



West Lothian Council

THE WEST LOTHIAN LOCAL DEVELOPMENT PLAN (LDP)

CONSULTATION RESPONSE PORTAL

Have Your Say on the Proposed Plan

Introduction

West Lothian Council has published its Proposed Plan together with supporting documents including an Environmental Report (SEA), Habitats Regulation Appraisal, Strategic Flood Risk Assessment and Equalities & Human Rights Impact Assessment. These can be viewed on the West Lothian Council website at www.westlothian.gov.uk/proposedplan.

If you wish to make representations on the Proposed Plan or associated documents you are encouraged to use this online consultation portal. It's quick and easy and will help us to process representations more efficiently, reducing the overall cost and environmental impact of the exercise.

You do not need to complete this questionnaire in a single visit. Just simply put your Survey Reference Number (CODE) in the top right corner of the screen to allow you to continue with your submission at a later date.

If you need assistance with completing or submitting your representation online please call the Customer Service Centre (CSC) on 01506 280000. Please advise the Customer Service Centre that your enquiry relates specifically to the Local Development Plan and ask for it to be logged and directed to the Development Plan and Environment Team. Someone will contact you. Alternatively you can email us at wlldp@westlothian.gov.uk We will endeavour to respond as quickly as possible but in any event within 3 working days of receiving your enquiry.

It is important that all representations are submitted no later than midnight on Sunday 22 November 2015. Representations received after that time will not be considered.

Your comments should be concise, having regard to paragraph 84 of Scottish Government Circular 6/2013: Development Planning which states that representations should be no more than 2,000 words plus any limited supporting productions.

Data Protection Statement

Please be aware that when you make representations on the Proposed Plan through the consultation portal (and/or in a conventional written format) personal information provided as part of a representation cannot be treated as confidential. Representations require to be made available online and for public inspection at the council's office (this would include your name but would exclude any information which would be subject to the Data Protection Act 1998 i.e. signature, postal address, telephone number, email).

We are also required to pass these details to the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA). This is because they may at a later date wish to invite you to an Examination in Public of the Proposed Plan to discuss your representation.

Before using the consultation portal you should also note that any information posted may be subject to disclosure under the Freedom of Information (Scotland) Act 2002. West Lothian Council will not be liable for any loss or damage arising from or in connection with the disclosure of any information including the disclosure of user generated content.

1. GENERAL INFORMATION

Your Details

Please indicate in what capacity you are making this submission: *

Please note that this is a mandatory field

- as an individual (and representing your own views)
- as a representative of a private or commercial organisation (and representing the views of that organisation)
- as a representative of a public organisation (and representing the views of that organisation)
- as an agent (and making comments on behalf of other individuals that you represent or third parties)
- other

Please complete the following contact information: *

Please note that this is a mandatory field

Title

First Name

Surname

Email Address

Telephone

Postal Address

Organization Name

Client's Name

Is this the first time you have made a written representation on the Proposed Plan? *

Please note that this is a mandatory field

- yes
- no

If you have previously submitted a site to be considered for development when the Council was initially seeking Expressions of Interest (EOI), or commented on the Local Development Plan at the Main Issues Report (MIR) stage, or made a previous submission to the Proposed Plan please provide the reference given to you at that time if known.

EOI & MIR reference number can be found on any email or written communication we may have previously sent you

Enter EOI (Expression of Interest) reference here

Enter MIRQ (Main Issues Report) reference here

Please enter your survey reference number in the text box below. *

Survey Reference Number (CODE) can be found in the top right corner of this screen
 Survey Reference Number (CODE) will allow you to save your responses and return to finish the survey later

Please keep a note of your Survey Reference Number (CODE) for future reference

Please note that this is a mandatory field

2. FOREWORD (page 4)

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

Do you wish to make a comment?

- yes
- no

Please use the text box below for comments.

Your comments should be concise and limited to no more than 2,000 words. You should fully explain the issues you wish to be considered when the Proposed Plan is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation supports the Proposed Plan as written.

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

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

Do you wish to make a comment?

