	Housing		HBb16	298,760	666,331	10/27	Surface water – part	None	Yes	No	None Known	No developer requirements.	Yes	No	No
	Blackburn	Retail		BLA7	298,705	665,790	No	No	None	No	No	None Known	Not in proposed plan.			
E-BL 1	Blackridge	Employment	sibbald training centre 1	EOI-0007	291,434	667,675	10/13	Surface water – small part	culverted through site	Yes	No	None Known	No developer requirements. We require an FRA which assesses the risk from the small watercourse which potentially flows through the site. Historic maps indicate the presence of a watercourse within the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
E-BL2	Blackridge	Employment	sibbald training centre 2	EOI-0008	291,464	667,385	10/13	Surface water – part	None	Yes	No	None Known	No developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The council may wish to consider including the surface water risk in the developer requirements.	Yes	No	No
H-BL 1	Blackridge	Housing	allison gdns site a	HBr5a	289,665	666,902	10/13	Surface water / fluvial – small part	None	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn which flows through the site". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Over half built already.	Yes	No	No

H-BL 2	Blackridge	Housing	allison gdns site b	HBr5d	289,877	666,823	10/13	Surface water – adjacent to	None	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn which flows through the site". Burn does not flow through the site but adjacent to. Our previous comments were for the larger site. May wish to consider a flow path should the burn flow onto the road as potentially indicated by the surface water flow path.	Yes	No	No
H-BL 3	Blackridge	Housing	westcraigs road south of railway	HBr5c	290,026	666,792	10/13	Surface water – part	on boundary	Yes	FRA undertaken in 2005 which mentions flooding on site and to adjacent property. Investigated a small ditch along the southern boundary and associated flood extent.	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn". Burn does not flow through the site but adjacent to. Our previous comments were for the larger site. May wish to consider a flow path should the burn flow onto the road as potentially indicated by the surface water flow path. There is a small watercourse which was investigated as part of a previous FRA and is a known flood risk. This should also be considered.	No	No	Yes
H-BL 4	Blackridge	Housing	craiginn terrace	HBr8	290,249	667,090	10/13	Surface water / fluvial - part	going through site	Yes	We have an outstanding objection (PCS/133219, 0285/FUL/06) due to the requirement for an updated FRA to take account of the current situation.	None Known	Developer requirements mentions "There is a significant risk of flooding from out of bank flows in the watercourse and potential backing up upstream of structures in the watercourse. Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn which flows west – east through the site". An updated FRA would be required for this site as the Westrigg Way road has modified the flooding in this area.	Yes	No	No
H-BL 5	Blackridge	Housing	woodhill rd	HBr9	288,974	667,238	10/13	No	None	No	No	None Known	Developer requirements mentions "Flood Risk Assessment required". As stated previously we are not aware of the flood risk issues associated with the site.	Yes	No	No
H-BL 6	Blackridge	Housing	south of craiginn terrace part of H bl 4	EOI-0063	290,020	667,104	10/13	Surface water / fluvial – adjacent to	None	No	No	None Known	No FRA required within developer requirements	Yes	No	No
H-BR 1	Breich	Housing	rashiehill cres	HBr3	296,774	660,942	No	Surface water / fluvial – adjacent to	None	No	No	None Known	Developer requirements mentions "Flood Risk Assessment required". As stated previously we are not aware of the flood risk issues associated with the site.	Yes	No	No
H-BR 2	Breich	Housing	woodmuir road west	HBr5	296,281	660,646	No	Surface water – small part	None	No	No	None Known	No FRA in developer requirements. Only 3 plots left, rest built. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BR 3	Breich	Housing	woodmuir road east	HBr6	296,516	660,647	No	Surface water / fluvial - part	None	Yes	We previously commented on this site (PCS117842, PCS139794, LIVE/0203/FUL/15) and removed our objection subject to conditions	None Known	Developer requirements mentions "There is a significant risk of flooding from out of bank flows in the watercourse. Flood Risk Assessment required". Should the application differ from what was previously agreed we would require an updated FRA. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding.	Yes	No	No
H-BR 4	Breich	Housing	woodmuir community hall	MUB1	296,331	660,817	No	No	None	No	No	None Known	No FRA required within developer requirements	Yes	No	No
H-BR 5	Breich	Housing	former woodmuir primary sch	MUB2	296,264	660,751	No	No	None	No	No	None Known	No FRA required within developer requirements	Yes	No	No
H-BR 6	Breich	Housing	blackhill farm	EOI-0190	296,426	660,492	No	Surface water / fluvial - part	None	Yes	No	None Known	Developer requirements mentions "Parts of the site are susceptible to pluvial flooding. Flood Risk Assessment required which assesses the flood risk from the Woodmuir Burn". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Consideration should also be given to the pond on-site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-LW 3	Breich	Housing	site of former brieich in by brieich	21/6	295,489	660,524	No	Surface water – adjacent to	None	No	No	None Known	No FRA required within developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. May wish to consider including this within the developer requirements.	Yes	No	No
E-BD 1	Bridgend	Employment	bridgend bing	EBd1	303,758	675,847	10/14	Fluvial - part	on boundary	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required." The FRA should assess the risk from the Haugh Burn and any small watercourses within or adjacent to the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Consideration should also be given to the pond on-site.	Yes	No	No
H-BD 1	Bridgend	Housing	willodean site a	EOI-0011	304,075	675,480	10/14	No	None	No	No	None Known	Developer requirements mentions "Flood Risk Assessment required". As stated in previous comments we are not aware of any flood risk issues at this site.	Yes	No	No
H-BD 2	Bridgend	Housing	willowdean site b	MIRQ0162	304,174	675,228	10/14	No	on boundary	No	No	None Known	No developer requirements for an FRA. Historic maps show the small watercourse flows on the opposite side of Auldhill Road	Yes	No	No

H-BD 3	Bridgend	Housing	willowdean bridgend golf course	EOI-0010	303,977	675,480	10/14	No	on boundary	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Riccarton Burn which flows along the southern and western boundary of the site".	Yes	No	No
H-BD 4	Bridgend	Housing	auldhill	COU3	304,420	675,625	10/14	No	culverted through site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the eastern boundary of the site and potentially culverted through the site". Site will likely be constrained due to flood risk as we would not accept built development on top or immediately adjacent to any culverted watercourse.	Yes	No	No
H-BD 5	Bridgend Broxburn Broxburn	Housing CDA CDA	bridgend farm	CDA-WW EOI-0138c	304,409 309,694 307,717	675,876 673,296 673,183	10/14	Surface water – small part	on boundary	Yes	No	None Known	Not in proposed plan. We require an FRA which assesses the risk from the small watercourse which flows on the boundary of the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Consideration should also be given to the pond on-site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Same as H-BU 10 Same as H-BU 08	No	No	Yes
	Broxburn Broxburn	CDA CDA		CDA-GI CDA-GE	308,017 308,328	672,793 673,340	10/27	Surface water – small part	None	Yes	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	No developer requirements provided for CDAs but this allocation not within any other reference either. The canal flows along the southern boundary of the site and consultation with Scottish Canals is recommended, though it appears to be elevated above the canal. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Same as H-BU 09		No	No
	Broxburn	CDA		CDA-CW	308,020	672,620	10/27	Surface water – part	None	Yes	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	No developer requirements provided for CDAs but this allocation not within any other reference either. The canal flows along the southern boundary of the site and consultation with Scottish Canals is recommended, though it appears to be elevated above the canal. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	No
	Broxburn	CDA		EOI-0138g	309,248	673,238	10/27	Surface water – small part	on boundary	Yes	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	No developer requirements provided for CDAs but this allocation not within any other reference either. We require an FRA which assesses the risk from the small watercourse which flows along the eastern boundary of the site. Also the canal flows along the northern boundary of the site and consultation with Scottish Canals is recommended. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	Yes
	Broxburn	CDA		EOI-0138e	308,362	673,155	10/27	Surface water – small part	None	No	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	No developer requirements provided for CDAs but this allocation forms part of the larger H-BU 04. Consideration should be given to the pond on-site.		No	No
E-BU 1	Broxburn	Employment	youngs road south	EUB1	309,039	672,809	10/27	No	None	No	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	Developer requirements mentions "Attenuation and run-off required to SEPA requirements." Site is close to the canal and would recommend that contact is made with Scottish Canals. Water resilient materials mentioned for nearby sites but not here. Developer requirements mentions "Water resilient measures are required." Site is close to the canal and would recommend that contact is made with Scottish Canals (assume that's why water resilient measures are required).	Yes	No	No
E-BU 2	Broxburn	Employment	clifton view	EUB5	308,980	672,955	10/27	No	None	No	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	Developer requirements mentions "Attenuation and run-off required to SEPA requirements." Site is close to the canal and would recommend that contact is made with Scottish Canals (assume that's why water resilient measures are required).	Yes	No	No

E-BU 3	Broxburn	Employment	clifton view ent area	EUB6	309,106	673,083	10/27	No	None	No	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	No FRA in developer requirements. Site is close to the canal and would recommend that contact is made with Scottish Canals. Water resilient materials mentioned for nearby sites but not here.	Yes	No	No
E-BU 4	Broxburn	Employment	youngs road north enterprise area	EUB7	309,220	672,983	10/27	No	None	No	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	No FRA in developer requirements. Site is close to the canal and would recommend that contact is made with Scottish Canals. Water resilient materials mentioned for nearby sites but not here.	Yes	No	No
E-BU 5	Broxburn	Employment	east mains enterprise area	CDA-EM	310,318	672,632	10/27	Surface water / fluvial - part	on boundary	Yes	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "Flood Risk Assessment required." The FRA should assess the risk from the Brox Burn and the small watercourse which flows along the western perimeter. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. The development should compliment any existing or proposed flood protection works. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk.	Yes	No	No
E-BU 6	Broxburn	Employment	greendykes house, greendykes road	EOI-0064	308,187	672,801	10/27	No	None	No	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	No FRA in developer requirements. Site is close to the canal but would appear to be elevated above it.	Yes	No	No
H-BU 1	Broxburn	Housing	Greendykes road	HUB12	308,293	672,889	10/27	Surface water – part	None	Yes	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	"Flood Risk Assessment required. Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended. Water resilient measures are required on this site". Council previously requested an FRA when we provided previous comments. Site would appear to be elevated above adjacent canal.	Yes	No	No
H-BU 2	Broxburn	Housing	holmes north site b	HUB13	307,017	671,848	10/27	Surface water /fluvial - majority	None	Yes	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "There is a significant risk of flooding from out of bank flows in the watercourse. There is a flood prevention scheme proposed for Broxburn but completion date is unknown. Flood Risk Assessment required which assesses the flood risk from the Brox Burn". Site will need to take into consideration the Broxburn FPS and current SEPA guidance on development behind flood defences.	Yes	No	No
H-BU 3	Broxburn	Housing	holmes north site c	HUB29	306,935	671,946	10/27	Surface water / fluvial – adjacent to	None	No	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "There is a significant risk of flooding from out of bank flows in the watercourse. There is a flood prevention scheme proposed for Broxburn but completion date is unknown. Flood Risk Assessment required which assesses the flood risk from the Brox Burn". We previously mentioned that Halcrow flood study showed this site to be out with the 1:200 year flood extent.	Yes	No	No
H-BU 4	Broxburn	Housing	albyn	HUB15	308,565	673,083	10/27	Surface water – part	None	Yes	No	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	Developer requirements mentions "Flood Risk Assessment required. Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended. Water resilient measures are required on this site". We previously noted that the council required an FRA. The canal flows along the southern boundary of the site and consultation with Scottish Canals is recommended, though it appears to be elevated above the canal. Any ponds on-site should be considered. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BU 5	Broxburn	Housing	candleworks	HUB17	307,939	672,531	10/27	Surface water – part	on boundary	Yes	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network". The FRA should consider any FPS works built or proposed and any culverts which may exacerbate flooding. The canal flows along the southern boundary of the site and consultation with Scottish Canals is recommended, though it appears to be elevated above the canal. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

