

**West Lothian Local Development Plan Proposed Plan Examination
Report to West Lothian Council – 11 December 2017
Recommendations by Issue Number**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
<p>1A - Housing Land & Policies HOU 1, HOU 2 and CDA 1</p>	<ol style="list-style-type: none"> 1. Amend the second sentence of paragraph 5.38 so that it begins 'Housing requirements for the ...'. 2. Delete text from paragraph 5.38 which begins with 'although the most recent Housing Needs and Demand Assessment...' and all subsequent text in that paragraph. 3. Amend Figure 3 title to 'SESplan Housing requirement 2009 – 2024'. 4. Delete from Figure 3 the column entitled '2009/24 additional allowance'. 5. Delete paragraphs 5.39, 5.40, 5.41, 5.42 and Figure 4. 6. After paragraph 5.38 insert the following paragraphs: <p>'It should be noted that the SDP's housing requirement was established in advance of the publication of SPP 2014. The latter document introduced a requirement for strategic development plans to add a specific generosity allowance to the 'Housing Supply Target' (the number of homes required to be built), in order to establish the Housing Land Requirement for LDPs to then identify. This is to provide a sufficiently generous supply of land to ensure the Housing Supply Target can be achieved.</p> <p>In the spirit of SPP 2014 therefore, the LDP adds a generosity margin to the SDP housing requirement (which is referred to as a 'housing land requirement' in the SESplan Housing Land Supplementary Guidance 2014, but which is treated by this plan as the Housing Supply Target using current SPP 2014 terminology). By adding a generosity allowance, both a Housing Supply Target and Housing Land Requirement can be established.</p> 	<p>87</p>

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	<p>The Housing Supply Target and Housing Land Requirement for West Lothian, as informed by the SDP and its Housing Land Supplementary Guidance, are set out in Figure 5.</p> <p>A generosity allowance of 10% has been adopted, which accords with other SESplan authorities. This generosity allowance secures the allocation of additional sites in the plan, all of which can contribute towards the aims of meeting the Housing Supply Target and maintaining a five years effective housing land supply at all times. A higher generosity allowance would not meaningfully increase the supply of effective sites, or sites that would be expected to become effective, so the 10% allowance is appropriate to West Lothian's circumstances.'</p> <p>7. Following the above text, retain paragraphs 5.43, 5.45 and 5.46. Delete paragraphs 5.44 and 5.47.</p> <p>8. Replace the table in Figure 5 with the following table:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th></th> <th style="background-color: #800000; color: white;">2009 - 19</th> <th style="background-color: #800000; color: white;">2019 - 24</th> <th style="background-color: #800000; color: white;">2009 - 24</th> </tr> </thead> <tbody> <tr> <td>(A)</td> <td>LDP Housing Supply Target</td> <td style="text-align: center;">11,420</td> <td style="text-align: center;">6,590</td> <td style="text-align: center;">18,010</td> </tr> <tr> <td>(B)</td> <td>Generosity Allowance (10%)</td> <td style="text-align: center;">1,142</td> <td style="text-align: center;">659</td> <td style="text-align: center;">1,801</td> </tr> <tr> <td>(C)</td> <td>LDP Housing Land Requirement (A+B)</td> <td style="text-align: center;">12,562</td> <td style="text-align: center;">7,908</td> <td style="text-align: center;">20,470</td> </tr> </tbody> </table>			2009 - 19	2019 - 24	2009 - 24	(A)	LDP Housing Supply Target	11,420	6,590	18,010	(B)	Generosity Allowance (10%)	1,142	659	1,801	(C)	LDP Housing Land Requirement (A+B)	12,562	7,908	20,470	
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	<p>9. Amend Policy HOU 1 to read as follows:</p> <p>'POLICY HOU 1 Allocated Housing Sites</p> <p>The sites listed in Appendix Two of the Plan and shown on the Proposals Map are allocated as housing sites which contribute to meeting the LDP housing land requirements for the plan period to 2024, as required by the Strategic Development Plan (SDP1), and are compliant with the spatial strategy set out in this plan.</p> <p>Development of housing on these sites will be supported in principle and proposals shall have regard to and be in accordance with the 'Residential Development Guide'. Where applicable, proposals must also accord with the specific development requirements identified in Appendix Two.</p> <p>To ensure that an effective 5 year supply of housing land is maintained at all times, proposals for uses other than housing, except for subsidiary ancillary uses which may be appropriate to provide in a residential area, will not be supported unless it can be demonstrated that:</p> <ol style="list-style-type: none"> a. there is a constraint on the site and there is no reasonable prospect of it becoming available for housing development within the plan period; b. the alternative use facilitates regeneration or offers significant environmental, economic or community benefits that are considered to outweigh the need to maintain the intended housing use; and c. for proposed employment uses, there are no suitable, available allocated employment sites which could accommodate the development.' 	