- yes
- no

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

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

Do you wish to make a comment?

- yes
- no

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

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

Do you wish to make a comment?

- yes
- no

Please use the text box below for comments.

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

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

Do you wish to make a comment?

- yes
- no

If you wish to make comments please begin by selecting the relevant sub-section(s) of Vision Statement and Aims from the list below.

- Economic Development and Growth (page 8)
- Community Regeneration (page 8)
- Sustainable Housing Locations (page 9)
- Infrastructure Requirements and Delivery (page 9)
- Town Centres and Retailing (page 9)
- The Natural and Historic Environment (page 9)
- Climate Change and Renewable Energy (page 9)
- Waste and Minerals (page 9)

Please use the text box below for comments.

Your comments should be concise and limited to no more than 2,000 words. You should fully explain the issues you wish to be considered when the Proposed Plan is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation supports the Proposed Plan as written.

Economic Development and Growth (page 8)	<input type="checkbox"/>
Community Regeneration (page 8)	<input type="checkbox"/>
Sustainable Housing Locations (page 9)	<input type="checkbox"/>
Infrastructure Requirements and Delivery (page 9)	<input type="checkbox"/>
Town Centres and Retailing (page 9)	<input type="checkbox"/>
The Natural and Historic Environment (page 9)	<input type="checkbox"/>
Climate Change and Renewable Energy (page 9)	<input type="checkbox"/>
Waste and Minerals (page 9)	<input type="checkbox"/>

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

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

Do you wish to make a comment?

- yes
- no

If you wish to make comments please begin by selecting the relevant sub-section(s) of the Spatial Strategy from the list below.

- Economic Development and Growth (page 12, paragraphs 5.11-5.22)
- Flexibility within traditional industrial estates (page 14, paragraphs 5.24-5.25)
- Enterprise Areas (page 17, paragraphs 5.24-5.25)
- Local business opportunities, small business start-ups and working from home (page 17, paragraph 5.26)
- Tourism (page 17, paragraphs 5.27-5.28)
- Promoting community regeneration (page 19, paragraphs 5.29-5.35)
- Housing land requirements for the LDP (page 20, paragraphs 5.36-5.49)
- Effective Housing Land and Generous Supply (page 23, paragraphs 5.50-5.53)
- New Housing Sites and Design (page 24, paragraphs 5.4-5.56)
- Strategic Allocations (including previously identified Core Development Area Allocations) (page 25, paragraphs 5.57-5.61)
- Whitburn/Charette (page 26, paragraph 5.62)
- Linlithgow and Linlithgow Bridge (page 26-27)
- Deans South, Livingston; Area for Comprehensive Re-development (page 27, paragraph 5.68)
- Affordable Housing (page 27, paragraphs 5.69-5.74)
- Accommodation for Gypsies, Travellers and Travelling Show People (page 29, paragraph 5.75)
- Residential Care and Supported Accommodation (page 29, paragraphs 5.76-5.77)
- Infrastructure Requirements and Delivery (page 30, paragraphs 5.78-5.84)
- Providing for Community Needs (page 32, paragraphs 5.85-5.88)
- Education (page 32, paragraphs 5.89-5.92)
- Healthcare Provision (page 33, paragraphs 5.93-5.96)
- Sports Facilities (page 33, paragraphs 5.97-5.101)
- Green Infrastructure and Green Networks (page 34, paragraphs 5.102-5.105)
- Water and Drainage (page 34, paragraphs 5.106-5.107)
- Travel in and around West Lothian (page 34, paragraphs 5.108-5.112)
- Roads (page 35, paragraph 5.113)
- A71 Corridor (page 35, paragraphs 5.114-5.115)
- A801 Corridor (page 35, paragraphs 5.116-5.117)
- A89/A8 (page 35, paragraphs 5.118-5.126)
- Rail (page 37, paragraphs 5.127-5.130)
- Walking and Cycling (page 37, paragraphs 5.131-5.132)
- Town Centres and Retailing (page 39, paragraphs 5.133-5.138)
- Landscape Character and Local Landscape Designations (page 41, paragraphs 5.139-5.143)
- Countryside Belts (page 42, paragraph 5.144)
- Development in the Countryside (page 42, paragraphs 5.145-5.147)
- Lowland Crofting (page 44, paragraphs 5.148-5.152)
- Green Networks, Local Biodiversity Sites and Geodiversity Sites (page 45, paragraphs 5.153-5.155)
- Forestry (page 46, paragraphs 5.156-5.163)
- Union Canal (p.49 paragraphs 5.164-5.165)
- Pentland Hills Regional Park (page 49, paragraphs 5.164-5.165)
- Country Parks (page 50, paragraph 5.169)
- Allotments/Community Growing (page 51, paragraphs 5.170-5.171)
- Temporary/Advance Greening (page 51, paragraphs 5.172-5.174)
- Biodiversity (page 52, paragraphs 5.175-5.180)
- Geodiversity (page 53, paragraph 5.181)
- West Lothian Open Space Strategy (page 53, paragraphs 5.182-5.184)
- Historic and Cultural Environment (page 54, paragraphs 5.185-5.187)
- Conservation Areas (page 55, paragraphs 5.185-5.188)

