



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.

I object to the proposed development at Helson Park, Armadale for the following reasons:

Unsuitable site for development - at the previous hearing Committee member Councillor Harry Cartmill stated in his summation that "it was clear from the points raised by the residents that Helson Park should never have been designated for development, but since it was earmarked for development already I vote for the proposal". The site is a significant flood risk area and requires supplementary drainage on an ongoing basis. During the last hearing for planning permission, the council conceded there are known drainage issues and the drainage system implemented by Taylor Wimpey was not fit for purpose and deficient to support the existing houses; definitely not a further 26. The proposed solution to the flood risk is to raise the land up by 3m leading to a 45 degree incline into a stagnant trench within 1m of a proposed large family dwelling and existing dwellings. This proposal creates an environmental / health and safety risk. Also to prepare the land would require excessive resources i.e. over 1500 lorries of type 1 to fill the land begging questions around traffic management and road safety for residents. This will also give rise to significant additional costs to the tax payer for materials, transport and site clean up. I would ask - has a cost / benefit analysis of other suitable sites been undertaken? Is this the most cost effective site to build on?

Loss of amenities - Several questions raised by residents still have not been addressed e.g. lack of street-scape diagrams available during the consultation, which would show the considerable elevation of the proposed 2 storey buildings in relation to existing bungalow dwellings? Has this substantial elevation been taken into consideration in essential sunlight restriction calculations and have these even been carried out? In order to build the houses several trees will be felled and a site of significant nature conservation removed. There are no plans to address safety and noise during construction.

Loss of greenspace - the site has already been cordoned off and can no longer be used, despite planning consent not being granted yet. The only remaining green space in Mollace Avenue is a field with no fences or barriers, situated directly adjacent to the main road and A801, making it dangerous for children to use. In addition, the maintenance of this area is undertaken by the factors and paid for by the residents of Mollace Avenue not the council. There are no houses under 3 bedrooms in Mollace Avenue, the base tariff for builders to the council for a 3 bedroom is £1500 increasing depending on size of house. There are 240 houses in Mollace Avenue for which the builders contributed a minimum of £1500, resulting in upwards of £360k paid to the council with no amenities provided in return. It begs the question - what have the council done with the money from Wimpey and Persimmon? The proposal states even the contribution from additional houses will go towards amenities at St Anthony's Park. According to the council the compensating site for loss of this free green space are the 3G pitches at Armadale academy, over 2 miles from the current site which have to be pre booked and paid for and don't promote free play. The 3G pitches were built to fulfil an educational requirement and not to meet WLC outdoor facilities strategy. Therefore the development is in contravention of Holyrood's Scottish Planning Policy which says "Planning Authorities should support, protect and enhance open space and opportunities for sport and recreation". This policy goes on to say "poor maintenance and neglect should not be used to justify development of open space which may otherwise be potentially functional and valued". Helson Park has been neglected to the point that it no longer enjoys even a simple grass cutting service. Since the construction of North Fells, nothing effective has been done to fix the resulting extensive drainage problems on the site.

Infrastructure constraints - the schools in Armadale are already full to capacity with c 200 less school places than school age children in Armadale. Armadale Primary has the highest roll of any school in West Lothian and has sacrificed its library and other essential resources to be used as classrooms. It is full to such an extent that residents are forced (not choose) to school their children elsewhere to ensure adequate resources and smaller class sizes giving enhanced opportunity for learning. Also, Armadale Group Practice GP surgery is bursting at the seams and have confirmed they will not be expanding the practice, there are no proposals to build a new GP surgery. Additional housing means additional residents and will compound the issue, we simply do not have the infrastructure to support more residents.

Lack of transparency of planning process - I raised this point at the last hearing and agree that the council has met the minimum legal obligations in advertising the proposal. However, the council have not been transparent or acted with integrity. All documentation refers to the site as Helson Park and unless you are indigenous to Armadale and over 50 years old, it is unlikely you would know which site was referred to. All advertising has been of minimal type size and not consistent with other advertisements for roadworks etc. Also, despite conceding the objections raised by residents are valid the Council has gone ahead with planning consent. I would ask - does this sound like the Council are acting with integrity? If this lack of transparency happened in the corporate world the government and all associated bodies would be after blood, but it appears the same rules do not apply to the council. These are the people we have elected to look after our interests! The objective appears to be meeting commitments to build 1000 new socials houses regardless of costs either social or economic. We have learned nothing from Edinburgh council's disastrous management of the trams process. The council has approved this proposal without adhering to all council policies (not everyone who placed an official objection were invited to speak at the planning committee meeting where the plan was approved), is packed with genuine material concerns raised by surrounding residents, but not answered by either the council or developers

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

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.

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 etc (Scotland) Act 2006 and what documents will accompany the plan i.e. the Action Programme etc.

Do you wish to make a comment?

- yes
- no

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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.

