

DECHMONT, WEST LoTHIAN

**BOARD 1
INTRODUCTION**

Welcome to the **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 consultation is to provide initial information on the proposal and listen to the community's views to assist with shaping the application.

Clarendon Planning & Development have been appointed by the landowner (the MacFarlane family) to progress a 'Planning Application in Principle' for housing with associated footpaths and landscaping. This will be accompanied by a design framework/masterplan which will demonstrate how the site can be developed including key issues such as access, approximate number of houses, open space and landscaping. Detailed design will be subject to a further application once the principle of development is accepted.

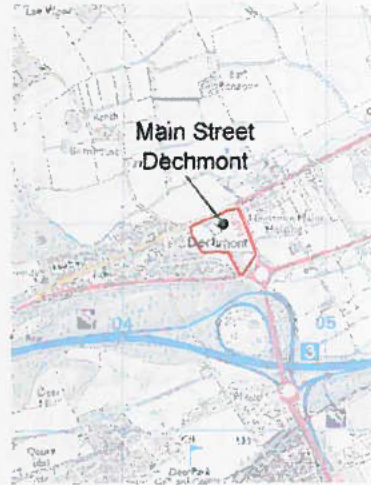
The site extends to approximately 15 acres and sits on the eastern edge of Dechmont, bound by the Main Street to the north, A899 to the east and A89 / Dechmont Roundabout and Craiglaw housing to the south. The accompanying plan outlines the proposed application boundary.

The site is currently outwith the defined Dechmont settlement boundary as set out within the adopted West Lothian Local Plan (2009) but representations have been submitted to the Council in support of including the site for housing within the new West Lothian Local Development Plan, a first stage of which is to be published in 2014. The proposed planning application is based on upon the current shortage of effective housing sites within West Lothian, as explained on Board 2.

Please take the time to look through the Boards – members of Clarendon Planning will be happy to answer any queries you may have - and complete the feedback questionnaire which will provide the development team with your views.



Aerial site photograph



Location Plan

Comments can also be sent to:
By Post: Clarendon Planning & Development Ltd
Exchange Place 2, 5 Sempie Street, Edinburgh EH3 8BL
By Email: info@clarendonpd.co.uk
Complete Online: www.clarendonpd.co.uk

Please provide any responses by Friday 28th February 2014.

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



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At the **national level**, Scotland's land-use planning system is set out in the **National Planning Framework** and **Scottish Planning Policy**, which set out key national development priorities, with support for new housing being a key objective to support household demand and economic growth. National policy also sets out the requirement for a 5 year supply of effective housing land to be maintained within all housing market areas.

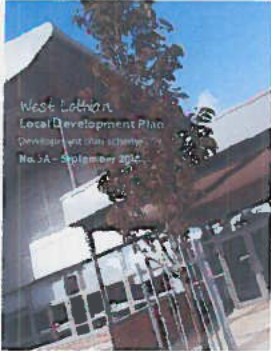
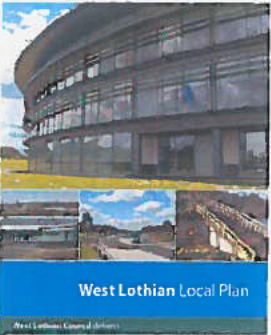
At the **regional level**, the South-East Scotland Strategic Development Plan (**SEsplan**) outlines the general location and extent of development, including the **West Lothian M8 corridor as a Strategic Development Area**. SEsplan guidance on housing proposes that West Lothian must identify new sites to accommodate over 2,000 new houses in the period to 2024. Furthermore, to meet their 5 year effective land supply requirement, West Lothian must be able to demonstrate that sites capable of delivering just under 8,000 new houses are currently available – **at present, there are only sites to accommodate approximately half of the housing requirement for the next 5 years.**

The need for **new housing is therefore substantial**, and whilst West Lothian Council are preparing a new Local Development Plan which will identify new housing sites, the new plan will not be approved until 2016 at the earliest. SEsplan policy allows for sites to be granted permission where a housing land supply shortfall exists and there is now a **need to approve new, deliverable housing sites within West Lothian which can deliver much needed housing in the short term.**

In taking forward the planning and design of the site, key policy and guidance will be taken into account, including the Government's 'Creating Places' and 'Designing Streets' policies alongside West Lothian's own planning policies and design guidance.



BOARD 2
 HOUSING REQUIREMENT



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BOARD 3 SITE ANALYSIS

Landscape Context

As shown within Figure 1, the site is located on the eastern edge of Dechmont, within an area of generally level land with topography rising to the north and falling to the Almond Valley to the south. Land to the north is characterised by undulating farmland with smaller enclosed fields to the east forming part of smallholdings (as is the site). To the south/south-east of the site, the landscape is dominated by the motorway network.

Dechmont is screened to the south by dense woodland plantation which forms a distinct separation with Livingston. The southern part of the site, adjoining Dechmont Roundabout, also comprises screening woodland. Overall, this forms a strong landscape separation and existing trees on the site boundary can be added to with further planting to reinforce a new eastern edge to Dechmont.

Connectivity

As shown on Figure 2, the proposed site at Main Street, Dechmont is well connected to the transport network, employment centres, services and amenities. In particular, the site is just a 5 minute walk from the village centre and around a 10 minute walk from Deer Park (Livingston) and Uphall Golf Club and Houston House Hotel. Within a 20-25 minute walk (or 5-7 minute cycle), Uphall town centre, primary school and rail station can be reached.

An existing core path (cycle/footway) borders the southern edge of the site which provides an off-road 15 minute cycle connection to Livingston town centre.