- Former Bangour Village Hospital, Dechmont (page 56, paragraph 5.189)
- Conservation Area at Abercorn/Hopetoun Estate (page 56, paragraph 5.190)
- Other Areas of Built Heritage and Townscape Value (page 57, paragraphs 5.191-5.199)
- Listed Buildings (page 58, paragraphs 5.185-5.187)
- Historic Gardens and Designed Landscapes (page 59, paragraphs 5.200-5.201)
- Historic Battlefields (page 60, paragraph 5.202)
- Archaeology (page 60, paragraph 5.203)
- Scheduled Monuments (page 60, paragraphs 5.204-5.206)
- Public Art (page 61, paragraphs 5.207-5.208)
- Climate Change Measures (page 62, paragraphs 5.209-5.214)
- Low Carbon Development and Renewable Energy (page 63, paragraphs 5.215-5.221)
- Wind Farms and Wind Turbines (page 65, paragraphs 5.222-5.225)
- Energy and Heat Networks (page 66, paragraphs 5.226-5.229)
- Off-gas Grid Areas and Renewable Heat Requirement for New-build Housing (page 67, paragraphs 5.230-5.232)
- The Water Environment and Flood Risk Management (page 67, paragraphs 5.233-5.239)
- Air Quality and Noise (page 70, paragraphs 5.240-5.242)
- Edinburgh Airport (page 71, paragraph 5.243)
- Noise (page 71, paragraph 5.244)
- Contaminated Land (page 71, paragraphs 5.245-5.246)
- Vacant and Derelict Land (page 72, paragraphs 5.249-5.250)
- Minerals and Waste (page 73, paragraphs 5.251-5.256)
- Site Restoration (page 75, paragraphs 5.257-5.238)
- Unconventional Gas Extraction including Hydraulic Fracking (page 75, paragraph 5.259)
- Waste (page 76, paragraph 5.260)

Please use the text box below for your comments.

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Green
Infrastructure
and Green
Networks
(page 34,
paragraphs
5.102-5.105)