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	<p>10. Amend paragraph 5.51 to read as follows:</p> <p>‘To achieve this, LDPs are required to allocate suitable land on a range of sites which are effective or expected to become effective to meet the housing land requirement, ensuring a minimum of 5 years effective land supply at all times. A site is only considered effective where it can be demonstrated that within five years it will be free of constraints and can be developed for housing. Planning Advice Note 2/2010 ‘Affordable Housing and Housing Land Audits’ provides details on matters to be taken into account in the determination of effective housing land.’</p> <p>11. Amend paragraph 5.52 to read as follows:</p> <p>‘The LDP cannot guarantee that all sites will come forward. The supply can be identified in accordance with Scottish Government policy and current definitions of effectiveness set out in Planning Advice Note 2/2010, but there may be factors outwith the council’s control, such as the economic climate, which limit deliverability.’</p> <p>12. Delete the last sentence of paragraph 5.53. (NB: The whole of paragraph 5.53 is recommended to be deleted in Issue 1F).</p> <p>13. Amend Policy HOU 2 to read as follows:</p> <p>‘POLICY HOU 2 Maintaining an Effective Housing Land Supply</p> <p>The council is required to maintain a minimum of a 5-year effective housing land supply at all times throughout the lifetime of the plan. An annual audit of the housing land supply (agreed with housing providers) will monitor and review the land supply in accordance with SPP and</p>	

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	<p>the Strategic Development Plan.</p> <p>Where additional sites are needed to maintain a 5-year effective housing land supply, greenfield sites will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> a. The development will be in keeping with the character of the settlement and local area; b. Any additional infrastructure required as a result of the development is either committed or to be funded by the developer; d. The development will contribute to sustainable development; and e. The development is expected to deliver new housing within five years.' <p>14. Add the following text to the end of the last sentence of paragraph 5.61: ', all of which are identified in Appendix Two.'</p> <p>15. Replace Figure 1 on page 7 with a diagram based on Figure 7 of the SDP, containing the same information. A key is needed to accompany the diagram, with references only to features shown. Retain the title 'Figure 1: West Lothian Area and Spatial Context'.</p>	
1B - Spatial designations for local landscape protection areas and Countryside Belts	No modifications.	108
1C - Spatial Strategy, Vision and Aims	1. In the final sentence of paragraph 2.2, delete 'and the preferred strategy set out in the Main Issues Report to SDP2'.	121

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	<p>2. In the key aims which follow paragraph 4.3, replace the third bullet point under 'Sustainable Housing Locations' with:</p> <ul style="list-style-type: none"> • 'Support the council's new build housing programme and increase the supply of affordable housing across a range of tenures' 	
1E - Supplementary Guidance (SG) and Planning Guidance (PG)	1. In Appendix Four, amend the express statement for the Residential Development Guide by amending the fourth bullet point to begin: 'Placemaking principles and details...'	131
1F - Developer Contributions, Infrastructure and Policy INF 1 – "Infrastructure Provision and Developer Obligations"	<p>1. Delete paragraph 5.53 (NB: the deletion of the final sentence of this paragraph is recommended in light of conclusions in Issue 1A).</p> <p>2. In paragraph 5.59, amend the first sentence to read as follows: 'A key requirement will be the need for new schools and key infrastructure and facilities.'</p> <p>3. In paragraph 5.60, in the second sentence, delete 'subject to the availability of infrastructure'.</p> <p>4. In Policy CDA 1 Development in the previously identified Core Development Areas:</p> <p>4.1 In the first sentence, delete 'and provided that all infrastructure required to support the development is either committed or provided by the developer.'</p>	154

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	<p>4.2 Delete the second sentence and replace with:</p> <p>‘Infrastructure requirements are identified in Appendix Two and further details will be provided in subsequent supplementary guidance and the Action Programme. Any related planning obligations will require to meet the policy and legal tests set out in Policy INF 1.’</p> <p>4.3 In the second paragraph, in the second sentence, delete ‘and any subsequent legislation which emerges during the life of the plan’ and replace with:</p> <p>‘, as interpreted by emerging case law and amended by subsequent amendments and legislation’.</p> <p>5. Amend Policy INF 1 Infrastructure Provision and Developer Obligations to read as follows:</p> <p>‘The council will seek developer obligations in accordance with Scottish Government Circular 3/2012 (‘Planning Obligations and Good Neighbour Agreements’), as interpreted by emerging case law and amended by subsequent amendments and legislation, to mitigate the development’s individual or cumulative impacts upon infrastructure, including cross-boundary impacts. Any such obligations will be concluded prior to the issue of planning permission.</p> <p>Where appropriate developer obligations have been secured, planning permission will normally be granted. In all cases, the council will consider the economic viability of proposals alongside options of phasing or staging payments from developers.</p> <p>Development will not be permitted to commence unless:</p> <p>a. funding (including any contributions from developer obligations) for necessary infrastructure is fully committed and that infrastructure is capable of being delivered; or</p>	