H-BU 7	Broxburn	Housing	west main st former brox primary school	BRO3	307,980	672,252	10/27	Surface water – adjacent to adjacent to site	No	Information provided as part of the FPS indicates that the Liggat Syke is culverted to the north of the site but then flows eastwards away from the site.	Broxburn FPS (2007) unable to comment whether this is part of the scheme	No FRA in developer requirements. We previously requested an FRA to take into account flow paths from the culvert to the north. This has not been included in the developer requirements. We note that completion is meant to be 2015.	No	No	
H-BU 8	Broxburn	Housing	greendykes road west		307,718	673,184	10/27	Surface water – small part going through site	Yes	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "Flood Risk Assessment required". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. The development should compliment any existing or proposed flood protection works. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-BU 9	Broxburn	Housing	greendykes road east		308,328	673,342	10/27	Surface water – small part None	No	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "Flood Risk Assessment required". We previously didn't request an FRA. We are unaware of the flood risk issues on site. Same as CDA-GE.	No	No	No
H-BU 10	Broxburn	Housing	west wood		309,694	673,298	10/27	Surface water – part on boundary	Yes	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows through the site". The canal flows along the northern boundary of the site and consultation with Scottish Canals is recommended. The site appears to sit below the canal. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Same as CDA WW	Yes	No	No
H-BU 11	Broxburn	Housing	church street depot	BRO6	308,552	672,576	10/27	Surface water – adjacent to None	Yes	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	No flood risk developer requirements included within proposed plan. The canal flows to the north of the site and consultation with Scottish Canals is recommended. The site appears to sit below the canal. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	No
H-BU 12	Broxburn	Housing	hillview ave	EOI-0085	308,855	672,575	10/27	No	No	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "Flood Risk Assessment required. Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented". We previously didn't request an FRA. We are unaware of the flood risk issues on site.	Yes	No	No
H-BU 13	Broxburn	Housing	kirkhill north	EOI-0144	306,560	672,585	10/27	Surface water – part None	Yes	No	Broxburn FPS (2007) unable to comment whether this is part of the scheme	Developer requirements mentions "Flood Risk Assessment required. Mining issues causing issues with water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented". We are not aware of historic mining issue at this location so are reliant on the council information.	Yes	No	No
H-BU 14	Broxburn	Housing	east main st former vion	PJ-0008	308,882	672,100	10/27	Surface water – part on boundary	Yes	Flood outlines provided as part of the FPS study indicates that the opposite bank will preferentially flood.	Broxburn FPS (2007) unable to comment what has been done along this reach.	Developer requirements mentions "High probability of flooding from adjacent Liggat Syke. There is also a history of surface water being discharged from this site onto the A89. Flood Risk Assessment required to determine the extent of the land capable of being developed". FRA should consider the existing and proposed FPS and any culverts/ bridges that may exacerbate flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-DE 1	Dechmont	Housing	bangour village hosp	HbN1 & EOI-0034	303,113	670,757	10/27	Surface water / fluvial - part None	Yes	Commented on this site (PCS142207, 0607/P/15) and had no objection subject to the submission of an FRA at the detailed stage.	Broxburn FPS (2007) not relevant to site. We would note that we do not have full details on the parts that are completed.	Developer requirements mentions "The site is susceptible to flooding. Flood Risk Assessment required to assess the flood risk from the Brox Burn, and tributaries". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-DE 2	Dechmont	Housing	main st	EOI-0166	304,402	670,926	10/27	Surface water – small part on boundary	Yes	Surface water flooding recorded nearby in 2001. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "Parts of site subject to Pluvial flooding. Flood Risk Assessment required which assesses the flood risk from the Beugh Burn tributary". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

H-DE 3	Dechmont	Housing	reserve site only needed if required to support delivery of bangour village hops site H DE 1	PJ-0006	303,842	671,071	10/27	Surface water / fluvial - part	None	Yes	No	None Known	Developer requirements mentions "A significant part of this site is at serious risk of flooding. Flood Risk Assessment required which assesses the flood risk from the Brox Burn which flows along the southern extent of the site. Drainage Impact Assessment required to assess the impact of development on the local network. Water Impact Assessment required". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
	East Calder	CDA		CDA-AD	309,654	668,721	10/27	Surface water – part	multiple watercourses through site	Yes		Surface water flooding recorded nearby in 2005. No further details provided and contact with FPO is recommended.	No developer requirements provided for CDAs but parts of this allocation not within any other reference either. We require an FRA which assesses the risk from small watercourses which flow through/ adjacent to the site. The site would appear to be sufficiently elevated above the River Almond. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	Yes
	East Calder	CDA		CDA-RW	309,256	667,732	10/27	Surface water – part	going through site	Yes		Surface water flooding recorded nearby in 2008. No further details provided and contact with FPO is recommended. We commented on a small part of the site (PCS142214, PCS139379) and did not object as it was located away from small watercourse. We also commented on a CDA which was far larger than this one (PCS102207 and 0524/P/09) and objected due to a lack of info.	No developer requirements provided for CDAs but parts of this allocation not within any other reference either. We require an FRA which assesses the risk from small watercourses which flow through/ adjacent to the site. The site would appear to be sufficiently elevated above the River Almond. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	Yes
E-EC 1	East Calder	Employment	camps ind estate expansion	CDA-CE	310,475	668,030	10/27	Surface water / fluvial - part	None	Yes	No	None Known	Developer requirements mentions "Flood Risk and Drainage Assessments required." The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The site will likely be constrained due to flood risk.	Yes	No	No
												Commented on this site previously as part of the LDP (PCS124390) and was satisfied with the draft planning guidelines	Developer requirements mentions "This site is deemed to be at risk from out of bank flows in the watercourse Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows through the site. Consideration should be given to any culverts along this reach". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.			
H-EC 1	East Calder	Housing	millbank depot	HEc4	308,436	668,100	10/27	Surface water – part	going through site	Yes		None Known	Developer requirements mentions "Site susceptible to flooding. Flood Risk Assessment required. Drainage Impact Assessment required". We have commented on larger Camps Industrial Estate but cannot find our comments for this smaller site. Not aware of the flood risk associated with this site. The council may wish to consider whether these comments remain applicable.	Yes	No	No
H-EC 2	East Calder	Housing	camps cottage	HEc5	310,332	668,390	10/27	Surface water – small part	None	Yes	No	None Known	"The Linhouse Water is some 150m to the west of the site and the River Almond is some 200m north of the site. Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network". Not aware of flood risk associated with the site. Adjacent FRA indicates site is free from flood risk from the Linhouse Water.	Yes	No	No
H-EC 3	East Calder	Housing	broom park farm	HEc6	308,016	667,832	10/27	Surface water – small part	None	Yes	No	None Known	no FRA in developer requirements. review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-EC 4	East Calder	Housing	raw holdings west (seven wells)		308,789	667,378	10/27	Surface water – small part	None	Yes	No	None Known		Yes	No	No

H-EC 5	East Calder	Housing	raw holdings remainder		309,373	667,759	10/27	Surface water – part	going through site	Yes	Surface water flooding recorded nearby in 2008. No further details provided and contact with FPO is recommended.	None Known	No developer requirements provided for this site. We require an FRA which assesses the risk from the small watercourse which flows through the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
H-EC 6	East Calder	Housing	almondell phase 1 sites mwc mwd mwf mwe lka lkb		309,443	668,526	10/27	Surface water – small part	None	No	No	None Known	No FRA in developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-EC 7	East Calder	Housing	almondell phase 1 sites lka lkc		309,295	668,565	10/27	Surface water – small part	None	No	No	None Known	No FRA in developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-EC 8	East Calder	Housing	almondell phase 2 sites mwf lkb		309,146	668,370	10/27	Surface water – small part	None	No	No	None Known	No FRA in developer requirements. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-EC 9	East Calder	Housing	almondell remainder		309,708	668,783	10/27	Surface water – part	going through site	Yes	Surface water flooding recorded nearby in 2005. No further details provided and contact with FPO is recommended.	None Known	No developer requirements FRA requested for this site. We require an FRA which assesses the risk from small watercourses which flow through/ adjacent to the site. The site would appear to be sufficiently elevated above the River Almond. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
E-EW 1	East Whitburn	Employment	whitrigg north east	EEw2	296,762	665,154	No	Surface water – part	going through site	Yes	We commented on this site previously (PCS120660, 0117/P/08) and have been in discussion with the developer regarding the FRA and an acoustic barrier.	None Known	Developer requirements mentions that a FRA is required. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-EW 2	East Whitburn	Employment	whitrigg south west	EEw3	296,667	664,856	No	Surface water – small part	on boundary	Yes	We previously commented on this site (PCS111344, 0460/FUL/09) and did not object due to the low sensitivity of use.	None Known	Developer requirements mentions that a FRA is required. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-FA 1	Fauldhouse	Housing	eastwood park east	HFh7	293,776	661,242	No	Surface water – small part	going through site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows through the site. Drainage Impact Assessment required to assess the impact of development on the local network". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-FA 2	Fauldhouse	Housing	meadow cresc	HFh8	293,293	660,408	No	Surface water – adjacent to	adjacent to site	No	Nearby surface water flooding recorded in 2001 and 2007. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "Drainage Impact Assessment required". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

H-FA 3	Fauldhouse	Housing	former victoria park colliery	HFh10	293,208	661,150	No	Surface water – small part on boundary	Yes	Adjacent surface water flooding recorded in 2007. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "Potential significant flood risk issues from agricultural land, very wet site also, drainage ditches throughout the site. Flood Risk Assessment required which assesses the flood risk from the small watercourses which transect the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Drainage Impact Assessment required. A water impact assessment (WIA) would be required". If this is considered a wet site and was a former colliery then the council may wish to consider removing this allocation as it may not be suitable for housing.	Yes	No	No	
H-FA 4	Fauldhouse	Housing	shotts road	HFh11	292,218	660,057	No	Surface water – adjacent to	None	No	No	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required". Council have highlighted surface water runoff from this site hence we support the requirement.	Yes	No	No	
H-FA 5	Fauldhouse	Housing	briech water place	HFh15	294,286	660,849	No	Surface water – small part adjacent to site	No	No	None Known	Developer requirements mentions "Flood Risk Assessment required". Council have requested this previously and may be to do with the small watercourse adjacent to the site. We do not have any additional information on flood risk.	Yes	No	No	
H-FA 6	Fauldhouse	Housing	sheephousehill north	HFh19	294,016	660,955	No	Surface water – small part going through site	Yes	No	None Known	Developer requirements mentions "A very small area of this site is at risk from pluvial flooding. Flood Risk Assessment required which assesses the flood risk from the small watercourses which flow through the site. Consideration should be given to any culverts along this reach. Drainage Impact Assessment required". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-FA 7	Fauldhouse	Housing	lanrigg road 3	HFh20	293,782	661,481	No	Surface water – part going through site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-FA 8	Fauldhouse	Housing	eldrick ave	FAU4	292,998	660,424	No	Surface water – part on boundary	Yes	Adjacent surface water flooding recorded in 2007. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse which flow along the northeast boundary". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-FA 9	Fauldhouse	Housing	main street former cinema	FAU11	292,951	660,496	No	Surface water – small part on boundary	Yes	Adjacent surface water flooding recorded in 2007. No further details provided and contact with FPO is recommended.	None Known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the southern boundary. There are upstream/ downstream culverts which may exacerbate flood risk to the site". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-FA 10	Fauldhouse	Housing	eastfield rec ground	FAU12	293,799	661,045	No	Surface water – adjacent to	adjacent to site	No	We commented on the draft planning guidelines (PCS/125219) which was for the larger area and noted that pitches were proposed immediately adjacent to the burn which is not included (access was immediately adjacent to the burn as well) hence we required an FRA.	None Known	Developer requirements mentions "Flood Risk Assessment required". We previously request an FRA but site allocation was reduced in size and no FRA was requested.	Yes	No	No
H-FA 11	Fauldhouse	Housing	croftfoot farm	EOI-0124	293,753	661,401	No	Surface water – part going through site	Yes	No	None Known	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required". The FRA should consider any structures, e.g. culverts, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
H-KN 1	Kirknewton	Housing	braekirk gdns	HKn2	310,834	667,136	10/27	Surface water – adjacent to	None	No	None Known	No flood risk developer requirements included within proposed plan. Majority built. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	