Policy E1V 21 'Protection of Formal and Informal Open Space' Introduction RK Property Ltd wish to object to the designation as open space of all land not shown as currently developed, or allocated, in Livingston. In particular, they object to the designation of land they own at Murieston Valley and Hunter Road, Livingston. Background The adopted West Lothian Local Plan designates a number of areas within Livingston as 'Land Safeguarded as Open Space', a number of which have also been defined as an 'Area of Special Landscape Control'. A further map annotation identifies areas that are subject to Tree Preservation Orders (TPOs). Other areas within the town are left as 'white land'; albeit that they may have been planted as landscaped buffer areas as the new town expanded. The Local Plan was adopted after the West Lothian Council (WLC) had originally prepared its Open Space Strategy in 2004/5, although just before this was reviewed in 2010; albeit that this later review does not seem to have in any way changed WLC's approach. The Open Space Strategy implements the requirement in Scottish Planning Policy (SPP) for local authorities to undertake an audit of their own open space and to produce an open space strategy. The audit can be found online as part of the Greenspace Scotland mapping exercise. This approach to open space, which has served WLC well to date, and which selects open spaces to safeguard based upon their value, now seems to have been revised in the Proposed Local Development Plan to safeguard all open space in Livingston irrespective of its quality, or importance to the implementation of the Open Space Strategy. The Proposed Plan then seeks to protect those areas through Policy E1V 21 'Protection of Formal and Informal Open Space' from inappropriate development. Scottish Planning Policy The starting point for the examination of this issue is what is said in SPP. This sets out a requirement at para. 222 for local authorities to have "up-to-date audits, strategies and action plans covering green infrastructure's multiple functions". WLC last did this in 2010, which is not that up-to-date, but is probably fit for purpose. Para. 224 then requires local development plans to "identify and protect open space identified in the open space audit and strategy as valued and functional or capable of being brought into use to meet local needs". Finally, para. 229 states that "local development plans should encourage the temporary use of unused or underused land as green infrastructure while making clear that this will not prevent any future development potential which has been identified from being realised". Murieston Valley - as a case study RK Property own land at Murieston Valley, which extends north east and north west of Moriston Drive, Livingston. At present, about half of this land is 'white land' in terms of the West Lothian Local Plan and the remainder is 'Land Safeguarded as Open Space'. All of the land is also covered by a blanket TPO that was recently approved by WLC, one of series that the Council has passed in relation to landscaping areas planted with juvenile trees as the new town has developed. RK Property bought the land knowing this Local Plan zoning, and accepting that it was only the 'white land' that had development potential. They have since tried to find a management solution, including the local community, to the existing defined open space area, but without success. The Proposed Plan now defines all of this land as 'Protection of Formal and Informal Open Space', which means that its ability to be developed is now severely curtailed, if not prevented entirely. This is despite the fact that part of RK Property's land has recently secured support on appeal for a new dwelling (see appeal ref: PPA-400-2053) whilst WLC has separately granted planning permission on the adjoining site, similarly now defined as open space, for a further single dwelling (ref:0264/FUL/14). How has WLC justified that change? The simple answer is that they haven't. There is no real explanation for this shift in policy in the Proposed Plan, and no supporting document that updates or changes the Open Space Strategy, which should have happened, we suggest, to have justified such a significant policy shift. It would be tempting to suggest that this change is a knee-jerk reaction to applications such as those submitted by RK Property, and the adjoining owner, rather than a considered response, but we await WLC's response to this representation to better understand the basis for it. What should have happened? In our opinion, the zoning of land at Murieston Valley should not have changed from that shown in the Local Plan. In fact, there is an argument that even the area defined at Murieston Valley as 'Land Safeguarded as Open Space' should not be shown as such because it is questionable if it is 'valued', 'functional' or 'capable of being brought into use to meet local needs'. It is simply an area of landscape buffer planting, which fills a gap between the existing development at Moriston Drive and the railway line to the north. Indeed, it is interesting to note that the Greenspace Scotland mapping service, which WLC direct you to, defines all of this land with a 'Primary Classification' of 'Open semi-natural' and 'Secondary Classification' of 'Woodland'. It is questionable that such a classification justifies such a high level of protection as open space. An alternative approach, which would find support in SPP, is that such areas should be seen as the type of area where WLC should "encourage the temporary use of unused or underused land as green infrastructure", which could be included as an aspiration in the Proposed Plan whilst leaving all such areas as 'white land', which is how such areas are, in the main, currently defined and still seems fit for purpose. Changes Sought to Proposed Plan The removal of the blanket designation of 'Protection of Formal and Informal Open Space' in relation to Livingston, and a return to the more structured approach favoured in the Local Plan whereby only open space that can be justified as valued and functional is so defined. The removal of the 'Protection of Formal and Informal Open Space' designation inasmuch as it relates to land owned by RK Property at Murieston Valley and Hunter Road, Livingston.

