

Appendix One: Employment Land Allocations

Employment Sites: Local Plan Categorisation

The Use Classes (Scotland) Order [1997] defines the categories of land uses which contribute towards the employment land supply in West Lothian. Use Classes 4, 5 and 6 as specified in the Order are set out below:

Use Class 4, Business - Use-

- as an office, other than a use within class 2 (financial, professional and other services);
- for research and development of products or processes; or
- for any industrial process;

being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Use Class 5, General Industrial - Use for the carrying on of an industrial process other than one falling within class 4 (business).

Use Class 6, Storage and Distribution - Use for storage or as a distribution centre.

In allocating land for business and industrial uses falling within use classes 4, 5 and 6, of the Use Classes Order, LDP recognises the diverse range of activities that are carried out within these use classes, as well as providing a range of choice of locations for each activity. The LDP, through the accompanying policy framework set out in the plan, also accommodates the possibility that the nature of development will change within the plan period.

The LDP provides a detailed categorisation of the employment land supply and requirements to assist in site delivery. This categorisation recognises that different types of development falling within use classes 4, 5 and 6 will have different locational and environmental requirements – for example, a high quality office complex will have differing needs to those of a recycling centre. The categorisation used will assist businesses and developers to identify the sites most suited to their purposes, and will allow the council to steer proposals towards the most appropriate locations.

The categorisation of sites is as follows:

Core categories

- A. General needs industrial these tend to be the older, more traditional industrial estates, or new allocations for a similar purpose, where the broadest range of use classes 4, 5 and 6 would be acceptable. The full range of industrial uses can be accommodated, subject to the appropriate controls on those which may have an impact on local amenity, i.e. potentially hazardous or other bad neighbour uses, which may raise local environmental issues and impact on neighbouring businesses. It is unlikely that there will be restrictions on open storage, or small scale distribution uses, subject to traffic generation.
- B. High amenity use classes 4, 5 and 6 this category is typified by the newer industrial parks, where a broad range of activity is still acceptable, but where a better quality of development will be required and where, for example, open storage is likely to be unacceptable. It is anticipated that development will reflect modern design standards and materials, with a greater control over ancillary areas (e.g. parking and vehicle circulation) and the location and visibility of plant rooms etc., with a higher quality of on-site landscaping.



- C. High amenity use classes 4 and 5 West Lothian, and Livingston in particular, has a history of development for industrial and business uses in the highest quality settings. For example, Kirkton Campus is characterised by very low densities; modern or innovative design using high quality materials; and is in a highly landscaped setting. Careful control has been exercised over the height of buildings and the layout of individual sites to ensure that they are unobtrusive. Development for class 6 (storage and distribution), which may require significant eaves height and generate a high level of heavy vehicle traffic are precluded.
- D. Office only while recognising the flexibility that is afforded by use class 4, allowing development for office, research and development, as well as light industrial uses, in the same locality, the LDP also recognises that in certain locations development for industrial use may still be inappropriate. The inclusion of this category is therefore intended to ensure that development will take place exclusively for office purposes. Sites included in this category will include the flagship Alba Campus (which is normally restricted to class 4 usess), as well as established office parks, such as Almondvale and Fairways, all in Livingston, protecting the status and quality of these office parks.