H-KN 2	Kirknewton	Housing	station rd east	HKn7	311,116	667,228	10/27	Surface water – small part	None	No	No	None Known	"A very small area of this site is at risk from pluvial flooding. Flood Risk Assessment required". As previously noted, we are unaware of the flood risk issues on site.	Yes	No	No
H-KN 3	Kirknewton	Housing	camps junction east	HKn8(1)	311,880	667,326	10/27	No	None	No	Adjacent surface water flooding recorded in 2009. No further details provided and contact with FPO is recommended.	None Known	"Flood Risk Assessment required. Drainage Impact Assessment required". Previous note (May 2012) suggests this is under construction and we did not require an FRA as part of the developer requirements.	Yes	No	No
H-KN 4	Kirknewton	Housing	station rd south extension	HKn10 & EOI-0090	310,713	666,887	10/27	Surface water – adjacent to	None	No	We may have commented on this site (PCS/135046) and did not object	None Known	"Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network". We previously did not request an FRA be submitted. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
	Kirknewton	Other		EOI-0171	310,506	667,274	10/27	Surface water – small part	None	No		None Known	Not in proposed plan. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	No
H-LW 2	Landward	Crofts	craigengall farm lowland crofts	1/37	292,592	671,223	10/13	Surface water – small part	going through site	Yes	N/A	None known	Developer requirements mentions "Small part of site subject to fluvial flooding. Flood Risk Assessment required". We would require an FRA which assesses the risk from the small watercourse which flows through the site. The FRA should consider any structures, e.g. culverts, which may exacerbate flooding.	Yes	No	No
H-LW 4	Landward	Crofts	west mains farm		299,805	660,718	No	Surface water / fluvial – small part	multiple watercourses through site	Yes	A FRA was carried out for Rusha quarry in 2008 (carried out by Entec Consultants) and included information on realignment of the Longhill Burn which runs through part of this site	None known	No developer requirements mentioned. We would require a FRA to determine the flood risk from the small watercourses that run through and adjacent to the site, including the Longhill Burn/West Calder Burn and tributary of Harwood Water. It is likely the majority of the site is developable and site layout and topographic information may be sufficient.	No	No	Yes
H-LW 5	Landward	Crofts	longford farm		298,052	660,785	No	Surface water / fluvial – small part	going through site	Yes	A FRA was carried out for Rusha quarry in 2008 (carried out by Entec Consultants) and included information on the Longford Burn which runs through the site	None known	No developer requirements mentioned. We would require a FRA should the proposals change from 0877/MSC/09 to locate buildings to low lying areas adjacent to watercourses.	No	No	Yes
E-LW 1	Landward	Employment	newton north newton by south queensferry	ENn1	310,559	678,390	10/15	Surface water – part	adjacent to site	Yes		None known	No developer requirements mentioned. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Consideration should also be given to flood risk from the pond on the site and we would recommend raised floor levels to reduce any flood risk.	Yes	No	No
H-LW 6	Landward	Housing	former freeport retail village	EOI-0161	300,368	663,821	No	No	None	No		None known	Developer requirements mentions "Parts of site are at risk from pluvial flooding. Flood Risk Assessment required". We have no further information on flood risk at this location.	Yes	No	No
	Landward	Other		EOI-0161	300,308	663,626	No	Surface water – small part	adjacent to site	Yes		None known	Assumed to be part of H-LW6 as no site reference: Developer requirements mentions "Parts of site are at risk from pluvial flooding. Flood Risk Assessment required". We would require the FRA to also assess risk to site from small watercourse on southeast boundary, which may be culverted through the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-LL 1	Linlithgow	Employment	mill rd ind est linlithgow bridge	ELI4	298,605	677,626	10/13	Surface water – part	None	Yes	FRA was carried out (Envirocentre, April 2015) for adjacent site	None known	No developer requirements mentioned. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

E-LL 2	Linlithgow	Employment	burghmuir north of blackness rd	EOI-0014	301,786	678,262	10/13	Surface water – part	None	Yes	N/A	None known	No developer requirements mentioned. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. There is also a spring shown on the eastern site boundary. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-LL 1	Linlithgow	Housing	81 - 87 high st	HJ27	300,244	677,087	10/13	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LL 2	Linlithgow	Housing	westerlea court		300,063	676,342	10/13	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LL 3	Linlithgow	Housing	boghall east	EOI-0015	301,707	677,870	10/13	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned but noted that "Site drainage is particularly sensitive in this part of Linlithgow". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-LL 4	Linlithgow	Housing	land east of manse rd	EOI-0045	300,504	676,235	10/13 & 10/14	Surface water – small part	None	Yes	N/A	None known	Developer requirements mentions "Site susceptible to pluvial flooding. Flood Risk Assessment required. Drainage Impact Assessment required to assess the impact of development on the local network". We hold no further information on the flood risk at this location.	Yes	No	No
H-LL 5	Linlithgow	Housing	falkirk rd	EOI-0105	299,058	676,901	10/13	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LL 6	Linlithgow	Housing	mill road	EOI-0131	298,710	677,609	10/13	Surface water / fluvial - part	None	Yes	SEPA had no objection to LIVE/0244/FUL/15 following provision of a FRA (EnviroCentre, April 2015) but did recommend floor levels raised to minimum of 40.5mAOD. History of flooding along Mains Burn in 1998 and surface water issues nearby in 2007.	Formal scheme upstream of site designed to 0.5% AP standard but unclear what (if any) protection afforded to site.	Developer requirements mentions "Site susceptible to fluvial flooding associated with the Mill Burn. Flood Risk Assessment required which assesses the flood risk from the Mains Burn. Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site". FRA has been provided and SEPA satisfied this addresses flood risk from Mains Burn but that to reduce residual risk from surcharging of M9 culvert, floor levels should be raised to at least 40.5mAOD. We support the statements for "The site is traversed by drainage infrastructure which requires to be identified and protected" and "Requirement to accommodate a buffer strip of 6m between the development and the Mains Burn which straddles the eastern boundary of the site".	Yes	No	No
H-LL 7	Linlithgow	Housing	clarendon house, 30 manse road	EOI-0184	300,564	676,691	10/13	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LL 10	Linlithgow	Housing	clarendon farm		300,675	676,582	10/13	No	None	No	N/A	None known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourses that transect the site. Due to steep topography consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended". Our previous response requesting the FRA was for consultation on a much larger site than currently proposed. We have no information to indicate flood risk to this smaller site and would not request an FRA. However, we do still recommend measures to mitigate flood risk due to steep topography.	Yes	No	No
H-LL 11	Linlithgow	Housing	wilcoxholm farm pilgrims hill	EOI-0114	301,608	677,109	10/13	Surface water – part	adjacent to site	Yes	Surface water flooding issues reported nearby in 2005 and 2008.	None known	Developer requirements mentions "Flood Risk Assessment required. Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended. There is also a potential risk of flooding to properties in the town due to the balancing function performed by the loch through a complex series of level controls". We support this requirement and would advise that FRA should also consider risk from small watercourse to south of site alongside B9080. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the railway. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

H-LL 12	Linlithgow	Housing	preston farm	EOI-0168	299,449	676,133	10/13	Surface water – part	adjacent to site	Yes	None known	Developers requirements mentions "Flood Risk Assessment required which assesses the flood risk from the Preston Burn/Mains Burn and the reservoir on site. Due to steep topography consideration should be given to surface runoff issues to ensure adequate mitigation is implemented". The surface water flood maps indicate there may be a small watercourse running through the site from the reservoir to the Union Canal. Consideration should also be given to flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended.	Yes	No	No	
	Livingston	CDA		CDA-GF	302,164	665,323	No	Surface water / fluvial - part	None	Yes	None known	FRA was completed by URS in 2008 in support of development at this site.		No	Yes	
E-LV 1	Livingston	Employment	Brucefield park west	ELv2	304,178	664,283	10/27	Surface water – part	on boundary	Yes	N/A	None known	No developer requirements mentioned.	No	No	Yes
E-LV 2	Livingston	Employment	brucefield east	ELv3	304,561	664,482	10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 3	Livingston	Employment	brucefield north	ELv63	304,191	664,841	10/27	Surface water – adjacent to	adjacent to site	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 4	Livingston	Employment	nairn road north east	ELv5	302,292	669,891	10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 5	Livingston	Employment	dunlop sq west	ELv9a/b	301,173	668,137	10/27	Surface water – adjacent to	adjacent to site	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 6	Livingston	Employment	dunlop sq west	ELv9a/b	301,243	668,205	10/27	Surface water – adjacent to	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 7	Livingston	Employment	caputhill rd east	ELv15	301,339	668,810	10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 8	Livingston	Employment	caputhill rd central	ELv16	301,180	668,713	10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 9	Livingston	Employment	caputhill road west 1	E-LV 09	301,074	668,631	10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 10	Livingston	Employment	caputhill road west 2	ELv17a/b	301,049	668,610	10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 11	Livingston	Employment	caputhill rd	ELv18	301,622	668,850	10/27	Surface water – small part	adjacent to site	Yes	N/A	None known	No developer requirements mentioned. FRA required to assess risk from small drain to north of site. Given proposed site use, basic information likely to be acceptable including site layout and levels. Measures to ensure no increased runoff likely to be required.	No	No	Yes
E-LV 12	Livingston	Employment	appleton parkway west	ELv21	302,335	667,804	10/27	Surface water / fluvial – small part	None	Yes	N/A	None known	Developer requirements mentions "Flood Risk Assessment required". This should assess the risk from the Lochshot Burn running to the south of the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-LV 13	Livingston	Employment	appleton parkway north west	ELv22	302,280	668,107	10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 14	Livingston	Employment	appleton parkway north east	ELv23	302,605	668,116	10/27	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 15	Livingston	Employment	appleton parkway east	ELv25 & EOI-0222	302,754	667,801	10/27	Surface water / fluvial – small part	on boundary	Yes	N/A	None known	Developer requirements mentions "Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary". We require an FRA to determine the risk to the site from the Lochshot Burn and also small watercourses that run along north and west boundaries. The majority of the site is likely developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes

E-LV 16	Livingston	Employment	appleton parkway south	ELv26 & EOI-0223	302,782	667,471	10/27	Surface water – small part	None	Yes	N/A	None known	Developer requirements mentions "Respect Lochshot Burn and Greenway to north". We require a FRA to determine flood risk to the site from the Lochshot Burn. The majority of the site is likely developable and site layout and topographic information may be sufficient.	No	No	Yes
E-LV 17	Livingston	Employment	appleton parkway south west	ELv27	302,702	667,229	No	Surface water – small part	adjacent to site	Yes	N/A	None known	No developer requirements mentioned. We require a FRA to assess the risk of flooding to the site from the small watercourse to the west of the site. Consideration of flood risk from the pond is also advised. It is likely the majority of the site is developable and site layout and topographic information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in the developed area of Appleton Place and the map may also be indicating a pond on site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
E-LV 18	Livingston	Employment	appleton parkway	EOI-0224	302,633	667,288	10/27	Surface water – small part	None	Yes	N/A	None known	Developer requirements mentions "Flood Risk Assessment required". Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. We have no further flood risk information for this location.	Yes	No	No
E-LV 19	Livingston	Employment	appleton parkway south east	ELv28 & EOI-0024	302,945	667,360	part 10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 21	Livingston	Employment	firth rd south	ELv34	305,887	668,865	10/27	No	None	Yes	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 22	Livingston	Employment	nettlehill road east	ELv36	305,890	670,220	10/27	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 23	Livingston	Employment	former rosebank nursery	ELv39a & EOI-0181	303,153	665,821	No	Fluvial - small part	adjacent to site	Yes	N/A	None known	No developer requirements mentioned. We require a FRA to determine the flood risk to the site from the Killandean Burn. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk. Flood risk from the small watercourse issuing to the southwest of the site should also be considered.	No	No	Yes
E-LV 24	Livingston	Employment	former rosebank nursery	ELv39c & EOI-0181	303,299	666,027	No	Fluvial - adjacent to	adjacent to site	Yes	N/A	None known	No developer requirements mentioned. We require a FRA to determine the flood risk to the site from the Killandean Burn. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk. Flood risk from the small watercourse in the southwest and northeast of the site should also be considered.	No	No	Yes
E-LV 25	Livingston	Employment	former rosebank nursery	ELv39d & EOI-0181	303,468	666,023	No	No	going through site	Yes	N/A	None known	No developer requirements mentioned. We require a FRA to determine the flood risk to the site from the Killandean Burn and small drain running through the site. The majority of the site is likely to be developable and site layout and topographic information may be sufficient to determine risk.	No	No	Yes
E-LV 26	Livingston	Employment	alba campus	ELv42c	303,098	665,396	No	Fluvial - small part	None	Yes	N/A	None known	Developer requirements mentions "Flood Risk Assessment required due to proximity of Harwood Water & West Calder Burn". We support request for FRA although majority of site likely developable and site layout and topographic information may be sufficient.	Yes	No	No
E-LV 27	Livingston	Employment	alba campus	ELv41d	303,107	665,672	No	Fluvial - adjacent to	None	Yes	N/A	None known	Developer requirements mentions "Flood Risk Assessment required due to proximity of West Calder Burn". We support this request for FRA although majority of site likely developable and site layout and topographic information may be sufficient.	Yes	No	No
E-LV 29a	Livingston	Employment	alba campus		303,617	665,453	No	Surface water – adjacent to	adjacent to site	Yes	N/A	None known	No developer requirements mentioned. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-LV 29b	Livingston	Employment	alba campus		303,645	665,345	No	Surface water – part	adjacent to site	Yes	N/A	None known	No developer requirements mentioned. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