8. DEVELOPMENT PROPOSAL BY SETTLEMENT (page 79)

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

Do you wish to make a comment?

- yes
 no

If you wish to make comments please begin by selecting the relevant Settlement(s) from the list below.

- Addiewell & Loganlea (page 79)
- Armadale (page 80)
- Bathgate (page 81)
- Blackburn (page 82)
- Blackridge (page 83)
- Breich (page 83)
- Bridgehouse & Bridgecastle (page 83)
- Bridgend (page 83)
- Broxburn (page 84)
- Burnside (page 84)
- Dechmont & Bangour (page 85)
- East Calder (page 85)
- East Whitburn (page 86)
- Ecclesmachan (page 86)
- Fauldhouse (page 86)
- Greenrigg (page 86)
- Kirknewton (page 87)
- Landward area (page 87)
- Linlithgow & Linlithgow Bridge (page 89)
- Livingston (page 90)
- Longridge (page 93)
- Mid Calder (page 93)
- Hewton and Woodend (page 93)
- Philpstoun/East & West Philpstoun/Old Philpstoun (page 93)
- Polbeth (page 93)
- Pumpherston (page 93)
- Seafield (page 93)
- Stoneyburn/Bents (page 94)
- Threemiletown (page 94)
- Torphichen (page 94)
- Uphall (page 94)
- Uphall Station (page 94)
- West Calder & Harburn (page 95)
- Westfield (page 95)
- Whitburn (page 96)
- Wilkieston (page 97)
- Winchburgh (page 97)

Please enter site reference(s)/proposals reference (as appropriate) and location/site address below.

Site Reference/ Location / Site Address can be found in the relevant Settlement Statement

	site reference	location / site address
Livingston (page 90)	<input type="text"/>	<input type="text"/>

Please use the text box below for comments.

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Comment

Livingston
(page 90)

POLICY HOU2 Maintaining an Effective Housing Land Supply Murieston Valley, Livingston Introduction RK Property Ltd own land at Murieston Valley, Livingston. They wish this land to be identified as a housing site in the West Lothian Local Development Plan. It is appreciated that the site is small, at 0.5 hectares, and thus cannot contribute that many units. However, it can accommodate a reasonable housing development that would complement adjoining residential areas whilst protecting the best of the trees on the site. This is an area that will experience further development in the future. The adjoining site now has planning permission for a new dwelling and land owned by the Council just beyond that is being promoted for residential development. Recent Planning History The site has been the subject of a 2013 planning application by RK Property Ltd for residential development, which was the subject of a local review at which the decision to refuse planning permission was upheld (ref: 0020/P/13). The application was originally refused by the case officer under delegated powers for reasons relating to the loss of open space and woodland and possible noise from the adjoining railway. It was subsequently accepted, however, following the submission of a noise assessment, that the railway would not be an issue and so the review was finally dismissed based upon the loss of open space and trees only. Clearly, the above decision is material to the release of the site for housing, but has been tempered to a considerable extent by the Council's recent decision to allow a new dwelling on the adjoining site (ref:0264/FUL/14), which has the same status and characteristics as the site being promoted here. This application was refused for similar reasons to the RK Property Ltd application, but was then allowed following a local review, with an acceptance that the site was white land and a dwelling could be constructed on this site without impacting upon existing mature trees. Even more important is the fact that following the above application, RK Property sought planning permission in principle for just one dwelling on part of their land (ref: 0064/P/15). This was refused by the Council, but is currently the subject of an appeal (ref: PPA-400-2053) whereby the Reporter has stated that he is minded to allow the appeal and grant planning permission in principle subject to conditions and arrangements in relation to developer contributions being concluded. The Reporter concluding that the impact on trees would not be that significant an issue whilst the approving of the dwelling on the adjoining site was also a material consideration. Clearly, this decision is not an open door to the remainder of the land being developed, but does suggest that there is a basis upon which it could be supported in future, provided of course the policy status of the site does not change (a separate representation deals with that issue in relation to the proposal to define all of this land as 'Protection of Formal and Informal Open Space'). The Site The site is 0.5 hectares and an L-shaped area of land that lies immediately north east and (part) north west of Moriston Drive, a development of modern two storey housing built in the late 1990s. The site represents only part of the land belonging to the applicant, as they also own the remaining land that forms the north western edge to Moriston Drive. The owner remains willing to discuss how best to manage this remaining land as open space and is willing to pass ownership to the local authority, the local community, or to seek a factoring solution with ownership and maintenance the responsibility of those owning and occupying any new houses on the land. The site takes access from Murieston Valley, which is a distributor road connecting Moriston Drive, and a number of other modern residential areas, with Murieston Road to the south west. Murieston Valley is not a through road, but instead ends at a roundel further to the north east of the application site and opposite Livingston South Railway Station. The Edinburgh to Glasgow railway line bounds the northern edge of the application site. Undeveloped ground exists to the north east and south west. To the north west of the site, between Moriston Drive and the railway, lies a substantial strip of woodland planting protected as open space in the West Lothian Local Plan. This is the only land protected in this way, as the site itself, and the remaining open land in the vicinity of it, is otherwise shown as 'white land' on the West Lothian Local Plan Proposals Map. The site is mostly flat and level, with a slight fall towards Murieston Valley. It presently contains three mature individual trees towards the north eastern edge of the site. A planted screen of young trees runs along the western boundary with Moriston Drive; an area of dense young woodland planting occupies the land to the north. The site is within an area covered by a blanket TPO, which protects all trees over a certain defined size. The site is not subject to any national, regional or local biodiversity or heritage designations. It is not within an area at risk from flooding.

