



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

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

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.

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.

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.

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.

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 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) | |

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) | | |
| 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 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.

Comment

| | |
|--|--|
| 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) | |
| Pumpherstoun (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) | |

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.

WEST LOTHIAN COUNCIL LOCAL DEVELOPMENT PLAN
PROPOSED PLAN 2015

REPRESENTATION ON BEHALF OF NETWORK RAIL INFRASTRUCTURE LTD

1.0 Introduction

1.1 Network Rail is the statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts.

1.2 To enable Network Rail to help West Lothian Council achieve the vision of the LDP we strongly request that due consideration is given to the comments provided within this representation.

2.0 Key Aims

2.1 We note that one of the key aims of the Plan is to:

'Ensure that all essential infrastructure and facilities are provided to support population and economic growth and where appropriate, secure proportional developer contributions to facilitate the delivery of such provision. It is important to note that without the necessary infrastructure requirements having been satisfactorily addressed the council will be unable to support development proposals.'

2.2 Where growth areas or significant housing allocations are identified close to existing rail infrastructure it is essential that the potential impacts of this are assessed through the development management process. Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions. We note in particular new housing sites proposed at Linlithgow, Broxburn, Livingston, Bathgate and Addiewell which are likely to increase the use of Stations in these areas.

2.3 The likely impact and level of improvements required will be specific to each station and each development. Therefore in order to fully assess the potential impacts and the level of developer contribution required it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impacts on the rail network. The Scottish Government document 'Transport Assessment and Implementation: A Guide' stresses the importance of involving public transport stakeholders in Transport Assessments which may require alterations to existing services and infrastructure. We would therefore welcome the opportunity to comment on any planning application and associated Transport Assessment which may affect existing rail stations and services. We note the high level commitments of Policies TRAH 1 and 2 to this approach and Network Rail would support encourage future Supplementary Guidance if it includes provision for rail infrastructure improvements.

3.0 New Stations

3.1 We note the proposed park & ride and bus interchange at Milrig Holdings/Kirknewton railway station and the land reservation for a parkway railway station south of East Calder / east of Mid Calder Junction. All proposals for increased stops have implications for timetabling of existing services, the provision of new signalling and track infrastructure and for the need for longer or additional trains. There are also particular locational requirements which must be considered. We would strongly encourage early engagement with Network Rail prior to confirming these proposals in the LDP to ensure all aspects of delivery, including costs and processes are fully understood.

4.0 Level Crossings

4.1 There are a small number of level crossings on the railway within the West Lothian Council area. The safety, reliability and efficiency of the rail infrastructure are of paramount importance to Network Rail and we cannot agree to any proposals which jeopardise these requirements. Level crossings are safe if used correctly. Most level crossing risk has resulted from user error or abuse. We are committed to reducing the risk at level crossings where reasonably practicable and will seek to close and/or divert crossings or enhance their safety through the provision of improved safety features or equipment. We will work with local councils to take a holistic approach to reducing level crossing risk and will encourage planning authorities to co-operate in securing level crossing closures or improvements in connection with new developments. Only in exceptional circumstances will we permit new crossings to be introduced onto the network.

4.2 We would encourage the inclusion of a policy statement which makes it clear to developers that no new crossings will be permitted, that proposals which increase the use of level crossings will generally be resisted and where development would prejudice the safe use of a level crossing an alternative bridge crossing will require to be provided at the developers expense.

4.3 LDP site assessments must take cognisance of the impact of development proposals on level crossings. Transport assessment and developer contributions policy and supplementary guidance must ensure infrastructure risks are identified and mitigation secured.

5.0 Additional Housing Site Proposal

5.1 Sites ELV13 and ELV14 are identified for employment land within the West Lothian Proposed Local Development Plan (LDP) for Classes 4 and 4, 5 and 6 respectively (business and business/general industrial/storage and distribution). Network Rail requests that consideration is given to identify these sites as residential allocations and modify the Proposed LDP.