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	<p>b. phasing to manage demand on infrastructure has been agreed; or c. in advance of all necessary infrastructure requirements being fully addressed, sufficient infrastructure is available in the interim to accommodate the development.</p> <p>Only where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, will there be a presumption against development.</p> <p>Infrastructure requirements are identified in Appendix Two and further details will be provided in subsequent supplementary guidance and the Action Programme. Any related planning obligations will require to meet the policy and legal tests set out above. Proposed sites for new infrastructure are listed in Chapter 6.</p> <p>Note: Supplementary Guidance explaining how developer obligations will be implemented will be developed during the Plan period.'</p> <p>6. In paragraph 5.81 insert 'cemetery provision' after 'provision of health services'.</p> <p>7. Amend the first sentence of paragraph 5.83 to read as follows: 'Chapter 6 identifies locations where additional infrastructure is proposed to be provided, and Appendix Two provides details of infrastructure needed to support the development of allocated housing sites.'</p> <p>8. Amend paragraph 5.84 to read as follows: 'Supplementary Guidance on developer obligations (for both general infrastructure, and separately for transportation infrastructure) will be prepared and consulted upon. This will</p>	

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	<p>provide detailed information on the requirements for developer funding arising across the plan area.'</p> <p>9. Amend the first sentence of paragraph 5.92 to read as follows: 'The proposed locations for new schools and school extensions are identified in Chapter 6 and the Action Programme.'</p> <p>10. Amend paragraph 5.96 to read as follows: 'The locations of proposed community facilities are identified in Chapter 6.'</p> <p>11. Insert the following subheading and paragraph after paragraph 5.105: Cemetery Provision There will be a requirement for additional cemetery provision to cope with the expanding population generated by the substantial residential development planned for West Lothian over the plan period. Where appropriate, the council may seek developer contributions towards the provision of new and expanded cemeteries across West Lothian. Proposals for new cemeteries or cemetery extensions will be assessed on their merits and in particular with regard to the impact of such use on the water environment. Supplementary guidance will be prepared by the council, setting out how developer contributions towards cemetery provision are to be calculated.'</p>	

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	<p>12. In Appendix Four, replace 'PG' with 'SG' for the following guidance topics: Developer Contributions for Transportation Infrastructure Developer Contributions for General Infrastructure for Site Delivery (Not including Transportation) Education Strategy</p> <p>13. In Appendix Four, amend the titles of 'Developer Contributions for Transportation Infrastructure' and 'Developer Contributions for General Infrastructure for Site Delivery (Not including Transportation)' by replacing 'Contributions' with 'Obligations'.</p>	
1H - Affordable Housing	<p>1. Delete paragraph 5.71.</p> <p>2. Amend paragraph 5.74 to read as follows:</p> <p>'To achieve appropriate levels of affordable housing in the plan area for those households which cannot afford a market solution to meet their housing needs, developers of market housing will be required to make affordable housing contributions as set out in Policy HOU 5, unless a specific exemption applies. Exemptions will be set out in new Supplementary Guidance on Affordable Housing, as will detailed information and guidance on the flexibility and options available in the application of the policy, in order to best fulfil the council's aspirations to meet needs for affordable housing of all tenure types identified in Scottish Planning Policy.'</p>	167
1I - Transportation Issues in Linlithgow	No modifications.	178

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1J - Education Infrastructure	<ol style="list-style-type: none"> 1. Delete the first sentence of paragraph 5.90. 2. Move the second sentence of paragraph 5.90 to the start of paragraph 5.91, amended to read as follows: 'The council is committed to working in partnership with developers, to secure funding for infrastructure required to support development.' 	190
1K - Strategic Environmental Assessment (SEA)	No modifications.	209
1L - Miscellaneous	<ol style="list-style-type: none"> 1. In paragraph 5.192, in the final sentence, replace 'Supplementary' with 'Planning'. 	223
1M - Appendices to the Local Development Plan	<ol style="list-style-type: none"> 1. In Appendix Two, in all instances where the text reads 'Liaise with SNH to ensure all protocols are observed', replace this text with 'refer to the council's planning guidance Planning for Nature: Development Management and Wildlife'. 	228
1O - Climate Change and Renewable Energy	<ol style="list-style-type: none"> 1. In paragraph 5.221, delete the final sentence. 2. In Policy NRG 2 Solar Roof Capacity Requirements, after the second sentence, insert the following additional sentences: 'Exceptions may also be made where it can be demonstrated that site physical characteristics make it particularly difficult to meet the capacity requirements. Roof top solar installations 	238