Effectiveness To be considered as a potential housing allocation, Scottish Planning Policy (SPP) requires a site to be effective, which is considered in terms of the following criteria set out in Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits at paragraph 55. In terms of this site, it is considered effective for the following reasons.

- Ownership - RK Property Ltd own the site and have previously proposed development upon it. They remain committed to developing the site and continuing to maintain the important trees and areas of planting elsewhere on the land they also own.
- Physical - The site is free from constraints related to slope, aspect, flood risk and ground stability. A suitable vehicular access can be provided to Murieston Valley, which was accepted by the Council's Transportation section as part of the previous planning applications in relation to the site. The site has limited biodiversity interest, which has been confirmed by a qualified ecologist, and noise impact from the railway need not be an issue, again as confirmed by a qualified noise consultant. The trees on the site are the subject of a TPO, as are those on adjoining land. Two separate tree surveys have been undertaken relating to the site and adjoining land for RK Property Ltd and [REDACTED], the applicants for the adjoining site. Both reports have both confirmed that certain trees will anyway need to be removed due to age, disease or woodland management reasons and development can take place on the remaining land whilst keeping the best tree specimens. These reports are available on the respective online files for application refs: 0020/P/13 and 0264/FUL/14
- Contamination - The site forms part of a large area of land along Murieston Valley that was used in the past for the disposal of ash from Edinburgh. This area was remediated by Livingston Development Corporation in advance of the area being developed, but, as there may be some residual issue with contamination, a full site investigation will be undertaken prior to any development taking place on the land. This was raised as a concern by neighbours in relation to both application refs: 0020/P/13 and 0264/FUL/14, but considered capable of being dealt with by suitably worded planning conditions.
- Deficit funding - No deficit funding is required. Development will be financially viable and also capable of meeting all required developer contributions.
- Marketability - This part of Livingston has a strong housing market, both new build and second hand, and there is little doubt that new houses in this area will sell, probably off plan.
- Infrastructure - The site can be provided with required infrastructure, with Scottish Water confirming that drainage and water capacity is available in discussions with the owner. There is also an available gas and electricity supply and telecoms.
- Land use - Given that this is a residential area, further housing is the likely preferred option for its development. Changes Sought to Proposed Plan The designation of land at Murieston Valley as a housing allocation. If the area is considered too small for such a designation, then RK Property request that all land owned by them remain as 'white land' and not be defined as 'Protection of Formal and Informal Open Space'. This would allow them to at least pursue further limited residential development on the land in the context of Scottish Planning Policy and other policies in the Proposed Plan.