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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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Union Canal (p.49 paragraphs 5.164-5.165)	
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Allotments/Community Growing (page 51, paragraphs 5.170-5.171)	
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Geodiversity (page 53, paragraph 5.181)	
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Historic and Cultural Environment (page 54, paragraphs 5.185-5.187)	
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Waste (page 76, paragraph 5.260)	

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)
- Newton 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
Addiewell & Logantea (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)		
Newton and Woodend (page 93)		
Philpstoun/East & West Philpstoun/Old Philpstoun (page 93)		
Polbeth (page 93)		
Pumpherstoun (page 93)		
Seafield (page 93)		
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Torphichen (page 94)		
Uphall (page 94)		
Uphall Station (page 94)		
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Whitburn (page 96)		
Wilkieston (page 97)		
Winchburgh (page 97)		

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Comment

Addiewell & Loganlea (page 79)	
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Broxburn (page 84)	
Burnside (page 84)	
Dechmont & Bangour (page 85)	
East Calder (page 85)	
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Winchburgh (page 97)	

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)	<input type="text"/>
Appendix 2 - Schedule of Housing Sites / Site Delivery Requirements (page 119)	<input type="text"/>
Appendix 3 - Schedule of Land Ownership (page 259)	<input type="text"/>
Appendix 4 - LDP Supplementary Guidance (SG) and Planning Guidance (PG) (page 265)	<input type="text"/>
Appendix 5 - List of Policies (page 273)	<input type="text"/>
Appendix 6 - List of Proposals (page 275)	<input type="text"/>

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.

I object to the proposed development at Nelson Park, Armadale for the following reasons:

Unsuitable site for development - at the previous hearing Committee member Councillor Harry Cartmill stated in his summation that "it was clear from the points raised by the residents that Nelson Park should never have been designated for development, but since it was earmarked for development already I vote for the proposal". The site is a significant flood risk area and requires supplementary drainage on an ongoing basis. During the last hearing for planning permission, the council conceded there are known drainage issues and the drainage system implemented by Taylor Wimpey was not fit for purpose and deficient to support the existing houses; definitely not a further 26. The proposed solution to the flood risk is to raise the land up by 3m leading to a 45 degree incline into a stagnant trench within 1m of a proposed large family dwelling and existing dwellings. This proposal creates an environmental / health and safety risk. Also to prepare the land would require excessive resources i.e. over 1500 lorries of type 1 to fill the land begging questions around traffic management and road safety for residents. This will also give rise to significant additional costs to the tax payer for materials, transport and site clean up. I would ask - has a cost / benefit analysis of other suitable sites been undertaken? Is this the most cost effective site to build on?

Loss of amenities - Several questions raised by residents still have not been addressed e.g. lack of street-scape diagrams available during the consultation, which would show the considerable elevation of the proposed 2 storey buildings in relation to existing bungalow dwellings? Has this substantial elevation been taken into consideration in essential sunlight restriction calculations and have these even been carried out? In order to build the houses several trees will be felled and a site of significant nature conservation removed. There are no plans to address safety and noise during construction.

Loss of greenspace - the site has already been cordoned off and can no longer be used, despite planning consent not being granted yet. The only remaining green space in Mallace Avenue is a field with no fences or barriers, situated directly adjacent to the main road and A801, making it dangerous for children to use. In addition, the maintenance of this area is undertaken by the factors and paid for by the residents of Mallace Avenue not the council. There are no houses under 3 bedrooms in Mallace Avenue, the base tariff for builders to the council for a 3 bedroom is £1500 increasing depending on size of house. There are 240 houses in Mallace Avenue for which the builders contributed a minimum of £1500, resulting in upwards of £360k paid to the council with no amenities provided in return. It begs the question - what have the council done with the money from Wimpey and Persimmon? The proposal states even the contribution from additional houses will go towards amenities at St Anthony's Park. According to the council the compensating site for loss of this free green space are the 3G pitches at Armadale academy, over 2 miles from the current site which have to be pre booked and paid for and don't promote free play. The 3G pitches were built to fulfil an educational requirement and not to meet WLC outdoor facilities strategy. Therefore the development is in contravention of Holyrood's Scottish Planning Policy which says "Planning Authorities should support, protect and enhance open space and opportunities for sport and recreation". This policy goes on to say "poor maintenance and neglect should not be used to justify development of open space which may otherwise be potentially functional and valued". Nelson Park has been neglected to the point that it no longer enjoys even a simple grass cutting service. Since the construction of North Fells, nothing effective has been done to fix the resulting extensive drainage problems on the site.

Infrastructure constraints - the schools in Armadale are already full to capacity with c 200 less school places than school age children in Armadale. Armadale Primary has the highest roll of any school in West Lothian and has sacrificed its library and other essential resources to be used as classrooms. It is full to such an extent that residents are forced (not choose) to school their children elsewhere to ensure adequate resources and smaller class sizes giving enhanced opportunity for learning. Also, Armadale Group Practice GP surgery is bursting at the seams and have confirmed they will not be expanding the practice, there are no proposals to build a new GP surgery. Additional housing means additional residents and will compound the issue, we simply do not have the infrastructure to support more residents.

Lack of transparency of planning process - I raised this point at the last hearing and agree that the council has met the minimum legal obligations in advertising the proposal. However, the council have not been transparent or acted with integrity. All documentation refers to the site as Nelson Park and unless you are indigenous to Armadale and over 50 years old, it is unlikely you would know which site was referred to. All advertising has been of minimal type size and not consistent with other advertisements for roadworks etc. Also, despite conceding the objections raised by residents are valid the Council has gone ahead with planning consent. I would ask - does this sound like the Council are acting with integrity? If this lack of transparency happened in the corporate world the government and all associated bodies would be after blood, but it appears the same rules do not apply to the council. These are the people we have elected to look after our interests! The objective appears to be meeting commitments to build 1000 new social houses regardless of costs either social or economic. We have learned nothing from Edinburgh council's disastrous management of the trams process. The council has approved this proposal without adhering to all council policies (not everyone who placed an official objection were invited to speak at the planning committee meeting where the plan was approved), is packed with genuine material concerns raised by surrounding residents, but not answered by either the council or developers

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.