E-LV 29c	Livingston	Employment	alba campus		303,591	665,254	No	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in part of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-LV 29d	Livingston	Employment	alba campus		303,441	665,216	No	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 31	Livingston	Employment	macintosh rd west	ELv44 & EOI-0036	302,751	666,149	No	Surface water – adjacent to	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 32	Livingston	Employment	kirkton rd south	ELv45	303,842	666,360	No	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 33	Livingston	Employment	gregory rd east	ELv46	303,980	665,994	10/27	Surface water – small part	on boundary	Yes	N/A	None known	No developer requirements mentioned. We require a FRA for the small watercourse on the northern boundary. The majority of the site is likely developable and site layout and topographical information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues along the east and south parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
E-LV 34	Livingston	Employment	kirkton rd south	ELv47	304,025	666,250	10/27	Surface water – part	going through site	Yes	N/A	None known	No developer requirements mentioned. We require a FRA for the small watercourses running along the western boundary and through the middle of the site. The impact of culverts on flood levels should be considered.	No	No	Yes
E-LV 35	Livingston	Employment	gregory rd west	ELv48	303,808	665,736	10/27	Surface water – small part	going through site	Yes	N/A	None known	No developer requirements mentioned. We require a FRA for the small watercourse running through the site (culverted in parts) and also running along the northern boundary. Development should not take place on top of, or immediately adjacent to, culverted watercourses.	No	No	Yes
E-LV 36	Livingston	Employment	gregory rd	ELv49	304,221	666,028	10/27	Surface water – part	adjacent to site	Yes	N/A	None known	No developer requirements mentioned. We require a FRA for the small watercourse on the northern boundary. The majority of the site is likely developable and site layout and topographical information may be sufficient. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues along the east and south parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
E-LV 37	Livingston	Employment	williamston north	ELv59a	306,910	665,592	No	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 38	Livingston	Employment	williamston north	ELv59b	306,606	665,505	No	Surface water – adjacent to	None	No	N/A	None known	Developer requirements mentions "A buffer strip required including recommended with a minimum of 6m width to the pond within the site". The pond appears to be in the larger site from previous Local Plan rather than this smaller site.	Yes	No	No
E-LV 39	Livingston	Employment	williamston south	ELv60	307,028	665,402	No	No	None	No	N/A	None known	No developer requirements mentioned. Developer requirements mentions "Flood risk assessment and Drainage Impact assessment required". We have no information on flood risk for this site.	Yes	No	No
E-LV 40	Livingston	Employment	houston interchange	ELv68	305,274	669,103	10/27	Surface water – adjacent to	None	No	N/A	None known	No developer requirements mentioned. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-LV 41	Livingston	Employment	starlaw park	ELv57b	301,282	667,605	10/27	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned. We require a FRA for the small watercourse which runs under the Tailend Roundabout adjacent to the site. The SEPA flood map indicates that should the culvert under the roundabout surcharge the site may be impacted. The majority of the site is likely to be developable and site layout and topographic information may be sufficient.	Yes	No	No
E-LV 42	Livingston	Employment	starlaw park	ELv57c	301,724	667,460	10/27	Surface water / fluvial – small part	None	Yes	N/A	None known	No developer requirements mentioned. We require a FRA for the small watercourse which runs under the Tailend Roundabout adjacent to the site. The SEPA flood map indicates that should the culvert under the roundabout surcharge the site may be impacted. The majority of the site is likely to be developable and site layout and topographic information may be sufficient.	No	No	Yes

E-LV 43	Livingston	Employment	starlaw park	ELv57d	301,844	667,546	10/27	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned. We require a FRA for the small watercourse which runs under the Tallend Roundabout adjacent to the site. The SEPA flood map indicates that should the culvert under the roundabout surcharge the site may be impacted. The majority of the site is likely to be developable and site layout and topographic information may be sufficient.	No	No	Yes
E-LV 44	Livingston	Employment	deer park	ELv61	304,583	670,263	10/27	Surface water – adjacent to	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 45	Livingston	Employment	beugh burn	ELv64	305,412	670,563	10/27	Surface water / fluvial - part	multiple watercourses through site	Yes	N/A	None known	Developer requirements mentions "Re-alignment of Beugh Burn and integrated SUDS scheme". We would require a FRA to assess the risk to the site from the Beugh Burn and any proposed re-alignment works. A number of small watercourses/drains run through the site and flood risk from these should also be assessed. Developer requirements need to include requirement for FRA as re-alignment should not be undertaken without detailed assessment. Re-alignment works will also require CAR licence.	No	No	Yes
E-LV 46	Livingston	Employment	linhouse	ELv54 & EOI-0099	306,790	664,783	No	Surface water – part	multiple watercourses through site	Yes	N/A	None known	Developer requirements mentions "Separation of Linhouse Water and protection of watercourse from surface water contamination". We require a FRA to determine flood risk from the small watercourses that run through the site. This should include any culverted watercourses and no development should take place above these structures. The majority of the site is likely to be developable and site layout and topographical information may be sufficient.	No	No	Yes
E-LV 48	Livingston	Employment	almond south gaveside	CDA-AS	302,570	665,754	No	Surface water – part	going through site	Yes	N/A	None known	Developer requirements mentions "West Calder burn to south, possible requirement for Flood Risk Assessment and Drainage Impact Assessment". We would support recommendation for FRA to assess flood risk from West Calder Burn and also small watercourse which runs adjacent to B7015 at Gaveside. The majority of the site is likely to be developable and site layout and topographic information may be sufficient.	Yes	No	No
E-LV 49	Livingston	Employment	cousland wood	EOI-0012	301,894	666,972	part 10/27	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned.	Yes	No	No
E-LV 30	Livingston	Employment	macintosh rd	ELv43	302,864	666,294	No	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LV 1	Livingston	Housing	ballantyne place south	HLv26	303,902	667,400	10/27	Surface water – part	going through site	Yes	Report of surface water flooding nearby in 2003.	None known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourses which flows through the east of the site (The Folly Burn). Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site. The development may be constrained due to flood risk". We support this requirement. No developer requirements mentioned. We require a Flood Risk Assessment to determine flood risk to the site from the small watercourse on the southern boundary of the site.	Yes	No	No
H-LV 2	Livingston	Housing	murieston south 6a	HLv59 & EOI-0030	306,034	664,261	No	Surface water – small part	on boundary	Yes	N/A	None known	Developer requirements mentions "Drainage Impact Assessment required". We have no further information on flood risk at this location.	No	No	Yes
H-LV 3	Livingston	Housing	murieston south 8	HLv61	305,936	665,033	No	No	None	No	N/A	None known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse to the east of the site. Drainage Impact Assessment and sensitivity analysis required. Requirement to accommodate a buffer strip of 6m between the development and the watercourse at its eastern end". We support these requirements. Developer requirements mentions "Drainage Impact Assessment required to assess the impact of the development on the local network". We have no further information on flood risk at this site.	Yes	No	No
H-LV 4	Livingston	Housing	calder road	HLv73	304,735	665,133	10/27	No	on boundary	Yes	N/A	None known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse to the east of the site. Drainage Impact Assessment and sensitivity analysis required. Requirement to accommodate a buffer strip of 6m between the development and the watercourse at its eastern end". We support these requirements. Developer requirements mentions "Drainage Impact Assessment required to assess the impact of the development on the local network". We have no further information on flood risk at this site.	Yes	No	No
H-LV 5	Livingston	Housing	ettrick drive	HLv76	306,668	668,116	10/27	No	None	No	N/A	None known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the small watercourse to the east of the site. Drainage Impact Assessment and sensitivity analysis required. Requirement to accommodate a buffer strip of 6m between the development and the watercourse at its eastern end". We support these requirements. Developer requirements mentions "Drainage Impact Assessment required to assess the impact of the development on the local network". We have no further information on flood risk at this site.	Yes	No	No

H-LV 6	Livingston	Housing	forth drive	HLv79	306,872	668,145	10/27	No	None	No	N/A	None known	Developer requirements mentions "Drainage Impact Assessment required to assess the impact of the development on the local network". We have no further information on flood risk at this site.	Yes	No	No
H-LV 7	Livingston	Housing	dedridge east	HLv85	305,234	666,011	10/27	No	adjacent to site	No	N/A	None known	Developer requirements mentions "Drainage Impact Assessment required". We have no further information on flood risk in this area.	Yes	No	No
H-LV 9	Livingston	Housing	kirkton north	HLv111	302,488	666,996	No	No	None	No	N/A	None known	Developer requirements mentions "Introduction of water resilience measures required. The site has a history of flooding and retaining runoff. There is a culverted watercourse traversing the site". Although no flood risk identified from SEPA flood maps or historic records, given the comments we would require a FRA to determine the flood risk from the culverted watercourse. There should also be no development above, or immediately adjacent to, a culverted watercourse.	No	No	Yes
H-LV 10	Livingston	Housing	deans west hardie rd	HLv122	301,761	669,113	10/27	No	adjacent to site	No	N/A	None known	Developer requirements mentions "Risk of flood water accumulating on Hardie Road. Measures required to ensure that runoff can be satisfactorily dealt with". There is a possible culvert running through this site and should this be the case a FRA should be provided to assess the flood risk.	Yes	No	No
H-LV 11	Livingston	Housing	brucefield industrial	HLv136	303,834	664,434	part 10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LV 11	Livingston	Housing	brucefield industrial		303,962	664,238	part 10/27	No	None	No	N/A	None known	No developer requirements mentioned. Assessment required which assesses the flood risk from the River Almond and the small watercourse which flows through the south east corner of the site. Consideration should be given to any structures which may increase flood risk to the site". We support the requirement for a FRA.	Yes	No	No
H-LV 12	Livingston	Housing	land north of almondvale stadium		304,766	667,031	10/27	Fluvial - small part	None	Yes		None known	FRA has been carried out previously for adjacent sites.	Yes	No	No
H-LV 13	Livingston	Housing	Gavieside Farm		302,159	665,321	No	Surface water / fluvial - part	None	Yes		None known	Developer requirements mentions "Flood Risk Assessment required. Drainage Impact Assessment required". We support this and would require a FRA to determine risk to site from Breich Water and River Almond. Consideration should be given to any structures which may increase flood risk to the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues to parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-LV 14	Livingston	Housing	appleton parkway south east	EOI-0024	302,910	667,234	No	Surface water – part	None	Yes		None known	No developer requirements mentioned.	Yes	No	No
H-LV 15	Livingston	Housing	kirkton business centre	EOI-0002, EOI-0043 & EOI-0117	303,792	667,050	No	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LV 17	Livingston	Housing	almond link rd	EOI-0158	305,934	667,241	10/27	Fluvial - part	None	Yes		None known	Developer requirements mentions "Flood Risk Assessment required. Requirement to accommodate a buffer strip of 6m to 12m between the development and the River Almond". We support the requirement for FRA. We previously removed objection to development in northern part of this site following submission of FRA but any changes to the proposals in 0239/FUL/15 would require further information submitted.	Yes	No	No
H-LV 18	Livingston	Housing	dedridge east road	EOI-0172	305,672	666,514	10/27	Surface water – part	adjacent to site	Yes		None known	Developer requirements mentions "Some susceptibility to pluvial flooding. History of flooding associated with the flow of surface water from Kenilworth Rise. Flood Risk Assessment required". We had no objection to 0239/FUL/15 at this site following provision of information on site levels and proposed floor levels. Should there be any changes to the proposals we would require further information. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues to parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-LV 20	Livingston	Housing	glenn road broomyknowes drive	DI28	302,485	668,713	10/27	No	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No