POLICY HOU2 Maintaining an Effective Housing Land Supply Hunter Road, Livingston Introduction RK Property Ltd own 0.4 hectares land at Hunter Road, Livingston. They wish this land to be identified as a suitable housing/other development site in the West Lothian Local Development Plan. It is appreciated that the site is small and thus cannot contribute that many housing units. However, it can accommodate a reasonable housing, or other form of development, that would complement adjoining residential areas whilst protecting the best of the trees on the site. The Site The site is situated between Hunter Road and Kaims Grove. It is contained on two sites by residential development and on the third by Hunter Road. Hunter Road is not a through road, but connects with Kirkton Road South giving access to the wider area and Livingston central. The site is relatively flat. It contains a number of mature trees that are subject to a TPO. It has a gas governor on the frontage next to Hunter Road, with a gas pipeline crossing the site towards Kaims Grove. The site is otherwise overgrown. The owner has had an ecologist look at the site and there would appear to be no protected species, although it is accepted that the trees do offer a habitat for birds, and possibly bats, and so a full ecological investigation would need to be undertaken before any development could take place. Of the trees on the site, the main specimens worthy of retention are close to the northern boundary and Hunter Road. The owner is in the process of having an arboriculturalist do a full tree survey for the site to assess the current age and health of these trees and others on the land. This will be available shortly. It is expected that good management will require at least some of the trees to be removed, whether or not the site is developed. The site has no recent planning history. There is some indication that the site has been developed in the past from a review of historic maps, and the possibility that there may be the remains of a building sited centrally upon it, although there are no surface remains visible. It is known that the wider area has been the subject of previous archaeological surveys. These suggest that before the site can be developed, a further invasive study would need to be undertaken to assess whether the site has any heritage interest. The owner is willing to fund this. The site is shown as 'white land' on the West Lothian Local Plan Proposals Map, The site is not otherwise subject to any national, regional or local biodiversity or heritage designations. It is not within an area at risk from flooding. Effectiveness To be considered as a potential housing allocation, Scottish Planning Policy (SPP) requires a site to be effective, which is considered in terms of the following criteria set out in Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits at paragraph 55. In terms of this site, it is considered effective for the following reasons.

- Ownership - RK Property Ltd own the site, are committed to developing it and otherwise continuing to maintain the important trees.
- Physical - The site is free from constraints related to slope, aspect, flood risk and ground stability. A suitable vehicular access can be provided to Hunter Road. The site has limited biodiversity interest, with that existing relating principally to the trees. The trees on the site are the subject of a TPO, but it is considered that development can take place whilst retaining the best specimens. An arboriculturalist is currently preparing a full tree survey and this should be available shortly. The arboriculturalist's early conclusions are that certain trees will anyway need to be removed due to age, disease or woodland management reasons and development can take place on the remaining land whilst keeping the best tree specimens. The existence of gas governor and gas pipeline will limit development, but there remains developable land either side of this and away from the best trees that can be used.
- Contamination - The site is unlikely to be contaminated, but a full site investigation will be undertaken prior to any development taking place on the land.
- Deficit funding - No deficit funding is required. Development will be financially viable and also capable of meeting all required developer contributions.
- Marketability - This part of Livingston has a strong housing market, both new build and second hand, and there is little doubt that new houses in this area will sell, probably off plan.
- Infrastructure - The site can be provided with required infrastructure, with Scottish Water confirming that drainage and water capacity is available in discussions with the owner. There is also an available gas and electricity supply and telecoms.
- Land use - Given that this is a residential area, further housing is the likely preferred option for its development. The owner has, however, also investigated the possibility that this could be a suitable site for a small neighbourhood retail development or a pharmacy and/or medical practice. It is important that the Council indicate that the site is suitable for development in order that one of these uses can be pursued to the stage of detailed proposals being presented to the Council as a planning application.

9. APPENDICES (page 99)

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

Do you wish to make a comment?

- yes
- no

If you wish to make comments please begin by selecting the relevant Appendix(es) of the Proposed Plan from the list below.

