

# 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 <u>wlldp@westlothian.gov.uk</u> 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

- $\square$  as an individual (and representing your own views)
- $\Box$  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 comp ete the following contact information: \*

Please note that this is a mandatory field

Title	Mr
First Name	Christopher
Surname	Breslin
Email Address	
Telephone	
Postal Addesss	
Organization Name	Scottish Canals
Client's Name	Scottish Canals

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

Please note that this is a mandatory field

- C 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 P an 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

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#### 2. FOREWORD (page 4)

This introduction by the Leader of the Council establishes the ro e of the LDP and how it will he p deliver the council's core objectives.

Do you wish to make a comment?

- C 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?

- O yes
- no

Please use the text box below for comments.

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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?

O yes

no

Please use the text box below for comments.

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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 P anning etc (Scotland) Act 2006 and what documents will accompany the p an i.e. the Action Programme etc.

Do you wish to make a comment?

- C 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?

- C yes
- no

If you wish to make comments p ease 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)	
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)	

# 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
- C no

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

- $\square$  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)
- $\square$  Housing land requirements for the LDP (page 20, paragraphs 5.36-5.49)
- $\hfill\square$  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)
- $\hfill\square$  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)

5.233-5.239)

#### Please use the text box below for your comments.

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Infrastructure Requirements and Delivery (page 30, paragraphs 5.78 -5.84)	Policy INF1 refers to Supplementary Guidanc which will be forthcoming explaining how developer contributions will be implemented and developed. Scottish Canals would recommend that one key developer contribution on appropriate sites is contributions towards canal-related infrastructure for canal-side development sites. This should either be taken into account in this section / policy or in the Union Canal Policy section since waterside sites benefit from their waterside location and the residents living on new waterside development sites benefit and utilise the canal and towapth areas. Whilst Scottish Canals is delighted to welcome more patrons onto the towpath and encourage and influence water-based development, we would argue that contributions should be sought from developers to pay towards improvements to canal-related facilities. Many of the canal-side housing sites for example in the LDP have long canal-side edges which currently have vey limited or no canal-related facilities. when these sites are being developed it is an opportune moment to secure and deliver water-based improvements to complete the visions often shown in the marketing visions for all canal-side housing sites. SC would urge the Council's Infrastructure Requirements & Delivery Policy and any forthcoming Supplementary Planning Guidance to reflect this.	
Water and Drainage (page 34, paragraphs 5.106-5.107)	The Union Canal has an important future role to play in terms of providing an opportunity for taking surface water discharge from adjoining development sites.	
Walking and Cycling (page 37, paragraphs 5.131-5.132)	The Union Canal is an integral part of the Core Path network within West Lothian. Scottish Canals is a member of the National Walking and Cycling Network and works in partnership with agencies such as SUSTRANS and SNH to deliver improvements to this network along the canal towpaths.	
Union Canal (p.49 paragraphs 5.164-5.165)	The Union Canal policy should be expanded to also highlight the role the canal can play in terms of its contribution towards placemaking, regeneration and recreation and tourism opportunities. Proposed development opportunities beside the canal will take value from their proximity to the water. Scottish Canals has to maintain the canal asset and is increasingly tasked with finding new ways of securing commercial income streams and 3rd party grants to help with this. It is important that the policy also considers improvements to canal related infrastructure e.g. moorings, towpath surfaces, lighting as necessary infrasructure improvements which can be funded through developer contributions. The impact of the canals in terms of area based regeneration is potentially massive and is already underway at a number of canal-side locations around Scotland where developer contributions have paid for canal-related infrastructure and improvements. Given the scale of housing proposed on canal-side sites within West Lothian there is tremendous potential for these sites to properly integrate with the canal in terms of placemaking, regeneration, increased recreation and tourism opportunities and surface water discharges into the canal. The policy should be amended to reflect these opportunities and highlight the need for developer contributions on appropriate sites.	
The Water Environment and Flood Risk Management (page 67, paragraphs		