H-LV 21	Livingston	Housing	glen road rear of new deans house	EOI-0180	302,510	668,796	10/27	Surface water – part	None	No	N/A	None known	Developer requirements mentions "Flood Risk Assessment required. A 450mm surface water pipe transects the site and Scottish Water should be engaged to access what protective measures or possible re-routing of infrastructure is required". We have no further information on flood risk at this location but should West Lothian Council have information to indicate flood risk we support the requirement for FRA. We would recommend that there is no development on, or immediately adjacent to, the surface water sewer. Developer requirements mentions "Site subject to some pluvial flooding. Flood Risk Assessment required". We have no further information on flood risk at this location.	Yes	No	No	
H-LV 22	Livingston	Housing	kirkton north road	EOI-0209	304,256	667,296	10/27	Surface water – small part	None	No	N/A	None known		Yes	No	No	
H-LV 23	Livingston	Housing	houston road north	EOI-0221	302,913	668,219	10/27	Surface water – small part	adjacent to site	Yes		Level 1 FRA has been carried out for site (WSP, 2014). FRA also carried out by WLC for wider area.	Developer requirements mentions "Parts of site susceptible to pluvial flooding. Flood Risk Assessment required". We support the requirement for a FRA to assess the risk to the site from the Nell Burn. Consideration should be given to any structures i.e. culverts or bridges, which may impact on the risk to the site. It is likely the majority of the site is developable.	Yes	No	No	
H-LV 24	Livingston	Housing	eagle brae depot	PJ-0005	304,724	667,961	10/27	Surface water – adjacent to	None	No	N/A	None known	No developer requirements mentioned.	Yes	No	No	
H-LV 25	Livingston	Housing	deans south phase 1	HLV137 (Phase 1)	302,361	668,298	10/27	Surface water – adjacent to	None	No		Record of surface water flooding nearby in August 2008.	Developer requirements mentions "There is a record of surface water flooding nearby. Flood Risk Assessment required". We have no further information on flood risk at this site.	Yes	No	No	
H-LV 26	Livingston	Housing	deans south phase 2	HLV137 (Phase 2)	302,661	668,388	10/27	Surface water – adjacent to	None	No		Record of surface water flooding nearby in August 2008.	Developer requirements mentions "There is a record of surface water flooding nearby. Flood Risk Assessment required". We have no further information on flood risk at this site.	Yes	No	No	
H-LV 27	Livingston	Housing	deans south remainder	HLV137 (Phase 3)	302,528	668,337	10/27	Surface water – part	None	Yes		Record of surface water flooding nearby in August 2008.	Developer requirements mentions "There is a record of surface water flooding nearby. Flood Risk Assessment required". We have no further information on flood risk at this site.	Yes	No	No	
H-LV 28	Livingston	Housing	deans south road	LIV12	302,703	668,604	10/27	No	None	No		N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LV 29	Livingston	Housing	howden south road	TCU1	305,740	667,111	10/27	Fluvial - part	None	Yes		FRA has been carried out by Mott MacDonald for Rivers and Fisheries Trusts of Scotland to investigate potential removal of Howden Bridge Weir. This does not extend to full site but indicates potential risk to part of site.	No developer requirements mentioned. We require a FRA to assess the risk to the site from the River Almond. This should consider any impacts of structures i.e. culverts and bridges	No	No	Yes	
H-LV 30	Livingston	Housing	land south of almondvale stadium		304,740	666,856	10/27	Surface water – small part	None	No		N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LV 31	Livingston	Housing	murieston valley road	LC2	305,288	664,618	10/27	No	adjacent to site	No		N/A	None known	Developer requirements mentions "Drainage Impact Assessment required". We have no further information on flood risk in this area.	Yes	No	No
MU2	Livingston	Mixed Use	Site north of almondvale way	TCU3 & EOI-0106	305,469	666,554	10/27	Surface water – small part	None	No		N/A	None known	Not included within table in proposed plan?		No	No
MU3	Livingston	Mixed Use	Site north of almondvale road		305,340	666,492	10/27	Surface water – adjacent to	None	No		N/A	None known	Not included within table in proposed plan?		No	No
MU6	Livingston	Mixed Use	site west of almondvale roundabout	TCU2	304,732	666,602	10/27	Surface water – adjacent to	on boundary	Yes		N/A	None known	Not included within table in proposed plan? We require a FRA to assess the flood risk to the site from the small watercourse running along the northern site boundary. Impacts of any structures on flood risk should be considered.		No	Yes
MU4	Livingston	Mixed Use	site south of almondvale way	TCU4	304,353	666,118	10/27	Surface water – part	on boundary	Yes		N/A	None known	Not included within table in proposed plan? We require a FRA to assess the flood risk to the site from the small watercourse running along the western site boundary. Impacts of any structures on flood risk should be considered. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues to parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	Yes
	Livingston	Mixed Use		LIV31	304,420	665,956	10/27	Surface water – small part	on boundary	Yes		N/A	None known	Not included within table in proposed plan? We require a FRA to assess the flood risk to the site from the small watercourse running along the northern site boundary. Impacts of any structures on flood risk should be considered. Same site as MU5?		No	Yes

MU1	Livingston	Mixed Use	site east of almondvale stadium	?	304,954	667,004	10/27	Fluvial - part	None	Yes	N/A	None known	Not included within table in proposed plan? We require a FRA to assess the flood risk to the site from the River Almond and the tributary to the south of the site.	No	Yes	
MU7	Livingston	Mixed Use	former police station almondvale road	TCU8	304,581	666,493	10/27	No	on boundary	Yes	N/A	None known	Not included within table in proposed plan? We require a FRA to assess the flood risk to the site from the small watercourse running along the northern site boundary. Impacts of any structures on flood risk should be considered.	No	Yes	
MU8	Livingston	Mixed Use	temp car park, almondvale road	TCU9	304,712	666,387	10/27	Surface water – small part	None	No	N/A	None known	Not included within table in proposed plan?	No	No	
MU9	Livingston	Mixed Use	site west of almondvale place	TCU10	304,718	666,244	10/27	Surface water – part	going through site	Yes	N/A	None known	Not included within table in proposed plan? We require a FRA to assess the flood risk to the site from the small watercourse running through the site. This appears to be partly culverted and the Impacts of any structures on flood risk should be considered.	No	No	Yes
MU5	Livingston	Mixed Use	almondvale rbout south north of bluebell glade		304,420	665,956	10/27	Surface water – small part	on boundary	Yes	N/A	None known	Not included within table in proposed plan? We require a FRA to assess the flood risk to the site from the small watercourse running along the northern site boundary. Impacts of any structures on flood risk should be considered. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues to parts of the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	No	Yes
	Livingston	Other		COU35	305,143	666,284	10/27	No	culverted through site	Yes	N/A	None known	Not included within table in proposed plan and no reference? May possibly be a culverted watercourse running through site and if so would require FRA to assess flood risk. Further information required as to existence of culvert	No	Yes	
	Livingston	Other (School)		EOI-0179	303,207	669,398	10/27	No	None	No	N/A	None known	Not in proposed plan and no reference?	No	No	
	Livingston	Retail		LC8	305,703	667,666	10/27	Surface water – small part	None	Yes	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail		EOI-0155	304,670	665,757	10/27	No	None	No	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC3	303,480	668,720	10/27	Surface water – small part	None	Yes	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC1	306,057	665,275	No	Surface water – part	going through site	Yes	N/A	None known	Not included within table in proposed plan and no reference? We require a FRA to assess the risk to the site from the small watercourse (tributary of Murieston Water) running through site and also Murieston Water adjacent to eastern site boundary. The impact of structures i.e. culverts and bridges, on flood levels should be considered.	No	Yes	
	Livingston	Retail (LNC)		LC4	302,091	668,578	10/27	Surface water – small part	None	Yes	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC7	305,412	668,217	10/27	No	None	No	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC10	304,901	669,342	10/27	Surface water – small part	None	Yes	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC9	306,550	668,139	10/27	No	None	No	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC6	304,317	668,346	10/27	No	None	No	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC12	305,713	666,219	10/27	No	None	No	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC13	306,331	666,521	10/27	Surface water – small part	None	Yes	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC11	304,712	665,708	10/27	Surface water – part	None	Yes	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
	Livingston	Retail (LNC)		LC5	303,723	667,809	10/27	Surface water – part	None	Yes	N/A	None known	Not included within table in proposed plan and no reference?	No	No	
E-LV 28	Livingston	Employment	alba campus	ELV41e	303,480	665,784	No	Surface water – small part	None	Yes	N/A	None known	No developer requirements mentioned.	Yes	No	No
H-LR 1	Longridge	Housing	curling pond lane	HLr3	294,878	662,429	No	No	None	No	N/A	None known	No developer requirements mentioned. Developer requirements mentions "1:1000 risk Assessment required. Drainage Impact Assessment required to assess the impact of the development on the local network". We have no further information on flood risk at this site.	Yes	No	No
H-LR 2	Longridge	Housing	faulhouse rd north	HLr6	294,686	662,562	No	Surface water – small part	None	Yes	N/A	None known		Yes	No	No