- Appendix 1 - Employment Land Allocations (page 99)
- Appendix 2 - Schedule of Housing Sites / Site Delivery Requirements (page 119)
- Appendix 3 - Schedule of Land Ownership (page 259)
- Appendix 4 - LDP Supplementary Guidance (SG) and Planning Guidance (PG) (page 265)
- Appendix 5 - List of Policies (page 273)
- Appendix 6 - List of Proposals (page 275)

Please use the text box below for your comments.

Your comments should be concise and limited to no more than 2,000 words. You should fully explain the issues you wish to be considered when the Proposed Plan is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation supports the Proposed Plan as written.

Appendix 1 - Employment Land Allocations (page 99)	
Appendix 2 - Schedule of Housing Sites / Site Delivery Requirements (page 119)	
Appendix 3 - Schedule of Land Ownership (page 259)	
Appendix 4 - LDP Supplementary Guidance (SG) and Planning Guidance (PG) (page 265)	
Appendix 5 - List of Policies (page 273)	
Appendix 6 - List of Proposals (page 275)	

10. GLOSSARY (page 280)

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

Do you wish to make a comment?

- yes
- no

Please use the text box below for comments.

Your comments should be concise and limited to no more than 2,000 words. You should fully explain the issues you wish to be considered when the Proposed Plan is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation supports the Proposed Plan as written.

11. PROPOSALS MAPS

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

Do you wish to make a comment?

- yes
- no

If you wish to make comments please begin by selecting the relevant Proposals Maps from the list below.

- Proposals Map 1 - West Lothian
- Proposals Map 2 - Linlithgow & Broxburn Area
- Proposals Map 3 - Livingston Area
- Proposals Map 4 - Bathgate Area
- Proposals Map 5 - Villages

Please use the text box below for your comments.

Your comments should be concise and limited to no more than 2,000 words. You should fully explain the issues you wish to be considered when the Proposed Plan is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation supports the Proposed Plan as written.

Proposals Map 1 - West Lothian	<input type="text"/>
Proposals Map 2 - Linlithgow & Broxburn Area	<input type="text"/>
Proposals Map 3 - Livingston Area	<input type="text"/>
Proposals Map 4 - Bathgate Area	<input type="text"/>
Proposals Map 5 - Villages	<input type="text"/>

12. ACCOMPANYING DOCUMENTS

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

Do you wish to make a comment?

- yes
- no

If you wish to make comments please begin by selecting the relevant Accompanying Documents from the list below.

- Strategic Environmental Assessment (SEA) Environmental Report.
- Equalities & Human Rights Impact Assessment (EQHRIA).
- Strategic Flood Risk Assessment (SFRA).
- Habitats Regulations Appraisal.
- Transport Appraisal (TA).
- Action Programme.

Please use the text box below for your comments.

Your comments should be concise and limited to no more than 2,000 words. You should fully explain the issues you wish to be considered when the Proposed Plan is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation supports the Proposed Plan as written.

Strategic Environmental Assessment (SEA) Environmental Report.	<input type="text"/>
Equalities & Human Rights Impact Assessment (EQHRIA).	<input type="text"/>
Strategic Flood Risk Assessment (SFRA).	<input type="text"/>
Habitats Regulations Appraisal.	<input type="text"/>
Transport Appraisal (TA).	<input type="text"/>
Action Programme.	<input type="text"/>

13. ADDITIONAL COMMENTS

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

- yes
- no

Please use the text box below for your additional comments on the LDP.

Your comments should be concise and limited to no more than 2,000 words. You should fully explain the issues you wish to be considered when the Proposed Plan is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation supports the Proposed Plan as written.

Before pressing the submit button please review your submission and make any changes. Once you have pressed SUBMIT you will be unable to go back to the survey.

Once we have received your submission we will send you a copy for your records. This could take up to 5 working days. If you do not receive a copy in that time please contact the Customer Service Centre.

CONFIRMATION OF YOUR PARTICIPATION

We will send you an email notification as soon as your survey is submitted.

Please enter your email address below.