

## DECHMONT, WEST LOTHIAN

## BOARD 1 INTRODUCTION

Welcome to the **Second Public Consultation** to outline the proposal for housing development on behalf of the landowner at **Main Street, Dechmont**, in advance of a Planning Application being submitted to West Lothian Council.

The purpose of this second consultation event is to follow up the previous event on the 13th of February 2014 with more detail and highlight a slight boundary amendment whilst providing an overall update.

- SESplan Housing Land Guidance to be approved by Government by end June with the West Lothian Strategic Development Area to accommodate c.18,000 new homes by 2024 (2,100 are to be on new sites identified by the Council)
- Site now included in West Lothian Local Development Plan Main Issues Report as 'Preferred' site for housing to contribute to this housing requirement (pre committee version)
- Initial consultation in February introduced proposal and design concept
- Today's event provides indicative site layout and amended western boundary which incorporates land already within settlement boundary
- Planning Application submission late June / early July 2014
- Subject to planning timescales, there is potential for c.20 house completions in 2015-16 with c.30-40 houses completed each year for next 3-4 years
- Suitability of site for housing supported by completed studies covering site drainage/flood risk, transport/roads, ground conditions, landscape, archaeology, ecology and education
- Potential for new housing to sustain existing services in Dechmont whilst allowing for financial contributions towards a new Primary School.



Aerial site photograph



Location Plan

**Comments can also be sent to:**  
**By Post: Clarendon Planning & Development Ltd**  
**Exchange Place 2, 5 Semple Street, Edinburgh EH3 8BL**  
**By Email: [info@clarendonpd.co.uk](mailto:info@clarendonpd.co.uk)**  
**Complete Online: [www.clarendonpd.co.uk](http://www.clarendonpd.co.uk)**

**Please provide any responses by Wednesday 25th June 2014.**

**Please note that a formal period for comments will be made available by West Lothian Council once the application has been submitted.**

DECHMONT, WEST LOTHIAN

BOARD 2  
SITE PLAN

The image shown on the right of this board demonstrates how the site would potentially be developed for housing. This more detailed plan shows how the proposal has developed since the last consultation event when the concept plan below was displayed.'



- Indicative site layout to support 'in principle' application for approximately 148 houses
- Proposed mix of detached, semi-detached, terraced and cottage flats including 15% affordable provision (low-cost sale or rent)
- Improved footpaths around the site with path connection to east and south
- New paths through the site, linking new greenspaces including parks, kick pitch and play areas
- Natural drainage area in south of site is retained for Sustainable Urban Drainage System pond and natural habitat
- Retained hedgerow and trees to northern and eastern edges with new tree planting along western and southern edges
- Single vehicle access off Main Street with extended 30mph limit
- Creates strong boundary to the edge of Dechmont



## Dechmont Pre-Application Questionnaire

13th February 2014

The purpose of the questionnaire is to allow the Developer, Planning Consultant and Planning Authority to gauge public opinion with regards to the proposal. It also allows members of the public to provide valid feedback on the proposed development.

1. How useful did you find the Public Consultation Event?

Very Helpful     Helpful     Neither     Unhelpful     Very Unhelpful

Comments.....  
.....  
.....

2. Are you in favour of the proposed development?

Yes     No     Indifferent

Comments.....  
.....  
.....  
.....

3. What type of housing would be most suitable for the site?

Cottage Flats     Terraced Houses     Semi-Detached     Detached

Comments.....  
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4. Based on the indicative proposal are there any elements you would change?

Comments.....  
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5. Which aspects of the proposed development are you likely to comment on once the Planning Application has been submitted?

Comments.....  
 .....  
 .....  
 .....  
 .....  
 .....

In order for us to record this feedback, please provide your contact details, which will be held in accordance of the Data Protection Act.

NAME:

EMAIL:

ADDRESS:

Please return the questionnaire to one of the development team present. Alternatively you may send the completed questionnaire to, Clarendon Planning and Development, Exchange Place 2, 5 Semple Street, Edinburgh, EH3 8BL or go to [www.clarendonpd.co.uk](http://www.clarendonpd.co.uk) to complete a questionnaire online. **Please return completed questionnaires by 7th 2014.**



## Dechmont Pre-Application Questionnaire No.2

11th April 2014

The purpose of the questionnaire is to receive feedback and comments from the local community on the proposals being presented in advance of a planning application. This second event provides more detail on the proposed site layout and we would welcome comments relating to the proposed design of the site. A formal period for comments will be made available by West Lothian Council once the application is submitted.

1. How useful did you find this 2nd Public Consultation Event?

Helpful	Neither	Unhelpful
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments.....  
 .....  
 .....

2. Are you in favour of the proposed development now that more detail has been provided?

Yes	No	Unsure
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments.....  
 .....  
 .....

3. In terms of the proposed housing, do you support the following?

Housing Mix	Housing Layout	Housing Numbers	Housing fronting Streets
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments.....  
 .....  
 .....



# Pre Application Consultation Report July 2014

# Appendix E - Questionnaire Appendix F - PAN Approval

4. In terms of the indicative street layout, do you support the access arrangements, central square and connecting paths to south and east?

Comments.....  
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5. In terms of the proposed greenspace, do you support the central park and retained open area for woodland, drainage, amenity and play areas?

Comments.....  
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5. Do you have any other comment on the proposal at this stage?

Comments.....  
.....  
.....

In order for us to record this feedback, please provide your contact details, which will be held in accordance of the Data Protection Act.

NAME:

EMAIL:

ADDRESS:

Please return the questionnaire to one of the development team present.  
Alternatively you may provide your response to the questionnaire by:-

**Post:** Clarendon Planning and Development, Exchange Place 2, 5 Semple Street, Edinburgh, EH3 8BL

**Email:** info@clarendonpd.co.uk

**Website questionnaire:** www.clarendonpd.co.uk

**Please return completed questionnaires by 25th June 2014**



**West Lothian Council**  
Our Ref: 0042/PAC/14  
Direct Dial No: [REDACTED]  
Email: wendy [REDACTED]  
22 January 2014

**Development Management**  
County Buildings  
High Street  
Linlithgow  
EH49 7EZ  
Tel: 01506 282456

**FAO Addressee Only**  
Clarendon Planning & Development Ltd.  
[REDACTED]

Dear Sir/Madam

**Proposal of application notice for residential development with associated landscaping, footpaths, open space, parking (Grid Ref. 304504 670919) at Land at Main Street, Dechmont**




I acknowledge receipt of the above proposal of application notice which was received in this office on 14/01/2014. You cannot submit a planning application until the expiry of 12 weeks from that date. Any planning application must be accompanied by a pre-application consultation report.

If the council is of the opinion that the pre-application consultation you are proposing is insufficient then we will contact you with 21 days of the receipt of your notice to advise you what further consultation is required.

Should you wish to discuss the matter further you may contact the case officer Wendy McCorrison on [REDACTED]

Yours sincerely  
[REDACTED]

*Wendy* Wendy McCorrison  
Senior Planning Officer

    westlothian.gov.uk





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