Specialist categories

- E. Use class 4 and ancillary uses the LDP recognises the need for the provision of service activities within or adjacent to industrial and office parks, to cater for demand from those working in the vicinity. Accordingly a small number of sites have been allocated for a class 4 use, or ancillary activities, such as a crèche, leisure centre, hotel or restaurant, that will complement the local business use.
- F. Use class 6 only recent trends in distribution and logistics have seen a change in the scale and nature of development associated with those activities. In response West Lothian has allocated a specialist site dedicated to development for that purpose, at J4M8 to the south west of Bathgate. Ready access to the M8 makes this location ideal for large scale use class 6 development, of a high standard of design, in a well landscaped setting.
- G. Single user sites Scottish Planning Policy (2014) no longer requires national safeguarding of single user sites.) However, there are some sites in West Lothian where a single user expansion to an existing facility is desirable to safeguard the opportunity of a successful single user employer to locate or expand (see H below).
- H. Single user expansion This category reflects the existence of additional development land that would facilitate the future expansion of these major employers, but which would not be suitable for alternative business or industrial development.
- I. Open Storage only it is understood that the ground conditions in certain areas, which have been subject to land rehabilitation and/or shallow mine workings, will preclude the construction of buildings. Accordingly the allocation of sites in this category reflects the suitability of these sites for open storage only.
- J. Enterprise Area Status –. The West Lothian Enterprise Area comprises four individual sites across Broxburn and Livingston, supporting food and drink manufacturing opportunities in West Lothian. In addition to existing business support provided through Business Gateway and Scottish Enterprise, companies setting up in the Enterprise Area site will benefit from:
 - Business Rates Relief
 - Streamlined planning procedures
 - International marketing and support from SDI
 - Skills and training support from SDS
 - High speed broadband connections in line with the vision outlined in Scotland's Digital Future Infrastructure Action Plan.
- K. Strategic employment opportunity a site that has the potential in the medium to longer term for a strategic employment opportunity for a single user, likely to be a high quality class 4 development.

NOTE: The requirements set out in this Appendix are site specific. Requirements arising from any relevant Supplementary Guidance (SG) produced by the council will also apply.



Employment Land Allocations

ADDIEWELL							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-AD 1	Addiewell West	6.5 (area remaining)	Private	6		Site for extension to bonded warehouse only. Flood Risk Assessment required	Allocation in LDP, carried forward from WLLP. Planning permission granted on part of site (partly built out)

ARMADALE							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-AM 1	Tarrareoch Farm (Armadale CDA)	26.6	Private	4, 5 & 6	В	High level of SUDs required. Flood Risk Assessment and Drainage Assessment required, use existing ponds where possible. Class 4 use only at northern boundary adjacent to housing uses. Retention of woodland in site and a minimum 10m stand off from buildings to trees crown drip line. Additional new structural planting required on northern and southern boundaries, minimum 30m deep. Contaminated Land report required. Archaeological Study required. Transport Appraisal required, existing access retained.	Allocation in LDP, carried forward from WLLP. Planning permission in principle granted

BATHGATE							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BG 1	Easter Inch	3	Scottish Enterprise	4, 5 & 6	В	Consideration for class 4 use providing design is compatible with adjacent residential properties at Easter Inch Steading. Suitable for sub-division	Allocation in LDP. Planning permission in principle granted, site partially developed
E-BG 2	Inch Wood South	2.46* (site under construction)	Scottish Enterprise/ Private	4, 5, & 6	В	Protection of existing mature woodland on west boundary (Minimum 10m stand-off from buildings to trees crown drip-line). Use of existing internal access road.	Allocation in LDP. Detailed planning permission granted
E-BG 3	Wester Inch	1.9	on a more in the section of an identity (March 1961) to the	4	E	Woodland buffer required to residential housing	Planning permission in principle granted



Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BB 1	Riddochill (Inchmuir Road 1)	29.2	Private	6	F	Flood Risk Assessment and Drainage Assessment required Decontamination of site is required. Footpath links required to existing Right of Way east of site and new footpath links required to footpath created in E-BB5 Pottishaw to the west	Permission granted for rehabilitation of site and construction of development platform.
E-BB 2	Inchmuir Road 2	2.46	Private	4, 5, 6	Α	Compliance with A89/A7066 environmental improvement strategy along north boundary.	Allocation in LDP carried forward from WLLP.
E-BB 3	Pottishaw Place	0.35	Private/WLC	4, 5, 6	A	Retain structural woodland planting along the southern boundary, (Minimum 10m stand-off from buildings to tree crown drip-line). Contaminated land assessment required. Vehicular and pedestrian access onto Inchmuir road Site being developed as council depot	Allocation in LDP carried forward from WLLP.
E-BB 4	Inchmuir Road 3	7.8	WLC	4, 5, 6	E.	Vehicular and pedestrian access onto Inchmuir road. Retain structural woodland planting along the southern boundary, (Minimum 10m stand-off from buildings to tree crown drip-line). Site being developed as council depot	Allocation in LDP carried forward from WLLP. Planning permission granted.
E-BB 5a, b c and d	Pottishaw	Total 31 (remaining site areas) a- 4.9 b- 10.94 c- 4.95 d- 10.24	Private (Strawsons Holdings)	4,5, 6	В	High quality design of elevation fronting onto M8 required. Allowance for possible road dualling of adjacent A801 to west to be retained. Existing tree belts to be retained and right-of-way retained or realigned. Good quality structural woodland planting required, including 50m buffer along south boundary to M8. Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn.	Allocation in LDP carried forward from WLLP. Planning permission in principle granted