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	<p>considered under this policy are to be used for the purposes of electricity generation and not for space heating or hot water heating unless it can be demonstrated that improved use of insulation or low carbon or district heating is not technically feasible or financially viable.'</p> <p>3. Amend paragraph 5.225 so that it reads:</p> <p>'The council will adopt Supplementary Guidance for wind energy to provide the spatial framework for on-shore wind energy development and a section on small scale wind turbines, i.e. proposals involving a maximum of two turbines having an upper limit of 35m to blade tip. The spatial framework will identify areas where wind farms will not be acceptable, areas of significant protection and areas with potential for wind farm development in accordance with SPP.'</p> <p>4. Amend Policy NRG 4 Other Renewable Energy Technologies so that it reads:</p> <p>'The council supports the development of other renewable energy schemes in principle provided that:</p> <ul style="list-style-type: none"> a. the proposal is environmentally acceptable; b. the proposal accords with other policies set out in the LDP, specifically ENV 1, ENV 5, ENV 11 & EMG 1 relating to landscape character, carbon rich soils and the water environment; and c. there would be no significant impacts on the natural and historic environment or on local communities. <p>The council will have particular regard to the precautionary principle when assessing renewable energy technology proposals where assets of national or international importance</p>	

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	<p>are located. Further supplementary guidance will be prepared.'</p> <p>5. In Policy NRG 5, insert the following text after the fifth paragraph:</p> <p>'Planning guidance on heat mapping and heat networks will be prepared in support of Policy NRG 5.'</p>	
1P - Economic Development Strategy	No modifications.	246
1S - The Local Development Plan Action Programme	No modifications.	251
1T - West Lothian Strategic Flood Risk Assessment and LDP Policies EMG 1, EMG 2 and EMG 3	No modifications.	259
1U - Scottish Environment Protection Agency (SEPA)	No modifications.	270

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1W - Policy ENV 26	<p>1. In paragraph 5.190, delete the words 'merit designation as a conservation area' and replace with the following text:</p> <p>'consider conservation area status. In reaching a decision on this, the council will undertake an appraisal of the area and undertake consultation with interested parties.'</p> <p>2. In Policy ENV 26 Hopetoun Estate and Abercorn Village, delete 'prospective' and replace with 'potential'.</p>	273
1X - Other Matters/Editing Changes	No modifications.	275
2A - Allocation of land for development in Addiewell & Loganlea	No modifications.	280
3A - Allocation of land for mixed use (including housing) at Blackburn Road, Bathgate	No modifications.	283

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3C - Armadale CDA sites	<p>1. In the proposals map:</p> <p>1.1 Remove allocation H-AM 2. Show an indicative route for a link road between site H-AM 5 & 6 and the A89, running north-south through the eastern part of this land. Identify this link road as 'P-119'.</p> <p>1.2 Change allocation E-AM 1 to a housing allocation H-AM 19.</p> <p>2. At paragraph 5.116, replace the final sentence with the following sentence: 'Supplementary Guidance will be prepared for development contributions towards dualling of the section of A801 from Junction 4 on the M8 to the Boghead Roundabout, Bathgate.'</p> <p>3. In the table of housing sites in Armadale on page 80, delete the entry for site H-AM 2 Heatherfield (West).</p> <p>4. Delete the table of employment sites in Armadale on page 80.</p> <p>5. In the table of CDA sites in Armadale on page 80:</p> <p>5.1 Amend the capacity of site H-AM 8 Tarrareoch Remainder from '265' to '131'.</p> <p>5.2 Amend the capacity of site H-AM 11 Netherhouse Remainder from '109' to '85'.</p> <p>5.3 Amend the capacity of site H-AM 14 Trees Farm from '350' to '254'.</p>	301

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	<p>5.4 Add a new entry as follows:</p> <p>LDP Site Ref: 'H-AM 19' Location: 'Tarrareoch Farm' Site Size (Ha): [council to insert correct figure] Capacity: '320'.</p> <p>6. In the table of other developments in Armadale on page 80, add a new entry as follows:</p> <p>LDP Site Ref: 'P-119' Location: 'Heatherfield (West)' Proposal: 'Colinshiel link road'.</p> <p>Make a new entry with the same information in Appendix Six.</p> <p>7. Delete site E-AM 1 Tarrareoch Farm (Armadale CDA) from Appendix One.</p> <p>8. In Appendix Two:</p> <p>8.1 Delete the entry for site H-AM 2 Heatherfield (West).</p> <p>8.2 In the entries for sites H-AM 5 Colinshiel (Site A) and H-AM 6 Colinshiel (Site B), under 'Transportation', add the following text:</p> <p>'Link road to A89 required'</p>	