Figure 1 - Landscape Context

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BOARD 4
SITE ANALYSIS



Figure 2 - Connections Plan

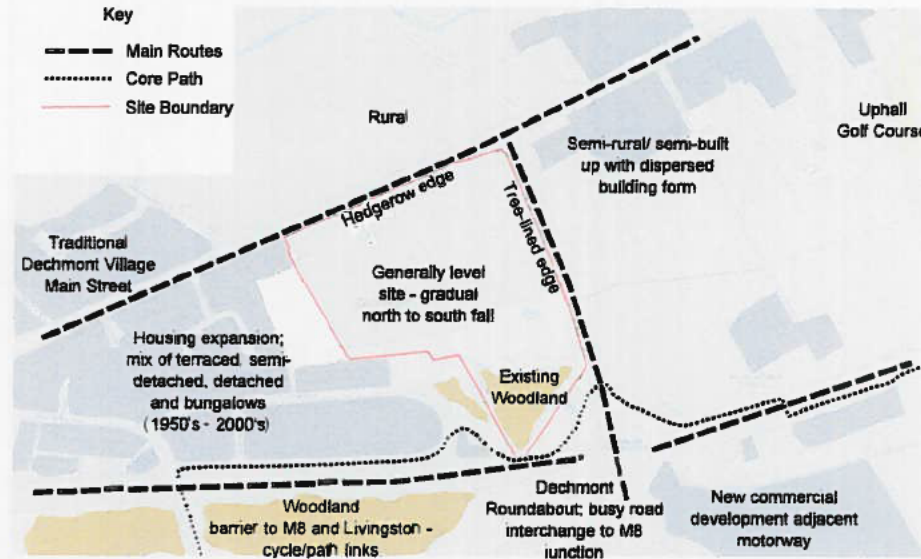


Figure 3 - Dechmont Analysis Plan

Movement and Character

As shown within Figure 3, the site is bounded on three sides by key routes which offer public transport linkage as well as direct connections to the wider road network and nearby Livingston and Uphall. Linkage to these key routes from the site (as well as the core path along the southern edge) can maximise connectivity.

The site's natural and man-made containment creates a defined site with established suburban residential character to the west/south-west, semi-rural character to the east (dispersed groups of buildings) and a more rural character to the north. As such, boundary treatment for new development is of key importance with landscaped frontages providing a new settlement edge and development of the site reflecting the range of housing present to the west.

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BOARD 5 DESIGN CONCEPT

As outlined on the accompanying plan, the intention is for the proposed housing to integrate with the existing urban context but also acknowledge its natural boundaries and scope to create a high quality new eastern edge to Dechmont.

Connectivity will be maximised with proposed access points from Main Street (north) and the A899 (east) plus cycle/footpath links to the core path network to the south.

The internal street network forms an informal grid with a primary residential street connecting to residential lanes and small squares/nodes to create a distinctive feel.

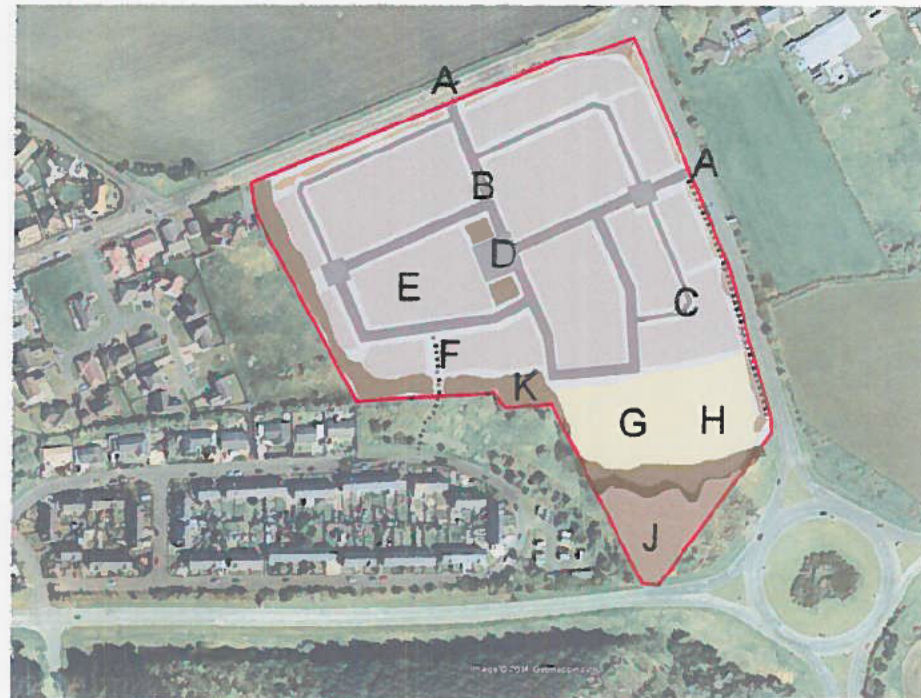
Housing is set within development blocks which front the internal streets and Main Street/A899 but allows for retention of existing tree/hedgerow boundaries to create a landscaped set back at the site edge.

The south-eastern part of the site is utilised for amenity open space, SUDS (surface water drainage) wetland/catchment and additional boundary tree planting.

Based on this approach, scope exists for approximately 130-140 houses with a range of terraced, cottage-flat, semi-detached and detached forms.

Plan Key

- A - Proposed access junctions
- B - Principal residential street
- C - Secondary residential lane
- D - Square/Node
- E - Development Blocks - capacity for approx. 130-140 units
- F - New foot/cycle path connecting to path network
- G - Amenity Open Space
- H - SUDS
- J - Existing woodland
- K - New woodland



Thank you for attending the Pre Application Consultation Event.