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Larger industrial deals in the West of Scotland over the last six months include:

Some developers are committed to a speculative build programme. C&W Assets is currently on site to construct a 2,024 sq.m. unit at Belgrave Point, **Bellshill**. A completion date is set for May 2016 and the quoting rent is likely to be above £80 per sq.m.

Fusion Assets is set to continue with its sixth investment and is again utilising the Scottish Government and European Union's SPRUCE fund taking the total invested so far to over £43 million. Strathclyde Business Park will be the next location where 15 smaller units are planned.

At **Hillington**, Patrizia AG and Oaktree are appraising projects with the aim of bringing new product to the thriving estate in 2016.

Shortages will remain even if all of these projects make it to site over the coming 12 months as development pipeline delivery is well below the 10-year average of c.50,000 sq.m. per annum for the Greater Glasgow market area, which includes the dampening effect of a recession.

The big box market has been disappointing. There have been relatively few transactions and the list of requirements is down on the same period last year. However, at **Eurocentral**, Amazon completed on the 8,500 sq.m. Zenith at a rent of £59 per sq.m. and the 5,200 sq.m. Atlas is under offer, leaving Vertex at 12,000 sq.m. as the only vacant building at Eurocentral. The Eurocentral Partnership is now investigating a new phase of development, mixing a number of mid-sized units with larger stock of up to 6,500 sq.m. The timing could be spot-on, as it is unlikely that requirements will remain low, particularly from the parcel delivery market which continues to expand and as Eurocentral remains the prime distribution location in the West of Scotland.

The distribution sector will be further stimulated by the M8, M73 and M74 motorway improvement project which is now well underway. The short-term disruption will hopefully lead to a further enhancement of this key area for industrial and distribution property.

In April 2015, a significant increase in take-up was reported alongside strong enquiry levels for all size sectors in **East Central Scotland**. This has resulted in a market which, in common with the West of Scotland, has little supply, but where the overall level of demand can only now be described as steady at best.

Due to the limited supply, incentives being offered to ingoing tenants are being reduced, but to counteract this, tenants are seeking longer leases in order to secure attractive terms.

In prime locations, mainly within **Edinburgh** and the surrounding area, rental levels are holding at between £75 – £81 per sq.m. for unit sizes of up to 1,393 sq.m. There are a number of landlords now seeking to improve upon this rent level due to the limited supply. For the best located trade and quasi-retail accommodation, higher rents of between £97 – £118 per sq.m. are achievable for small to medium sized units up to 700 sq.m.

In selected areas in East Central Scotland the reduced oil price has had an impact on the industrial market as the supply chain is affected. Areas such as Fife, West Lothian, Falkirk and Grangemouth have experienced a reduction in enquiries from this normally active business sector.

Speculative development is still scarce, but encouragingly the C & W Assets scheme at Inchwood Business Park, **Bathgate** is now close to being fully let at a rent of £70 per sq.m. The same company developed 2,440 sq.m. of speculative accommodation at West Edinburgh Business Park, South Gyle; 50% of the accommodation within Phase 1 is reported to be under offer and the quoting rent is £81 per sq.m.

In July 2015 the City of Edinburgh Council announced it would commence the speculative development of 16 small industrial units totalling 1,600 sq.m. on Cultins Road, **West Edinburgh** with completion expected Q4 2016.

A notable transaction also in West Edinburgh was the purchase by Peveril Securities of three business units (totalling 4,935 sq.m.) on a 2.4 hectare site, situated on Bankhead Crossway South, Sighthill Industrial Estate. The purchasers have consent for 7,430 sq.m. of additional new industrial space and will be named Seven Hills Business Park.