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	<p>8.3 In the entry for site H-AM 8 Tarrareoch Remainder, under 'Capacity', replace '265' with '131'.</p> <p>8.4 In the entry for site H-AM 11 Netherhouse Remainder, under 'Capacity', replace '109' with '85'.</p> <p>8.5 In the entry for site H-AM 14 Trees Farm, under 'Capacity', replace '350' with '254'.</p> <p>8.6 Make a new entry for a site in Armadale, with the contents of the columns as follows:</p> <p>Site Ref: 'H-AM 19' HLA Ref: [blank] Status: 'Part of Armadale CDA. Planning permission in principle granted' Site Name: 'Tarrareoch Farm' Area (Ha): [council to insert correct figure] Capacity: '320' Planning: 'Identified as a mixed use site for housing and employment use. Site to be the subject of a masterplan.' Transportation: 'Transport Appraisal required.' Education: 'Catchment Area Schools Southdale Primary St Kentigern's Academy St Anthony's Primary</p>	

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	<p>Armadale Academy' Flood Risk: 'Flood Risk Assessment required. Drainage Impact Assessment required. Use existing ponds where possible' Other: 'Employment use classes 4,5 & 6. Retention of woodland on site. Additional new structure planting required on southern boundary and elsewhere. The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and/or investigation may be required. The site may embrace, or be adjacent to, land affected by contamination, and an assessment, investigation and/or remediation will be required. The site may have archaeological potential and an assessment and/or investigation may be required. The site may be susceptible to noise from employment uses and a noise assessment may be required. High level of SUDS required.'</p> <p>9. In Appendix Four, add the following bullet in the entry for 'Developer Contributions for Transportation Infrastructure':</p> <p>'Supplementary Guidance for development contributions towards dualling of the A801 from Junction 4 on the M8 to the Boghead Roundabout, Bathgate'</p>	

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3D - Promotion of site for housing on land east of Armadale	No modifications.	307
3E - Allocation of land for residential development in Armadale	No modifications.	310
4A - Napier Avenue, Bathgate (formerly known as Academy Avenue)	1. In Appendix Two, in the entry for site H-BA 5 Napier Avenue, under 'Transportation', delete the existing text and replace with 'Vehicular access via Glebe Road, with a secondary emergency vehicle access via Wallace Road'.	323
4B - Allocation of land for mixed use (including housing) at Blackburn Road, Bathgate	No modifications.	327
4C - Allocation of land for mixed use (including housing) at Whitburn Road, Blackburn (former Abattoir)	No modifications.	331

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4D - Allocation of land for mixed use (including housing) at Guildiehaugh Depot, Bathgate	No modifications.	335
4E - Allocation of land for mixed use (including housing) at Mid Street, Bathgate	No modifications.	338
4F - Allocation of land for housing at Easton Road/Balmuir Road, Bathgate	No modifications.	344
4G - Allocation of Land for Housing at Eastoun Farm, Bathgate	No modifications.	350

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4I - Allocation of Land for Housing at Bughtknowes Farm, Torphichen Road/ Drumcross Road, Bathgate	No modifications.	356
4J - Allocation of Land for Housing at Wester Inch (Land to east of Meikle Lane, Bathgate	1. In Appendix Two, in the 'Flood risk' column of the entry for site H-BA 2 Wester Inch (land to east of Meikle Lane), insert a new sentence: 'Flood Risk Assessment required to assess the risk from the potential culverted watercourse which flows through the site.'	358
4K - Allocation of land for housing at Wester Inch Phase 3, Bathgate	1. In Appendix Two, in the 'Flood risk' column of the entry for site H-BA 11 Wester Inch (Phase 3), insert a new sentence: 'Flood Risk Assessment required to assess the risk from the Boghead Burn and small watercourses.'	361
4L - Allocation of land for housing at 9 Hardhill Road (former creamery), Bathgate	1. In Appendix Two, in the 'Flood risk' column of the entry for site H-BA 18 9 Hardhill Road, insert a new sentence: 'Drainage Impact Assessment required.'	363

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4M - Dykeside Farm, Bathgate	No modifications.	368
4N - H-BA 23 (Housing Site, Bathgate)	No modifications.	371
4O - Land to North of Bathgate Golf Club	No modifications.	375
4P - Housing at Seafield Road, Blackburn	No modifications.	381
4R - Allocation of land for residential development in Bathgate H-BA 3, Standhill (site A)	No modifications.	383

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4S - Allocation of land for residential development in Bathgate H-BA 4, Standhill (site B)	No modifications.	385
4T - Allocation of land for residential development in Bathgate H-BA11, Wester Inch Phase 3	No modifications.	387
5A - Allocation of land for residential development in Bathgate H-BA11, Wester Inch Phase 3	No modifications.	394
5B - Blackburn Settlement	1. In Appendix One, in the entries for site E-BB 5b and E-BB 5d Pottishaw, in the 'Infrastructure and other requirements' column, insert 'Flood Risk Assessment required.	399
6A - Allocation of land for employment uses and housing in Blackridge	1. In the proposals map, replace the insert for Blackridge with the updated insert (showing the location of site H-BL 6) provided by the council in its 16 May 2017 response to FIR28.	406