H-LR 3	Longridge	Housing	land at back o moss and main st	EOI-0120	295,205	662,156	No	No	culverted through site	Yes	Report of surface water flooding adjacent to site in July 2004.	None known	Developer requirements mentions "There is a record of surface water flooding to north of the development site at Northfield Crescent. Flood Risk Assessment required. Water impact assessment required. A small watercourse flows behind the existing developments on Northfield Meadows and may be culverted beneath Main Street and the development site. This should be investigated to determine if it is possible to open this watercourse (on the condition that it does not increase the risk of flooding to neighbouring areas). No development should occur on top of the culvert". We support the requirements and require FRA for small/culverted watercourse.	Yes	No	No
H-LR 4	Longridge	Housing	longridge park	LON1	295,024	662,617	No	No	None	No	N/A	None known	Developer requirements mentions "The area is subject to run off from adjacent land. Flood Risk Assessment required". We have no further information on flood risk at this site.	Yes	No	No
H-MC 1	Midcalder	Housing	new calder paper mill		306,386	667,258	10/27	Fluvial - small part	multiple watercourses through site	Yes	FRA previously carried out for site (URS, 2006 and Millard Consulting, 2012 & 2014). Also FRA carried out by Rivers and Fisheries Trust for Howden Bridge Weir removal (Mott MacDonald, Aug 2014)	None known	Developer requirements mentions "Flood Risk Assessment required which assesses the flood risk from the River Almond, small watercourses and lade structure. Site likely to be constrained due to flood risk. There are no water resilient measures required. Requirement to accommodate a buffer strip of 12m to 20m between development and the River Almond". We support requirement for FRA.	Yes	No	No
H-PH 1	Philpstoun	Housing	philpstoun bowling club	COU36	304,837	677,134	10/14	No	None	No	Report of surface water flooding at site in May 2004.	None known	Developer requirements mentions "Previous record of surface water flooding on site. Flood Risk Assessment required". Recommend flood resilient and resistant measures to address surface water flood risk.	Yes	No	No
	Polbeth	CDA		CDA-MO	301,680	663,788	No	Surface water / fluvial - part	None	Yes	SEPA have river gauging station on Breich Water adjacent to site.	None known	No developer requirements noted in proposed plan. We require a FRA to determine flood risk to site from Breich Water and West Calder Burn. We previously commented on LIVE/0349/FUL/11 and LIVE/0875/FUL/14 and had no objection as the sites did not encroach on the functional floodplain. This larger site includes area immediately adjacent to the watercourses. It is likely the majority of the site is developable and site layout and topographic information may be sufficient.		No	Yes
	Polbeth	CDA		CDA-CB	301,960	663,538	No	Fluvial - part	None	Yes	Report of surface water flooding adjacent to site in July 2007.	None known	No developer requirements noted in proposed plan. We require a FRA to determine flood risk to site from the West Calder Burn. It is likely the majority of the site is developable and site layout and topographic information may be sufficient.		No	Yes
H-LW 1	Polbeth	Housing		15/41	302,024	664,305	No	No	going through site	Yes	N/A	None known	No developer requirements mentioned. We require a FRA for the small watercourse running through the site. It is likely the majority of the site is developable and site layout and topographic information may be sufficient.	No	No	Yes
H-PB 1	Polbeth	Housing	west calder high school	MIRQLATE2	303,706	664,226	No	No	None	No	N/A	None known	Developer requirements mentions "Previous record of surface water flooding on site. Flood Risk Assessment required". We have no further information on flood risk.	Yes	No	No
H-PB 2	Polbeth	Housing		HWc10	302,510	664,255	No	Fluvial - adjacent to	adjacent to site	Yes	N/A	None known	Not mentioned in settlements in proposed plan. We require FRA to assess risk to site from West Calder Burn. Site layout and topographical information may be sufficient.		No	Yes
H-PU 1	Pumpherstoun	Housing	drumshoreland kirkforthar brickworks		306,762	669,915	No	Surface water – part	multiple watercourses through site	Yes	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Developer requirements states that a drainage impact assessment	yes	No	No
H-PU 2	Pumpherstoun	Housing	pumpherstoun golf course	COU28	306,895	669,095	No	No	None	No	No	None known		yes	No	No

H-PU 3	Pumpherston	Housing	uphall station road	HLV119	307,190	669,561	No	Surface water – small part	None	Yes	No	None known	no developer requirements for flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	No
H-SF 1	Seafield	Housing	old rows	MIRQLATE3	300,408	666,129	No	No	None	No	No	None known	No	yes	No	No
H-SB 1	Stoneyburn	Housing	stoneyburn farm east	HSb6	298,238	662,687	No	Surface water – small part	on boundary	Yes	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Developer requirement states that a drainage impact assessment is required. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	yes	No	No
H-SB 2	Stoneyburn	Housing	stoneyburn farm west	HSb7	297,849	662,524	No	Surface water – small part	None	Yes	No	None known	Developer requirement states that a drainage impact assessment is required. Based upon the review of available information, we are have found no source of flood risk to this allocation. We recommend that contact is made with the flood prevention officer.	yes	No	No
H-SB 3	Stoneyburn	Housing	stoneyburn workshops	HSb8	298,195	663,017	No	No	None	No	No	None known	Developer requirement states that a flood risk assessment is required. Based upon the review of available information, we are have found no source of flood risk to this allocation. We recommend that contact is made with the flood prevention officer.	yes	No	No
H-SB 5	Stoneyburn	Housing	foulshields road site a	PJ-0002	298,159	663,067	No	No	None	No	No	None known	Developer requirement states that a flood risk assessment is required. Review of the available information suggest that the allocation is a sufficient distance away from the watercourse. We recommend that contact is made with the flood prevention officer.	yes	No	No
H-SB 7	Stoneyburn	Housing	foulshields road site b	EOI-0084	297,878	663,045	No	Surface water – part	on boundary	Yes	No	None known	Developer requirement states that a flood risk assessment is required. The site does lie adjacent to indicative flood outline however there is a 5m height difference and as a result there is no risk of flooding from the Breich Water that lies within 40m of the boundary of the site to the south. There is a risk of surface water flooding shown on our flood maps however it is likely this map is simply picking up the low lying small watercourses channel Developer requirement states that a flood risk assessment is required. Review of the available information suggest that the allocation is a sufficient distance away from the watercourse. We recommend that contact is made with the flood prevention officer.	yes	No	No
H-SB 6	Stoneyburn	Housing	meadow road	EOI-0119	297,592	662,293	No	Surface water – small part	going through site	Yes		None known	Developer requirement states that a flood risk assessment is required. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-UH 1	Uphall	Employment	stankards south		306,548	671,273	10/27	No	None	No	No	None known	Developer requirement states that a flood risk assessment is required. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-UH 2	Uphall	Employment	land at uphall ind est north	EUB14	306,686	671,054	10/27	Surface water / fluvial – small part	multiple watercourses through site	Yes		None known	Developer requirement states that a flood risk assessment is required. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-UH 3	Uphall	Employment	land at uphall ind est south	EOI-0216	306,606	670,814	10/27	Surface water – small part	on boundary	Yes	No	None known	Developer requirement states that a flood risk assessment is required. There is a risk of surface water flooding shown on our flood maps however it is likely this map is simply picking up the low lying small watercourses channel	Yes	No	No
H-BU 6	Broxburn	Housing	Holmes North site A	HUB20	307,155	671,838	10/27	Surface water / fluvial - part	None	Yes		None known	Developer requirement states "There is a significant risk of flooding from out of bank flows in the watercourse. Flood Risk Assessment required which assesses the flood risk from the Brox Burn". Site will need to take into consideration the Broxburn FPS and current SEPA guidance on development behind flood defences. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

E-LW 3	West Calder	Employment		EWC1 & EOI-0164	301,286	664,569	No	Surface water – small part on boundary	Yes	No	None known	No developer requirements assigned with this allocation. A flood risk assessment is required as outlined within our responses on previous allocations EWC1 & EOI-0164. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	Yes		
E-LW 4	West Calder	Employment		EWC4 & EOI-0164	301,944	664,378	No	Surface water – small part on boundary	Yes	No	None known	No developer requirements assigned with this allocation. A flood risk assessment is required as outlined within our responses on previous allocations EWC4 & EOI-0164. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	No	Yes		
H-WC 1	West Calder	Housing	Cleugh Brae CDA		301,960	663,541	No	Surface water / fluvial - part	None	Yes	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WC 2	West Calder	Housing	Mossend phase 1 site a CDA		301,613	663,852	No	Surface water / fluvial – small part	None	Yes	Commented on an application 0349/FUL/11 which incorporated part of the site and offered no objection as the development was a sufficient distance and height above the watercourse	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Developer requirements state that a flood risk assessment and drainage impact assessment is required. However for this allocation shapefile we have not identified any risk of flooding.	Yes	No	No
H-WC 3	West Calder	Housing	Mossend phase 1 site b cda		301,583	663,586	No	No	None	No	No	None known	Allocation H-WC4 developer requirements covers 3 GIS shapefiles and in turn states that a flood risk assessment and drainage impact assessment is required. However for this allocation shapefile we have not identified any risk of flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WC 4	West Calder	Housing	mossend remainder CDA		301,464	663,662	No	Surface water – small part	None	No	No	None known	Allocation H-WC4 developer requirements covers 3 GIS shapefiles and in turn states that a flood risk assessment and drainage impact assessment is required. However for this allocation shapefile we have not identified any risk of flooding.	Yes	No	No
H-WC 4	West Calder	Housing	mossend remainder CDA		301,692	663,597	No	No	None	No	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WC 4	West Calder	Housing	mossend remainder CDA		301,891	663,807	No	Surface water / fluvial – small part	None	Yes	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WC 5	West Calder	Housing	Burngrange west of calder cemetery	EOI-0031	300,869	662,541	No	Surface water – part on boundary	Yes	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	

H-WF 1	Westfield	Housing	north logie brae		294,107	671,986	10/13	Surface water / fluvial - part going through site	Yes	Surface water flooding to nearby property in 2003 and 2005. No further details provided and contact with FPO is recommended. We have recently commented on a FRA in support of 0191/FUL/15 which is located adjacent to the site and have an outstanding objection due to the inadequacy of the report.	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No	
E-LW 2	Whitburn	Employment		EWb3	296,070	666,162	No	Surface water – adjacent to	None	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". We have no further information on flood risk and cant identify any fluvial flood risk at this site as was the case in our comments on this allocation EWb3 in Feb 2012. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention	Yes	No	No	
E-LW 5	Whitburn	Employment		EWb5	293,924	665,736	No	Surface water /fluvial - majority	multiple watercourses through site	Yes	Provided comments on the proposed yard at Balgornie Farm	None known	Developer requirement states that a "flood risk assessment and drainage impact assessment is required". Flood risk will significant constrain the site. He FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention	Yes	No	No
E-WH 1	Whitburn	Employment		EWb4	293,452	665,185	No	Surface water / fluvial - part	multiple watercourses through site	Yes	We provided comments on an application, 0493/P/02, for the erection of an office and yard	None known	This allocation is not within the proposed plan supporting document dated October 2015. Flood risk is extremely complex in this area and a detailed assessment would be required. No developer requirements assigned to this allocation. No flood risk identified		No	Yes
H-WH 1	Whitburn	Housing	polkemmet heartlands 1		293,266	664,475	No	No	None	No	None known	No developer requirements assigned to this allocation for flood risk. Flood risk assessment is required to assess the risk from the numerous small watercourses flowing through the development site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention		No	No	
H-WH 3	Whitburn	Housing	polkemmet remainders	HWb4	293,501	663,865	No	Surface water / fluvial – small part	multiple watercourses through site	Yes	No	None known	No developer requirements assigned to this allocation for flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Within our comments in Feb 2012 we agreed with WLC that a DIA was required however this hasn't been request and the council should consider altering the plan to reflect this.		No	Yes
H-WH 4	Whitburn	Housing	whitdale east main st	HWb11	295,245	665,003	No	Surface water – small part	None	No	No	None known	No developer requirements assigned to this allocation for flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	No
H-WH 5	Whitburn	Housing	dixon terrace	EOI-0019	294,187	664,270	No	Surface water – small part	going through site	Yes	SEPA commented on a planning application 0295/P/13 which was supported by a FRA and offered no objection subject to a condition	None known	Developer requirements state that a flood risk assessment is required. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No

H-WH 6	Whitburn	Housing	polkemmet business centre	EOI-0108	293,513	664,102	No	Surface water – adjacent to	on boundary	Yes	No	None known	Developer requirements state that a flood risk assessment is required. watercourse along southern boundary which derives from the Colliery Ponds has to be assessed. Watercourse is also culverted adjacent to the site and may be culverted beneath the development site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WH 7	Whitburn	Housing	murraysgate west mains st	PJ-0004	293,498	664,803	No	No	going through site	Yes	No	None known	Developer requirements states that there is a history of flooding at and within the site. We hold no records of this flooding. It also states that the Gogar Burn flows along the southern boundary which is not the case. The sole issue we have identified is that there is a possibility of a culverted watercourse flowing through the site as outlined within our comments on allocation PJ004 in May 2013	Yes	No	No
H-WH 2	Whitburn	Housing	polkemmet heartlands area a b c		293,114	664,501	No	No	None	No	No	None known	No	Yes	No	No
H-WI 1	Wilkieston	Housing	linburn	HWk1 & EOI-0076	312,150	668,286	10/27	Surface water – small part	None	Yes	No	None known	Developer requirement states that a flood risk assessment is required. Within our previous comments (EO1-0076) we did not ask for a FRA and hold no information to suggest the site is at risk of fluvial flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WI 2	Wilkieston	Housing	east coxydene farm	EOI-0170	312,024	668,554	10/27	No	None	No	No	None known	Developer requirement states that a flood risk assessment is required. This is presumably based upon our previous comments on EO1-0170 which was a much larger allocation with the watercourse running along the boundary of the allocation. The new allocation is significantly smaller and away from the watercourse and a FRA is not required. Please note that the code within the proposed plan is different to the GIS information with the proposed plan code as H-WH2 (which is also the reference for Polkemmet Heartlands) This CDA allocation has been commented on within allocations H-WB 07 to 10. No developer requirements assigned to this allocation	Yes	No	No
	Winchburgh	CDA		CDA-GS	307,765	674,749	10/27	Surface water / fluvial – small part	None	Yes	No	None known	No developer requirements assigned to this allocation. We would recommend a flood risk assessment is carried out. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The site lies adjacent to the Union Canal and contact should be made with Scottish Canal to ensure there is no residual risk of flooding		No	Yes
	Winchburgh	CDA		CDA-GN	308,192	675,509	10/27	Surface water / fluvial - part	None	Yes	No	None known	Part of the CDA allocation has been commented on within allocations H-WB13. No developer requirements assigned to this allocation and we would recommend a flood risk assessment		No	Yes
	Winchburgh	CDA		CDA-NS	309,910	674,985	10/27	Surface water – part	going through site	Yes	No	None known	No developer requirements assigned to this allocation. We would recommend a flood risk assessment is carried out. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		No	Yes
	Winchburgh	CDA		CDA-MS	309,002	675,577	10/27	Surface water – part	going through site	Yes	No	None known	We have commented on this CDA on allocations H WB 05 and H WB 06. No developer requirements assigned to this allocation. We would recommend a flood risk assessment is carried out.		No	Yes
	Winchburgh	CDA		CDA-NN	309,550	675,463	10/27	Fluvial/Coastal - part	None	Yes	No	None known			No	Yes