# 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
- O no

If you wish to make comments p ease begin by selecting the relevant Sett ement(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
Broxburn (page 84)	H-BU 1, HB-U 4, H-BU5, H-BU10	Greendykes Rd, Albyn, Candleworks, West Wood
Linlithgow & Linlithgow Bridge (page 89)	H-LL 11, H-LL 12	Wilcoxhill Farm/Pilgrims Hill, Preston Farm
Winchburgh (page 97)	H-WB 4, H-WB 12	Claypit, Glendevon Rd North

#### Please use the text box below for comments.

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Comment

Broxburn (pag <del>e</del> 84)	H-BU 1-Greendykes Rd: Scottish Canals questions why there is a suggested 12m buffer zone suggested for this site. This will limit any prospect of integrating new communities with the canal and should be reconsidered as part of a brief / masterplan preparation for the site which Scottish Canals would wish to participate in. the same comment applies to site H-BU 4 Albyn where in addition we would weclome discussions about flooding and suggest the canal is considered as an option for mitigating flooding or taking surface water discharge from the site. Once again we would welcome involvement in the preparation of the brief for the site given the potential to make a new waterside community. In relation to site H-BU 5 we would again question the need for a 12 m buffer zone which will limit integration of the canal with the adjoining community and weclome input to the planning brief for the site. Finally in term of Site H-BU 10 West Wood, we would again question the need for a 12m buffer zone for the reasons stated above and welcome further discussions about the site being well integrated into the Union canal in terms of access, connectivity, and drainage and infrastructure. We would also ask that improvements to canal-related facilities e.g. moorings, towpath improvements, lighting (where appropriate) be considered as part of any brief preparation to ensure that the canal is properly considered in the brief preparation and becomes a key consideration in the placemaking startegy for each of these sites.
Linlithgow & Linlithgow Bridge (page 89)	Whilst Scottish Canals does not necessarily take a view on particular housing sites, we have been contacted by local residents in relation to concerns about site H-LL 12 being broought forward as a developemnt site. We appreciate that there are local concerns about changing the character of the area and the setting of the Scheduled Ancient Monument. If this site and Site H-LL 11 are brought forward for development Scottish Canals would wish to have further input to enusre proposal take into account the Scheduled Ancient Monument and respect its setting. Development of these sites could also derive other canal-related improvements such as moorings, access improvements and the sites could also be drained into the canal to alleviate any flooding or surface water discharge constraints. Scottish Canals would wish to have further discussions about any briefs being prepared for these sites.
Winchburgh (page 97)	H-WB 4 and H-WB 12 are sites which are adjacent to the canal earmarked for hosuing development. SCottish Canals would like to have further involvement in the development of briefs and masterplans for these sites which should be highlightd as having potential for integration with the canal in terms of access, connectivity, drainage etc. Scottish Canals would wish to see the development sites providing improvements via developer contributions towards canal-related infrastructure e.g. moorings, access improvements, public realm or even if appropriate new waterspaces. The canal could offer potential for surface water disccharge from the development areas and we welcome further discussion on this and the above issues.

## 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
- C no

If you wish to make comments p ease 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 2 -	Scottish Canals would question why there is a need for a 12m buffer zone next to several of the proposed development sites along
Schedule of Housing	the Union Canal. Whilst the canal is a green corridor, there will be limitations on how well the new community can be integrated
Sites / Site Delivery	with the canal with a buffer zone of 12m. SC would wish to be involved in the preparation of any site briefs or masterplans for the
Requirements (page	canal-side sites. we would also wish one aspect of developer contributions on approprite sites (canal-side) to include the need for
119)	improvements to canal-related infrastructure.

# 10. GLOSSARY (page 280)

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

Do you wish to make a comment?

- C yes
- no

Please use the text box below for comments.

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# 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?

- C yes
- no

If you wish to make comments p ease 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.

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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	

## 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?

C yes

no

If you wish to make comments p ease 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.	
Equalities & Human Rights Impact Assessment (EQHRIA).	
Strategic Flood Risk Assessment (SFRA).	
Habitats Regulations Appraisal.	
Transport Appraisal (TA).	
Action Programme.	

## 13. ADDITIONAL COMMENTS

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

- C 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.