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	2. In Appendix One, in the entry for site E-BL 1 Sibbald Training Centre Site 1, under 'Infrastructure and Other Requirements', insert 'Flood Risk Assessment required'.	
7A - Allocation of land for housing in Breich	No modifications.	412
8A - Bridgend Settlement	1. In Appendix Two, in the entry for site H-BD 1 Willowdean (Site A), delete 'Flood Risk Assessment required'.	421
9A - Church St Depot, Broxburn	<p>1. In the proposals map modify the boundary of site H-BU 11 to that shown on the plan submitted in the council response, dated 27 June 2017, to FIR37.</p> <p>2. In the table of Broxburn housing sites on page 84, in the entry for site H-BU 11 Church Street Depot:</p> <p>2.1 Under 'Site Size (Ha)', replace '0.3' with '0.18'.</p> <p>2.2 Under 'Capacity', replace '10' with '6'.</p> <p>3. In the entry for site H-BU 11 Church Street Depot in Appendix Two:</p> <p>3.1 Under 'site area' replace '0.3' with '0.18'</p> <p>3.2 Under 'capacity' replace '10' with '6'.</p>	424

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ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
9B - Allocation of housing site at Hillview Avenue, Broxburn	1. Modify the Proposals Map, the table of Broxburn housing sites on page 84 and Appendix Two to delete site H-BU 12 Hillview Avenue, Broxburn	432
9C - Allocation of land for mixed use development (including housing) at site H-BU 1 at Greendykes Road, Broxburn	1. In Appendix Two, in the entry for site H-BU 1 Greendykes Road, under 'Other', delete the sentence beginning 'Requirement to accommodate...' and replace it with the following sentence: 'Requirement to consider the relationship with the Union Canal so as to integrate new development with it whilst respecting its setting as a scheduled monument and maintaining any buffer that may be required in relation to the potential for flood risk'.	435
9D - Allocation of land for mixed use development (including housing) at Greendykes House, Broxburn	No modifications.	437
9E - Non allocation of land for housing in Broxburn	No modifications.	442

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9F - Allocation of land for mixed use development (including housing) within the Broxburn Core Development Area (CDA)	<p>1. In Appendix Two, in the entry for site H-BU 10 Westwood, under 'Other', delete the sentence beginning 'Requirement to accommodate...' and replace it with the following sentence:</p> <p>'Requirement to consider the relationship with the Union Canal so as to integrate new development with it whilst respecting its setting as a scheduled monument and maintaining any buffer that may be required in relation to the potential for flood risk'.</p>	447
9G - Allocation of land for housing at Kirkhill North, Broxburn	No modifications.	451
9H - Allocation of land for housing at West Wood, Broxburn	No modifications.	454
9I - Allocation of land for mixed use development (including housing) at Albyn, Broxburn	<p>1. In the table of Broxburn housing sites on page 84, for site H-BU 4 Albyn, under 'Capacity', replace '350' with '100'.</p> <p>2. In Appendix Two, in the entry for site H-BU 4 Albyn:</p> <p>2.1 Under 'Capacity', replace '350' with '100'.</p>	458

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	<p>2.2 Under 'Other', delete the sentence beginning 'Requirement to accommodate...' and replace it with the following sentence:</p> <p>'Requirement to consider the relationship with the Union Canal so as to integrate new development with it whilst respecting its setting as a scheduled monument and maintaining any buffer that may be required in relation to the potential for flood risk'.</p>	
<p>9J - Allocation of land for mixed use development (including housing) at Candleworks, Broxburn</p>	<p>1. In Appendix Two, in the entry for site H-BU 5 Candleworks, under 'Other', delete the sentence beginning 'Requirement to accommodate...' and replace it with the following sentence:</p> <p>'Requirement to consider the relationship with the Union Canal so as to integrate new development with it whilst respecting its setting as a scheduled monument and maintaining any buffer that may be required in relation to the potential for flood risk'.</p>	461
<p>9K - Allocation of land for mixed use development at Kilpunt, by Broxburn</p>	<p>No modifications.</p>	464
<p>10A - Allocation land for Housing at Dechmont</p>	<p>1. In the proposals map:</p> <p>1.1 Amend site H-DE 1 so that it has the same boundary as that of planning application 0607/P/15.</p>	488