	Winchburgh	CDA		CDA-CP	308,828	675,323	10/27	Surface water / fluvial - part	going through site	yes	No	None known	No developer requirement and we comment on this CDA on allocation H WB 4. A pond is located within the site and it is possible that the outflow from this watercourse is culverted beneath the site. The surface water and fluvial flood map are solely identifying the pond. An FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding.	No	Yes	
E-WB 1	Winchburgh	Employment	myreside east	CDA-ME	309,363	675,877	10/27	Surface water / fluvial - majority	None	Yes	No	None known	The developer requirements state that a flood risk assessment and drainage impact assessment is required. We would highlight that the site will be significantly constrained due to flood risk. An FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
E-WB 2	Winchburgh	Employment	myreside west	CDA-MW	308,798	676,169	10/27	Fluvial - small part	on boundary	Yes	No	None known	The developer requirements state that a flood risk assessment and drainage impact assessment are possibly required. As a result we have stated that the developer requirements are insufficient as a FRA is required. There is a small watercourse which flows along the northern boundary of the site. he FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding.	No	No	Yes
H-WB 1	Winchburgh	Housing	castle road	HWh3	309,296	675,008	10/27	No	None	No	No	None known	No	Yes	No	No
H-WB 2	Winchburgh	Housing	dunn place	HWh5	308,422	674,860	No	No	None	No	No	None known	Record of flooding in nearby area in 2008 and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer.	Yes	No	No
H-WB 3	Winchburgh	Housing	niddy mains north CDA		309,550	675,464	10/27	Fluvial - small part	None	Yes	No	None known	Developer requirement states that a "flood risk assessment and drainage impact assessment is required". The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding.	Yes	No	No
H-WB 4	Winchburgh	Housing	claypit CDA		308,828	675,323	10/27	Surface water / fluvial - part	going through site	yes	No	None known	Developer requirement states that a "flood risk assessment and drainage impact assessment is required". Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended. A pond is located within the site and it is possible that the outflow from this watercourse is culverted beneath the site. The surface water and fluvial flood map are solely identifying the pond. The FRA should consider any structures, e.g. culverts/ bridges, which may exacerbate flooding.	Yes	No	No
H-WB 5	Winchburgh	Housing	myreside block AA CDA		309,111	675,315	10/27	Surface water / fluvial – adjacent to	going through site	yes	No	None known	Developer requirement states that a "flood risk assessment and drainage impact assessment is required. Development will likely be heavily constrained due to flood risk". A pond is located to the east of the site and it is possible that the outflow from this watercourse is culverted beneath the site.	Yes	No	No
H-WB 6	Winchburgh	Housing	myreside remainder CDA		308,947	675,710	10/27	Surface water / fluvial - part	going through site	yes	No	None known	Developer requirement states that a "flood risk assessment and drainage impact assessment is required. Development will likely be heavily constrained due to flood risk". The FRA should take account the bridges and culverts on the site and also the small watercourse flowing through the southern part of the allocation. Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk hence capacity of 267 may not be achievable.	Yes	No	No

H-WB 7	Winchburgh	Housing	glendevon south block k site a CDA	308,047	675,083	10/27	No	None	No	No	None known	The proposed plan highlights that the development is likely to be heavily constrained due to flood risk, however we feel that the vast majority of the site is developable. The comments previously provided were for a larger site allocation (CDA GS). For the latest allocation we would advise that we have no further information on flood risk and do not require an FRA to be attached as a developer requirement.	Yes	No	No
H-WB 8	Winchburgh	Housing	glendevon south block k site b CDA	307,901	675,091	10/27	No	None	No	No	None known	The proposed plan highlights that the development is likely to be heavily constrained due to flood risk, however we feel that the vast majority of the site is developable. The comments previously provided were for a larger site allocation (CDA GS). For the latest allocation we would advise that we have no further information on flood risk and do not require an FRA to be attached as a developer requirement.	Yes	No	No
H-WB 9	Winchburgh	Housing	glendevon south CDA	307,839	674,943	No	Surface water / fluvial – adjacent to	on boundary	Yes	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". This should take account the various culverts/bridges over the small watercourses and also information regarding the workings and flood risk from the pond. The proposed plan highlights that the development is likely to be heavily constrained due to flood risk, however we feel that the vast majority of the site is developable. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WB 10	Winchburgh	Housing	glendevon south remainder CDA	307,749	674,719	No	Surface water – small part	going through site	Yes	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". This should take account the various culverts/bridges over the small watercourses and also information regarding the workings and flood risk from the pond. The proposed plan highlights that the development is likely to be heavily constrained due to flood risk, however we feel that the vast majority of the site is developable. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WB 11	Winchburgh	Housing	glendevon north block m CDA	308,127	675,276	10/27	No	None	No	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". We have no further information on flood risk	Yes	No	No
H-WB 12	Winchburgh	Housing	glendevon north remainder CDA	308,075	675,601	10/27	Surface water / fluvial – small part	None	Yes	No	None known	Developer requirements state that a flood risk assessment and drainage impact assessment is required. Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WB 13	Winchburgh	Housing	Niddry Mains south CDA	309,740	675,065	10/27	Surface water – small part	on boundary	Yes	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". The small watercourse is culverted at the south eastern corner of the site and should be assessed	Yes	No	No
H-WB 14	Winchburgh	Housing	Main Street former beattie school	309,197	675,071	10/27	No	None	No	No	None known	No	Yes	No	No

H-WB 15	Winchburgh	Housing	glendevon regeneration site	COU6	308,261	674,735	No	Surface water / fluvial – small part	on boundary	Yes	A blocked culvert flooded a footpath along Glendevon Park in November 2009. Surface water flooding to nearby property in 2007. No further details provided and contact with FPO is recommended.	None known	Developer requirements state "Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the southern boundary of the site" Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WB 16	Winchburgh	Housing	west of ross's plantation	EOI-0198	310,258	674,822	10/27	Surface water – part	going through site	Yes	No	None known	Developer requirement state "flood risk assessment is required. There appears to be a small watercourse that flows through the site which is culverted. SEPA recommend that the culvert is opened up if possible on the condition that there was no increase in flood risk locally. Another watercourse flows along southern boundary of the development site. There is complex hydrology in this area. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WB 17	Winchburgh	Housing	site west of niddry castle	EOI-0201	309,375	674,574	No	Surface water / fluvial – small part	None	Yes	No	None known	Developer requirements state "parts of the site is at medium to high risk from fluvial flooding. Flood risk assessment required. There are large number of crossings over the Niddry Burn which flows along the southern boundary presumably in association with the golf course. All structures will have to be incorporated within the hydraulic model. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within/ adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Yes	No	No
H-WB 18	Winchburgh	Housing	site adjoining niddry mains house	MIRQ0159	309,305	675,318	10/27	No	None	No	No	None known	Developer requirements state "flood risk assessment and drainage impact assessment required". We have no further information on flood risk	Yes	No	No

Contact Details:

Name: Scottish Environment Protection Agency

Address: Strathallan House, The Castle Business Park, Stirling, FK9 4TZ

Daytime telephone: [REDACTED]

Email: [REDACTED]

Section of Plan

Policy DES 1 Design Principles

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We **support** the overarching aim of this policy and the clear reference to the requirement for development proposals to enhance the environment of West Lothian. Furthermore, we **support** the requirements within bullet points (f) and (g) whereby the water environment and air quality, soil and water quality are specifically highlighted.

Please also see our comments in respect of policies EMG 1 and EMG 4.

Signature: _____ Date: _____

Contact Details:

Name: Scottish Environment Protection Agency

Address: Strathallan House, The Castle Business Park, Stirling, FK9 4TZ

Daytime telephone: [REDACTED]

Email: [REDACTED]

Section of Plan

Policy EMG 1 Water Environment Improvement

Nature of Representation

Seeking a change to the document	X
Supporting the content of the document, or a particular section of the document	X

We **support** the inclusion of this policy which will assist the Council in meeting its legal responsibilities under the Water Framework Directive and will ensure that the LDP helps to protect, improve and promote the sustainable use of our water environment which includes wetlands, rivers, lochs, transitional waters, coastal waters and groundwaters.

Development plans need to be guided by the catchment approach underpinning the RBMP 2015-2021 by adopting an integrated, holistic and sustainable approach to water issues in terms of finding room for water alongside seeking to protect and improve water quantity and quality.

As a fully integrated element within the plan, water management should drive the vision, the spatial strategy and inform site specific layouts, ensuring that the siting and design of development is informed by natural flow paths of water through the site.

We have one requirement to make regarding this policy. The policy states: "Proposals that are aligned with measures identified in the River Basin Management Plan will be supported in principle, including the retrofitting of SuDS features to the existing surface drainage system, the restoration of watercourses and the removal of redundant structures." We **require** the inclusion of a caveat such as "provided these activities are informed by an FRA".

Please also see our comments in respect of Policy ENV 11 Protection of the Water Environment and Policy EMG 3 Sustainable Drainage.

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Section of Plan

Policy EMG 2 Flooding

Nature of Representation

Seeking a change to the document	X
Supporting the content of the document, or a particular section of the document	X

The Scottish Government's '[Delivering Sustainable Flood Risk Management](#)' (Scottish Government, June 2011) document sets the framework for flood management in Scotland. The main principles of flood management are identified as avoid, protect, prepare and accept. It identifies the land use planning system as one of the most powerful tools available to manage flood risk sustainability (page 21). This concept is supported by the National Planning Framework and Scottish Planning Policy, which promote a precautionary approach to flood risk management through avoidance, reduction and sustainable drainage. The principle of flood avoidance is the cornerstone of sustainable flood risk management.

Whilst we **support** the inclusion of this policy and welcome the changes to it which have been incorporated following our discussions earlier this year, we have further comment to make in relation to the wording.

We **support** the clear policy statement that the Council will, as a first principle, seek to prevent development which would have a significant probability of being affected by flooding or would increase the probability of giving rise to flooding elsewhere. We also welcome the inclusion of the precautionary approach to flood risk from all sources taking into account the predicted impact of climate change.

We **support** the wording which ensures that development will be avoided in locations at medium to high flood risk (unless in accordance with the Risk Framework in Scottish Planning Policy) or where it would lead to an increase in the probability of flooding elsewhere.

Furthermore, we **support** the policy framework which requires developers to submit a flood risk assessment for all developments deemed to be at risk of flooding from any source in medium to high risk areas and developments in low to medium risk areas identified in the Risk Framework. We also welcome the reference to flood risk assessments being prepared in accordance with the prevailing SEPA technical guidance.

The policy states that "To limit the impact of potential flood risk any development that is

subsequently permitted in medium to high risk areas (that accords with the exceptions in the risk framework) or is located in adjacent low to medium risk areas must be built to a water resilient design". We **require** the inclusion of additional wording "*and not increase flood risk elsewhere*" at the end of this sentence.

