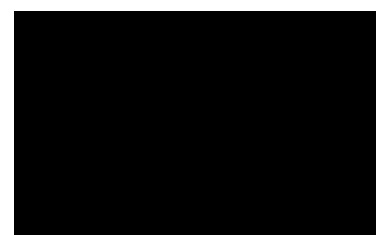


Gardiner Estate

**West Lothian Council Local
Development Plan**

**Proposed Plan
Representation:
Boghall East Site H-LL 3**

November 2015



Introduction

1. The Gardiner Estate owns a considerable area of land to the east of Linlithgow, West Lothian. This submission, made on their behalf by Ryden, addresses site reference H-LL 3, Boghall East only.
2. The 3.32 hectare Boghall East site is located to the north-east of Linlithgow town centre. Access to the site is taken from the A903, Blackness Road. The site is flat and triangular in shape and bounded by residential development to the east, south and west. The site is currently in agricultural use with a single mature tree near its northern boundary to which a Tree Protection Order applies.
3. The site is within an established residential area and is within the Linlithgow settlement boundary. It is served by Springfield Primary School. It is in close proximity to a local bus route and is well connected to the Linlithgow Train Station and the M9 via Junction 3.
4. The site is currently being promoted by CALA Homes East. CALA submitted a planning application (Ref: 14/0302/FUL) in April 2014. This proposes the development of 49 homes, including affordable housing. This application was not determined within the statutory period and is now the subject of an appeal to the Directorate of Planning and Environmental Appeals (DPEA) (Ref: PPA-400-2058).



Figure 1: West Lothian Council Proposed Plan extract Linlithgow Settlement Plan Site H-LL 3

Proposed Plan Status

5. The West Lothian Council Main Issues Report (MIR) for the emerging Local Development Plan (LDP) supported the site at Boghall East, Linlithgow as a preferred site for residential development for up to 50 homes. The MIR was issued for public consultation in August 2014. The MIR proposed the removal of the employment designation for Class 4 development on the site which was included in the adopted West Lothian Local Plan.
6. The Proposed Plan, now issued for public consultation, represents the settled view of West Lothian Council. In this, the site is identified as a housing allocation (Ref: H-LL 3). The changes proposed in the Main Issues Report have been maintained.
7. CALA are making their own representation in relation to this site under separate cover. As landowner, the Gardiner Estate wishes to make clear that it supports the allocation of Boghall East for residential development. It also supports CALA's proposals for the site and its position in relation to land at Boghall East.
8. It would therefore echo CALA's position in relation to the Proposed Plan as contained within their representation and **object** to the Proposed Plan until the amendments set out below are made.

Proposed Plan Amendments

9. The Gardiner Estate seeks the following amendments to the Proposed Plan.
 - The proposed re-allocation of Boghall East from the catchment area of Springfield Primary to Low Port Primary school.
 - The text within Appendix Two: Schedule of Housing Sites / Site Delivery Requirements in relation to site H-LL 3 is amended to reflect that many of the constraints identified within this have been resolved through negotiations associated with CALA's previous planning application (Application Ref: 14/0302/FUL).
 - Support for the application of a sequential approach to the release of housing land in Linlithgow in paragraphs 5.64-5.66 should be removed and the need to ensure an effective five year housing land supply should be emphasised instead.

10. It is understood from correspondence with West Lothian Council that the inclusion of the site within the Low Port Primary School catchment area was done in error and that the catchment boundary will be amended. The Gardiner Estate expects this to be addressed as a priority.
11. The text within the Schedule of Housing Sites / Site Delivery Requirements must be updated to ensure the Plan contains an up to date assessment of site delivery requirements. The inclusion of out of date, generic information on possible constraints to delivery is a missed opportunity, when a developer has already invested considerable resources in investigating these issues in detail.
12. The Gardiner Estate does not support the sequential approach that West Lothian Council proposes to use for the release of housing land set out in paragraphs 5.64-5.66 of the Proposed Plan. This approach prioritises support for new development coming forward in Linlithgow/Linlithgow Bridge in the following order:
 - Brownfield sites within the current settlement boundary;
 - Appropriate and suitable greenfield sites within the current settlement boundary; and
 - Greenfield release outside the current settlement boundary, with preference given to sites closest to the town centre, within walking distance of catchment schools and are acceptable in landscape and townscape terms.
13. Furthermore, developers of greenfield sites are required to demonstrate that development of their site is appropriate taking account of the wider policy framework in the LDP and would not prohibit development of a brownfield site within Linlithgow/Linlithgow Bridge.
14. There is no statutory policy basis for this sequential approach. The priority as set out within SESPlan and the Housing Land Supplementary Guidance is to ensure an effective 5 year housing land supply. West Lothian Council must prioritise this above the protection of brownfield sites which could have complex barriers to delivery. The proposed sequential approach to land release would prevent homes on effective greenfield sites being delivered when they are needed.
15. This sequential assessment is not supported by the Strategic Development Plan and reference to this approach, which would

prevent effective sites coming forward to ensure housing need and demand is met, should be removed and text on the need to ensure an effective 5 year housing land supply that reflects the Strategic Development Plan's priorities should replace it.

16. The Gardiner Estate wishes to emphasise that should these amendments be made, it will withdraw its objection to the Proposed Plan.

RYDEN
19.11.15