5.2 The land is split into Sites ELV13 and ELV14 (see attached plan). Both sites are accessed from Houston Road and currently lie vacant. The railway bounds the sites to the north, beyond which is a large recreational park and a large established residential area. To the west and south is Appleton Parkway. Surrounding land uses include a Lidl storage and distribution/office complex to the west and vacant land to the south and east. The sites are separated by a residential property (the School House) and School House Road which also crosses the railway to the north of the land.

5.3 Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for the planning system and for the development and use of land. Paragraph 119 of SPP states that LDPs should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should also provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met. Furthermore, it is worth noting that Paragraph 122 states that LDPs should "allocate appropriate sites to support the creation of sustainable mixed communities and successful places and help to ensure the continued delivery of new housing".

5.4 The South East Scotland Strategic Development Plan (Sesplan) sets out a spatial strategy that promotes a sustainable pattern of growth. Paragraph 90 states that the scale of the housing requirements for West Lothian in the periods 2009 to 2019 and 2019 to 2024 will require the identification of sites in sustainable locations where infrastructure is either available or can be provided and in locations where there are no environmental constraints. Policy 2 of Sesplan states that the West Lothian Local Development Plan will support the delivery of 123ha of the established strategic employment land supply. Furthermore, it is worth noting that "the development of mixed communities (with residential and compatible employment opportunities jointly provided) on strategic employment sites may be appropriate provided this is justified through an LDP and does not result in a net loss to the overall strategic land supply".

5.5 The Proposed LDP states that in relation to the Sesplan employment land requirement of 123ha, there is 206ha currently marketable with a total of 575ha of identified employment land within the West Lothian area (Figure 2). Figure 5 provides the housing land target of 12,562 units in the period 2009 to 2019 which includes a generosity allowance of 10%, as required by SPP. The Proposed LDP identifies 1,496 units however this is still a shortfall of 3,623 units. It is also worth noting that land to the east and north of sites ELV13 and ELV14 is identified for housing in the Proposed LDP (HLV23, 25, 26 and 27).

5.6 Planning policy requires that a five year housing land supply is maintained at all times. The Proposed LDP acknowledges that there will be a shortfall in the period up to 2019. Furthermore, the Proposed LDP also identifies a significant surplus of employment land. It is therefore argued that the Proposed LDP should be modified to address this housing shortfall through the consideration of short-term deliverable housing sites and alternative uses for surplus employment land. This approach would also meet the SPP and Sesplan requirement to support the creation of 'sustainable mixed communities'.

5.7 The allocation of sites ELv13 and ELv14 would contribute to the identified current housing shortfall on the basis that:

- The site can be immediately made available;
- There is an existing site access and the site is flat;
- The site is in close proximity to Livingston North station, a bus route on Appleton Parkway and is also close to key road links;
- The site is in walking distance to the Deans 'Local Centre', primary school and is in close proximity to Livingston town centre;
- The Proposed LDP identifies housing to the north and east and Sites ELv13 and ELv14 would represent a logical 'rounding-off' of a residential area in this part of Livingston;
- Appleton Parkway provides a strong division between residential and business/industry uses;
- There is a mature landscape framework which could assist in providing an attractive residential environment.

6.0 Conclusions

6.1 It is requested that the following is included in the Proposed Plan to address the above considerations:

- The Proposed Plan should make it clear that where housing development may impact on the rail network the supporting Transport Assessment should include quantitative analysis of the likely effects. This can then be used to inform any developer contributions which may be required.
- The developer contributions policy and supporting SPG should be supportive of contributions towards rail infrastructure improvements where required.
- Proposals for new Stations should be reviewed with Network Rail and Transport Scotland prior to inclusion in the LDP.
- Emerging Supplementary Guidance should ensure appropriate consideration is given to reducing adverse impacts of new development on level crossing safety.
- Consideration should be given to a rezoning of sites ELv13 and ELv14 for residential use.

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.