With regard to flood protection schemes, whilst we **support** the requirement that development proposed in areas that is, or will be behind a formal flood protection scheme must be an appropriate and acceptable land use for the location, designed to be resilient and must not be constructed until the flood protection scheme is operational, we **require** that the wording be amended to read: "formal flood protection scheme *that is designed to an appropriate standard and is an acceptable land use for the location...*"

Finally, the policy states that "Alterations and small-scale extensions to existing buildings are outwith the scope of this policy, provided that they would not have a significant effect on the storage capacity of the functional floodplain or local flooding problems." We **require** the inclusion of the additional wording "*and not increase the number of persons at risk*" at the end of that sentence as extensions that increase the number of bedrooms, for example, are unlikely to be supported by SEPA.

The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to West Lothian Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "*Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities*" outlines the transitional changes to the basis of our advice in line with the phases of this legislation and can be downloaded from <http://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/>.

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Section of Plan

Policy EMG 3 Sustainable Drainage

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We **support** the inclusion of this policy which will assist the council in meeting their legal responsibilities under the Water Framework Directive and ensure that the LDP helps to protect, improve and promote sustainable use of our water environment.

We specifically **support** the following elements of the policy:

- A clear statement that SUDS will be required for all developments except single houses)
- The importance of developers considering the space requirements for SUDS.
- The requirement to connect to the public sewer network where possible.
- The retrofitting of SUDS where possible.
- The requirement to invest in off-site works to provide additional capacity or reduced loading on combined sewers.
- Private drainage systems only being permitted where there is no public drainage system or as temporary measures where there is no capacity in the existing public sewer.
- The cross reference to other LDP policies including flood risk and the requirement to contribute to the delivery of green infrastructure and the Green Network where appropriate.

Please also see our comments in respect of policy ENV 8 Green Network.

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Section of Plan

Policy EMG 4 Air Quality

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

Local development plans have an important role to play in protecting and improving air quality in Scotland - they provide an important opportunity to address this issue through supporting sustainable transport infrastructure, the location of new development, promoting sustainable places and green infrastructure

We **support** the inclusion of this policy which states that development will not be supported where it is not possible to mitigate against the adverse effects of development on air quality effectively. We also note and support that development proposals which cause unacceptable air quality or dust impacts, or would result in sensitive uses being located within or close to uses with the potential to generate such pollution will not be supported.

We **support** the recognition within this policy of the air quality issues within Linlithgow and Broxburn/Uphall and the promotion of behavioural changes to facilitate a shift to shorter journeys and walking/cycling.

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Section of Plan

ENV 6 Peatland and Carbon Rich Soils

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

Soil is a key part of our environment and soil degradation can have major implications for air and water quality as well as our climate, biodiversity and economy. Sustainable management and protection of soils is key to ensuring that soils can deliver essential functions vital for the sustainability of Scotland's environment and economy.

The management and protection of carbon-rich soils is seen as a key element of Scotland's climate change mitigation strategy because of the potential of soil to store carbon and exchange greenhouse gases (CO₂, CH₄ and N₂O) with the atmosphere. Scottish soils hold around 3 billion tonnes of carbon mostly in peatlands which is the majority of the UK's land based carbon. Disruption of areas of carbon rich soil by development or cultivation can result in the loss of the stored carbon through release of greenhouse gases to the atmosphere. This is contrary to the target of reducing the emission of greenhouse gases set out in Part 1 of the Climate Change (Scotland) Act 2009 (CC Act) and efforts to mitigate climate change by reducing greenhouse gas emissions at source.

This policy will assist in achieving these aims and we therefore **support** the inclusion of Policy ENV 6. Please also see our comments in respect of Policy MRW 3 Impediments to Mineral Extraction.

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Section of Plan

Policy ENV 8 Green Network

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We **support** this policy.

In respect of our interests, the associated multiple benefits that the Green Network can deliver is fundamental to the successful implementation of the river basin management plan and sustainable flood risk management. The promotion of multi-functional green networks will therefore ensure that complimentary environmental benefits will be considered and delivered as part of the network. This accords with SPP paragraph 220 which states that planning should 'protect, enhance and promote green infrastructure, including open space and green networks as an integral component of successful placemaking'.

We also **support** the supporting text at section 5.156 which highlights that the council will encourage the inclusion of SUDS, swales, wetlands, rivers and canals and their banks as part of the green network.

In addition, we note and support the recognition within policy EMG 3 on Sustainable Drainage that drainage in new developments can contribute to the delivery of green infrastructure and the green network. We have responded to Policy EMG 3 separately.

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Section of Plan

Policy ENV 11 Protection of the Water Environment/Coastline and Riparian Corridors

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We **support** the intention of this policy and in particular the clear policy position that development proposals which would lead to deterioration of the ecological status of any element of the water environment will not be supported.

We also **support** the inclusion of the specific policy requirements in terms of: protection of Groundwater Dependent Terrestrial Ecosystems (GWDTE); a presumption against unnecessary engineering works in the water environment; improvements to the water environment where possible and the development of measures identified within the Forth Area River Basin Management Plan

The application of this policy will ensure that all development proposals must minimise and mitigate impacts on the water environment. This is supportive of the Water Framework Directive (WFD) “protect” objective, reflected in your Authority’s duties under the Water and Environment and Water Services (Scotland) Act 2003. (paras 2(1) and 2(2) refer).

Please also see our comments in respect of policies EMG 1 Water Environment Improvement and EMG 3 Sustainable Drainage

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Section of Plan

Policy HOU 4 Windfall Housing Development in Linlithgow and Linlithgow Bridge

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

In line with the comments we offered at the Main Issues Report, we **support** the aim of this policy which stresses the Council's intention to give extra scrutiny to infill proposals within these settlements to take account of the air quality and water quality issues in the area. As stated by us previously, we would welcome the opportunity to assist the Council in the preparation of Supplementary Guidance in respect of Linlithgow Loch.

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Section of Plan

Policy INF 1 Infrastructure Provision and Developer Obligations

Nature of Representation

Seeking a change to the document	X
Supporting the content of the document, or a particular section of the document	X

We **support** the policy commitment that development proposals will only be supported when identified infrastructure requirements have been addressed. We support the reference within the supporting text at section 5.81 to the green network and drainage. We **require**, however, that the text here is **modified** to include wording in order to reflect the potential for developer contributions to assist with the delivery of River Basin Management Plan (RBMP) objectives related to site(s) development. The improvement of the water environment through measures put in place during the development process are crucial to achieving the high level objectives of the Water Framework Directive such that the water environment is protected from deterioration and is restored to good ecological status.

Suggested additional wording for section 5.81 is as follows:

Developer contributions may also be required for the protection and enhancement of the water environment and sustainable flood management.

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Section of Plan

Policy MRW 2 Supporting Principles for Mineral Extraction

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

Policies relating to mineral workings should be consistent with our guidance relating to air, water and soils ensuring that there are no significant negative impacts on such issues insofar as they relate to our interests. For minerals proposals the development plan should require the submission of a restoration and aftercare plan. As the policy requires this by way of bullet point b, we **support** its inclusion.

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Section of Plan

Policy MRW 3 Impediments to Mineral Extraction

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We **support** the specific reference within this policy to the presumption against mineral extraction proposals for peat extraction of where there would be irreversible damage to a peat habitat.

Please note we have commented in more detail in respect of peatland in our response to Policy ENV 6 Peatlands and Carbon Rich Soils.

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Section of Plan

Policy MRW 7 Waste Management on Construction Sites

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We **support** this policy which both incorporates waste minimisation principles within the Plan to ensure that waste generation is minimised during construction, but also ensures that adequate space for waste and recycling facilities within new developments is provided.

This will assist the Council in meeting the Scottish Government's Zero Waste goal by maximising the opportunities for waste recycling.

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Section of Plan

Policy MRW 8 Waste Management Facilities

Nature of Representation

Seeking a change to the document	X
Supporting the content of the document, or a particular section of the document	X

There is a pressing need to move waste management away from landfill and towards sustainable waste management. Positive planning guidance needs to be in place to help deliver new facilities and infrastructure required to facilitate this move, as well as to support the new methods of waste collection.

We **support** the inclusion of this policy as it will assist the Council in their pivotal role in helping to deliver the national waste targets reflected in the Zero Waste Plan (ZWP) through the provision of a positive policy framework for new infrastructure.

Specifically, we **support** the following aspects of the policy:

- Identification (and safeguarding of these from inappropriate adjacent development) of existing waste management sites on the proposals maps;
- The clear reference to the waste hierarchy and the associated policy framework which will ensure that applications for new waste management facilities will be assessed against this as well as the Zero Waste Plan, PAN 63 and SPP.
- The policy statement that sites generally considered suitable for waste management facilities include existing or allocated industrial land (specifically Class 5 or 6) and the re-use and extension of existing waste management sites.

SEPA does not comment individually on the proximity of waste sources to waste management facilities nor the need for such waste facilities within a Plan area. Notwithstanding this, it is important that development plans are not restrictive on the source of the waste being managed within waste facilities. As a result, when considering the potential for new waste management facilities we require that LDPs do not restrict the movement of waste to/from respective Plan areas whilst there remains a national shortage in waste infrastructure. As such we require that the Plan be **modified** to reflect this.

We **support** the requirement within this policy for the promotion of the recovery of energy from waste, whereby sites are to be designed to enable links to be made to potential users of the heat and/or power generated at such sites.

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Section of Plan

Policy MRW 9 Landfill Sites

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We **support** the inclusion of this policy which states clearly that new landfills will only be supported where they are required in specific circumstances including where there is a requirement to meet the need for a 10 year rolling landfill capacity as identified in the Zero Waste Plan Regional Capacity Table.

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Section of Plan

Policy NRG 1 Climate Change and Sustainability

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We note and **support** the Council's overarching policy in respect of climate change and sustainability which will be promoted by way of several policies within the Proposed Plan. We have commented separately on the policies that fall within our remit and we would direct you to our comments on ENV6, MRW7, NRG3, NRG5, EMG1, EMG 2 and EMG 3 in this regard.

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Section of Plan

Policy NRG 3 Wind Energy Development

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We note that the policy directs developers to the Supplementary Planning Guidance (SPG) Wind Energy whereby *'the council supports the development of wind energy schemes in principle...wind energy proposals will be assessed against the detailed spatial framework and the criteria set out in SPG'*. Further, the policy states that *'development will be supported where it can be satisfactorily demonstrated that proposals will not individually or cumulatively have a significant adverse impact on local communities, natural environment, public safety and economy'*. We understand that the SPG will not be adopted by the Council prior to the end of the consultation period for the LDP.

We commented on the draft SPG in July 2013 and at that point highlighted a number of concerns on the wording it contained. We note that that some of the issues highlighted in our response have been addressed by way of policy coverage in the LDP (for example, the protection of Groundwater Dependent Terrestrial Ecosystems and the avoidance of development on deep peat). Whilst we **support** the overarching aim within the policy that wind energy development will only be supported where it is demonstrated that individually or cumulatively there will be no adverse impact on the natural environment, we require to **reserve our position** on this aspect of the Proposed Plan until the SPG is published later this year.

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Section of Plan

Policy NRG 5 Energy and Heat Networks

Nature of Representation

Seeking a change to the document	
Supporting the content of the document, or a particular section of the document	x

We **support** the inclusion of this policy which aims to ensure that West Lothian’s greenhouse gas emissions are mitigated by the use of district heating schemes where technically feasible. We note and welcome the Council’s commitment to the preparation of a Heat Map.

We also **support** the final paragraph of the policy which encourages developers of substantial new development to consider the use of community energy networks in their development. Furthermore, we **support** the section of the policy which states that where an existing local energy network is established, developments will be expected to connect to it, if this is technically feasible.

Finally, with regard to new developments in proximity to existing or proposed heat networks, we **support** paragraph 3 of the policy which states that new development in areas identified as appropriate for district heating, or where a district heating network exists or is planned, will require to include infrastructure for connection to these networks.

Signature: _____ Date: _____