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	<p>1.2 Amend site H-DE 2 so that it has the same boundary as planning application 0586/P/14.</p> <p>1.3 Omit site H-DE 3. Include this land within the Special Landscape Area.</p> <p>2. In the table of housing sites in Dechmont on page 85:</p> <p>2.1 In the entry for site H-DE 1 Bangour Village Hospital, modify the entry under Site Size (Ha) to reflect the size of the enlarged allocation.</p> <p>2.2 In the entry for site H-DE 2 Main Street, under 'Capacity', replace '60 with '120'.</p> <p>2.3 Delete the entry for site H-DE 3 Burnhouse.</p> <p>3. In Appendix Two, in the entry for site H-DE 1 Bangour Village Hospital:</p> <p>3.1 Under 'Transportation', replace 'to link' with 'for pedestrian and cycle links'.</p> <p>3.2 Under 'Transportation', add the following sentence: 'Transport appraisal required'.</p> <p>3.3 Under 'Education', insert 'Kirkhill Primary'.</p> <p>3.4 Under 'Other', insert 'and aircraft' after 'from traffic'.</p> <p>3.5 Under 'Other', add a new sentence after the fourth sentence as follows: 'A conservation and management plan shall be prepared for the listed buildings on the site.'</p>	

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	<p>4. In Appendix Two, in the entry for site H-DE 2 Main Street:</p> <p>4.1 Under 'Capacity', replace '60' with '120'.</p> <p>4.2 Under 'Education', insert 'Kirkhill Primary'.</p> <p>4.3 Under 'Other', in the sixth paragraph beginning 'Existing small woodland...', replace 'could' with 'to'.</p> <p>4.4 Under 'Other', replace the final paragraph beginning 'Requirement to accommodate...' with the following text:</p> <p>'Requirement to accommodate a landscaped no build zone of between 30m and 40m depth along the eastern boundary of the site with the A899.'</p> <p>5. In Appendix Two, delete the entry for site H-DE 3 Burnhouse.</p>	
11A - Allocation of housing land in East Calder	No modifications.	492
11B - Allocation of housing land at Almondell (remainder), East Calder	1. No modifications.	493

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<p>11C - Calderwood and Raw Holdings Core Development Areas (CDAs), East Calder</p>	<ol style="list-style-type: none"> 1. In the tables of East Calder allocations on page 85: <ol style="list-style-type: none"> 1.1. In the entry for site H-EC 5 Raw Holdings (Remainder), replace '410' with '553'. 1.2. In the entry for site H-EC 9 Almondell (Remainder), replace '2,120' with '2,020'. 2. In Appendix Two, in the entries for sites H-EC 4-9, under 'Flood Risk', insert 'Flood Risk Assessment required'. 3. In Appendix Two, in the entry for site H-EC 5 Raw Holdings West (Remainder): <ol style="list-style-type: none"> 3.1. Under 'capacity', replace '383' with '553'. 3.2. Under 'status', replace 'permission granted' with 'minded to grant'. 3.3. Under 'other', insert the following text: 'The indicative capacity of 383 relates only to those applications, on part of the site, which the council is minded to grant. The total capacity of the site may be higher.' 4. In the proposals map for East Calder, make adjustments as follows so that the proposals map accords with the map provided by the council as Appendix 5 (on page 5 of the council's paper of appendices) of its response, dated 19 May 2017, to FIR30: <ol style="list-style-type: none"> 4.1. Show the area of the partnership centre development (area A on the Appendix 5 map) as white land within the settlement boundary. Place Proposal P-24 within this area. 	<p>505</p>

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	<p>4.2. Show the area proposed for the extension of St. Paul's Primary School (area D on the Appendix 5 map) as white land within the settlement boundary. Place Proposal P-28 within this area.</p> <p>4.3. Show the East Calder Park Extension (area E on the Appendix 5 map) and East Calder Park Extension (PHES) (Area F on the Appendix 5 map) as land safeguarded for open space. Place Proposal P-26 within this area.</p> <p>4.4. Amend the western boundary of allocation H-EC 5 so that it accords with the area to be developed for housing as shown on the Appendix 5 map.</p>	
<p>11D - Allocation of land for housing at Langton Road, East Calder</p>	<p>1. In the proposals map, identify a new allocation H-EC 10 at Langton Road, East Calder, having the same boundaries as site EOI-0113 in Main Issues Report Map 5.</p> <p>2. In the table of East Calder Housing sites on page 85, make a new entry as follows:</p> <p>LDP Site Ref: 'H-EC-10' Location: 'Langton Road' Site Size (Ha): '5.3' Capacity: '120'</p> <p>3. In Appendix Two, make a new entry for a housing site in East Calder as follows:</p> <p>Site Ref: 'H-EC 10' HLA Ref: [blank]</p>	<p style="text-align: center;">510</p>

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	<p>Status: 'New allocation' Site Name: 'Langton Road' Area (Ha): '5.3' Capacity: '120' Planning: [blank] Transportation: 'Access from the B7015' Education: 'Catchment Area Schools: St Paul's Primary St Margaret's Academy East Calder Primary West Calder High Contributions towards new education infrastructure may be required.' Flood Risk: 'Flood Risk Assessment required Drainage Impact Assessment required' Other: 'The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed. The site may have been subject to past coal working and an assessment and/or investigation may be required. Potential capacity issues at East Calder waste water treatment works and early discussion with Scottish Water required. Structural landscaping required along the eastern and southern boundaries of the site. Footpath along the western boundary of the site to be retained/enhanced. Noise assessment may be required.'</p>	

