

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 uses), 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	H	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	B	<p>High level of SUDs required.</p> <p>Flood Risk Assessment and Drainage Assessment required, use existing ponds where possible.</p> <p>Class 4 use only at northern boundary adjacent to housing uses.</p> <p>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.</p> <p>Contaminated Land report required.</p> <p>Archaeological Study required.</p> <p>Transport Appraisal required, existing access retained.</p>	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	B	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	B	<p>Protection of existing mature woodland on west boundary (Minimum 10m stand-off from buildings to trees crown drip-line).</p> <p>Use of existing internal access road.</p>	Allocation in LDP. Detailed planning permission granted
E-BG 3	Wester Inch	1.9		4	E	Woodland buffer required to residential housing	Planning permission in principle granted

BLACKBURN (Including Whitehill Industrial Estate)							
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	A	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	B	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



Ryden



77th
Scottish
Property
Review

OCT/15



West Lothian
Council

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.

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.

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Yours sincerely,

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