Adjacent to this site, Scot JCB Ltd purchased 6 Bankhead Drive, a site of 0.95 hectares for c.£1.2 million per hectare. The new owner will build new premises here for its own occupation and will relocate within the estate.





DECISION NOTICE GRANT PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997, as amended

West Lothian Council, in exercise of its powers under the Town & Country Planning (Scotland) Act 1997 (as amended), grants planning permission for the development described below, and in the planning application and attached docquetted plan(s). This decision must be read in conjunction with the accompanying advice notes and guidance.

APPLICATION REFERENCE: 0809/FUL/12

PROPOSAL AND LOCATION: Change of use from office to fitness centre (Class 11) (grid ref. 303198

666568) at Fleming House (Suites 16, 17 and 18), Fleming Road,

Livingston, EH54 7BN

APPLICANT: Ms Kalitza Thomson

2 Dean Road Longniddry East Lothian EH32 0QS

The above local application was determined by an officer appointed by the council in accordance with its scheme of delegation. Please see the guidance notes for further information, including how to request a review of any conditions.

Docquetted plans, relative to this decision, are identified in Annex 1, Schedule of Plans. Where relevant, this includes the identification of varied plans.

Dated: 24/01/2013

Chris Norman

Development Management Manager

West Lothian Council County Buildings High Street

Linlithgow EH49 7EZ

Signature ____



The reason(s) why the council made this decision is (are) as follows:

The proposal is for a change of use of office space to a small ancillary fitness facility within an existing office building, within an employment area. It is a new business, will provide employment, and will provide a facility for the area. The principle of permitting small gym/ fitness facilities in this employment area has already been established.

This permission is granted unconditionally:-

Note to Applicant

This planning permission lapses on the expiration of a period of 3 years (beginning with the date on which the permission is granted) unless the development to which the permission relates is begun before that expiration

Notification of the Start of Development

It is a legal requirement that the person carrying out this development must notify the planning authority prior to work starting on site. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. A form is enclosed with the planning permission which can be used for this purpose. Failure to provide the above information may lead to enforcement action being taken.

Notification of Completion of Development:

The person who completes this development must, as soon as practicable after doing so, give notice of completion to the planning authority. A form is enclosed with the planning permission which can be used for this purpose.

...... Date: 24 January 2013

Annex 1 - Schedule of Plans

1 of 2 - Location map

2 of 2 - Floor plan





NIG /73/57/1

20 November 2015

Development Planning and Environment Manager, West Lothian Civic Centre, Howden South Road, Livingston, West Lothian, EH54 6FF

Dear Sirs,

WEST LOTHIAN LOCAL DEVELOPMENT PLAN: PROPOSED PLAN REPRESENTATION ON BEHALF OF BIZSPACE LIMITED: FLEMING HOUSE, SIMPSON PARKWAY, LIVINGSTON

We are instructed by Bizspace Limited, to make representations to the Local Development Plan Proposed Plan consultation with respect to property they own, at Fleming House, Simpson Parkway, Livingston.

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

The representation objects to the Local Development Plan proposed plan proposal to designate land occupied by Fleming House within the defined Employment Area boundary where Policy EMP1 Safeguarding and Developing Existing Employment Land applies. The objectors are seeking removal of the site from the existing Employment Area and redefinition for mix of uses which will be demonstrated below, remain compatible with Policy EMP1.

As is evidenced within the attached supporting statement, the site provides a small scale, effective and deliverable opportunity for future housing development in West Lothian. There is a current lack of available small scale housing opportunities. There is a falling demand for the type of serviced business accommodation as exists at Fleming House. The site therefore provides an opportunity to contribute towards the strategic housing development objectives of the Local Plan through the re-use of the site for a use in need, and within a sustainable brownfield location.

The re-allocation of this land for housing, would secure a new use for the underutilised site. The new use has less risk to cause a detrimental impact on the local amenity, and would be compatible with the surrounding mix of uses within a parkland setting.

In summary, our client's are actively seeking the redevelopment of the site to housing and consider the removal of this site from the existing defined Employment Area boundary will help expand its re-use potential within the forthcoming LDP.

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

Yours sincerely,

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