

## 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 <a href="wellop@westlothian.gov.uk">wellop@westlothian.gov.uk</a> 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 note that this is a mandatory field

Please comp ete the following contact information: \*

Title	Mr
First Name	lan
Surname	Edgeler
Email Address	
Telephone	
Postal Addesss	
Organization Name	NA NA
Client's Name	Personal Representation
Is this the first time yo	ou have made a written representation on the Proposed Plan? *
Please note that this is a m	nandatory field
<ul><li>yes</li></ul>	
O no	
·	
commented on the Loc	submitted a site to be considered for development when the Council was initially seeking Expressions of Interest (EOI), or call Development P an at the Main Issues Report (MIR) stage, or made a previous submission to the Proposed Plan please given to you at that time if known.
EOI & MIR reference number	er can be found on any email or written communication we may have previously sent you
Enter EOI (Expression o	of Interest) reference here
Enter MIRQ (Main Issue	rs Report) reference here
Survey Reference Number (	(CODE) can be found in the top right corner of this screen (CODE) will allow you to save your responses and return to finish the survey later  Survey Reference Number (CODE) for future reference landatory field
2. FOREWORD (pa	
This introduction by th	ne 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	x below for comments.
	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 issters 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 as written
3. BACKGROUND	(page 6, paragraphs 1.1-1.5)
	ical context to the economic development of West Lothian which helps explain how settlements established and have developed.
Do you wish to make a	comment?
C yes	
© no	
<b>⊍ 110</b>	
Please use the text box	x 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?
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
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 developme 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 in 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.  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?
© 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.

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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?		
C yes		
● 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.







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)

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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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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

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)	
<b>V</b>	Winchburgh (page 97)	
Dlass	se 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		
Wine	chburgh (page 97) H-WB 18 Site Adjoining Niddry Mains House	
Pleas	se use the text box below for comments.	
is pre	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 sented 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 arts the Proposed Plan as written.	

Comment

This is an objection to the inclusion of Site H-WB-18 in the LDP. This site was proposed after adoption of the WLLP and as M RQ 0159 it is shown with a capacity of 40 houses but in this section it is shown as having a capacity of 30 houses. The elevation of the southern end of the site is such that any building there will have a significant impact on adjacent properties. The southern end of the site also houses the septic tank and soakaway for 3 houses facing onto Main Street. The principal objection to inclusion of H-WB 18 in the LDP is that to do so would be perverse and contradictory. The major part of the site is currently a grass paddock used for grazing and is contiguous with Beatlie wood - as such they provide a small contiguous area of grassland and open woodland. In the proposed LDP, the site is adjacent to H-WB 3 with a capacity of 410 houses. At App 2 (Page 122) Requirement For infrastructure, local facilities and amenities for housing proposals ... it is stated that (for Winchburgh) The current supply of open space in the existing settlements is not of sufficient size and types to cater for the potential demand from new housing. Winchburgh/Broxburn etc" Site H-WB 18 along with Beatlie wood could provide a small green enclave in what will become a very heavily developed area. Further, the old electric railway cutting adjacent to the site would provide a wildlife corridor to link up with the green space surrounding the bing. There would be no objection to the re-development of liddry Mains House and its immediate environs, so scheduling this site for green space would have minimal impact on the overall number of houses planned for the CDA. It should be noted that in the Strategic Environmental Assessment site MIRQ 0159 (now H-WB 18) is already awarded 3 counts of "llot Preferred Site". There are also significant access issues as it will not be acceptable to access H-WB 18 from the B9080. It is therefore submitted that site H-WB 18 should lOTD be included in the LDP.

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?	·	
C 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 2	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 is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to supports the Proposed Plan as written.		
Appendix 1 - Employment Land Allocations (page 99)		
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Appendix 3 - Schedule of Land Ownership (page 259)		
Appendix 4 - LDP Supplementary Guidance (SG) and Planning Guidance (PG) (page 265)		
Appendix 5 - List of Policies (page 273)		
Appendix 6 - List of Proposals (page 275)		
10. GLOSSARY (page 280)		
An exp anation of unfamiliar terms or expressions used in the LDP is provided to assis	t understanding of the document.	
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.		
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			
O no			
If you wish to make comments p ease begin by selecting	g 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.			
	No words You should fully explain the issues you wish to be considered when the Proposed Plan whether you are seeking a change to the Proposed Plan (i e your representation is an objection) or if your representation		
Proposals Map 2 - Linlithgow & Broxburn Area	nis map is unhelpful as it fails to show plans for new roads around Winchburgh		
12. ACCOMPANYING DOCUMENTS			
Alongside the LDP is a suite of documents which are rec	quired by statute as part of the preparation and supporting evidence for the LDP.		
Do you wish to make a comment?			
O yes			
no     no			
If you wish to make comments p ease begin by selecting	g the relevant Accompanying Documents from the list below.		
Strategic Environmental Assessment (SEA) Environm	ental Report.		
Equalities & Human Rights Impact Assessment (EQHI	RIA).		
Strategic Flood Risk Assessment (SFRA).			
Habitats Regulations Appraisal.			
Transport Appraisal (TA).			
Action Programme.			
Please use the text box below for your comments.			
	10 words. You should fully explain the issues you wish to be considered when the Proposed Plan whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation		
Strategic Environmental Assessment (SEA) Environmental	Report.		
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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?			
● yes			
C 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.

The LDP where it applies to Winchburgh, which it is proposed will carry the greatest burden of housing development (4,243 units), shows little imagination. It proposes very large blocks of housing with few areas of green space or open space. It appears to have a ghetto mentality and even after the implementation of new amenities and travel opportunities, it would appear unlikely to be a place where families will want to come to live.

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.