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11E - Non allocation of sites for development at Oakbank, by East Calder	No modifications.	519
12A - Allocation of land for housing at Fauldhouse	No modifications.	530
13A - Kirknewton General – Allocation of land for housing in Kirknewton, Proposal P-31 and other general issues relative to Kirknewton	No modifications.	549
14A - Former “Freeport” retail village by West Calder	<ol style="list-style-type: none"> 1. In the proposals map, reposition the Nature Reserve symbol to the south west of site H-LW 6 so that it is to the south east of that site and straddling the Breich Water river corridor. 2. In Appendix Four, in the entry for ‘Development in the countryside – residential and various other uses’: <ol style="list-style-type: none"> 2.1 In the second column, replace ‘PG’ with ‘PG/SG’ 2.2 In the third bullet, delete ‘lowland crofting/low density rural housing’. 	553

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	<p>2.3 Add an additional bullet as follows:</p> <ul style="list-style-type: none"> • 'Statutory supplementary guidance on lowland crofting/low density housing'. 	
14B - Landward Area Statement	<p>1. In Appendix One, in the entries for sites E-LW 3 Five Sisters Business Park (east) and E-LW 4 Five Sisters Business Park (west), under 'Infrastructure & other requirements', insert 'Flood Risk Assessment required'.</p> <p>2. In Appendix Two, in the entries for sites H-LW 1 Gavieside (by Polbeth), H-LW 4 West Mains Farm and H-LW 5 Longford Farm, under 'Flood Risk', insert 'Flood Risk Assessment required'.</p>	559
15A - Linlithgow General and allocated development sites	<p>1. In the proposals map:</p> <p>1.1 Delete the northern part of the two areas that make up site H-LL 4. Omit this land from the settlement boundary and include it in the Special Landscape Area.</p> <p>1.2 Delete site H-LL 10. Omit this land from the settlement boundary and include it in the Special Landscape Area.</p> <p>1.3 Amend the eastern boundary of site H-LL 12 to include the land fronting Deanburn Road in accordance with the FIR34 response dated 28 June 2017 from Montague Evans on behalf of Cala Land Management. Exclude this land from the Special Landscape Area.</p>	656

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	<p>2. In the table of Linlithgow housing sites on page 89:</p> <p>2.1 In the entry for site H-LL 4 Land east of Manse Road, alter the capacity from '45' to '25' and alter the figure for 'Site Size (Ha) ' to reflect the modified site.</p> <p>2.2 Omit the entry for site H-LL 10 Clarendon Farm.</p> <p>2.3 In the entry for site H-LL 12 Preston House, alter the figure for 'Site Size (Ha)' to reflect the modified site.</p> <p>3. In the table of other developments in Linlithgow on page 90, omit the entry for proposal P-118 New access associated with housing site H-LL 10. Omit this proposal from Appendix Six.</p> <p>4. In Appendix Two:</p> <p>4.1 In the entry for site H-LL 4 Manse Road, under 'Capacity', replace '45' with '25'.</p> <p>4.2 Delete the entry for site H-LL 10 Clarendon Farm.</p> <p>4.3 In the entries for sites H-LL 4 Manse Road and H-LL 12 Preston Farm, alter the figure for 'Site Size (Ha)' to reflect the modified site.</p> <p>4.4 In the entries for sites H-LL 11 Wilcoxholm Farm and H-LL 12 Preston Farm under 'Other' insert the following text:</p> <p>'Requirement to consider the relationship with the Union Canal so as to integrate new development with it whilst allowing for canal related improvements such as moorings and</p>	

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	<p>access improvements and respecting its setting as a scheduled monument and maintaining any buffer that may be required in relation to the potential for flood risk’.</p> <p>4.5 In the entries for sites H-LL 3 Boghall East, H-LL 4 Manse Road and H-LL 12 Preston Farm, under ‘Other’, insert the following text:</p> <p>‘A master plan is required to accompany any planning application and robust landscaping and planting shall be incorporated in order to mitigate negative visual impacts.’</p> <p>4.6 In the entry for site H-LL 12 Preston Farm:</p> <p>4.6.1 Under ‘Flood Risk’, delete the first paragraph and insert the following paragraph:</p> <p>‘Flood Risk Assessment Required. This shall include, but not necessarily be limited to, an assessment of flood risk from the Preston Burn/Mains Burn and the reservoir on site.</p> <p>4.6.2 Under ‘Transportation’, delete ‘but the capacity of the cul de sac is limited and a secondary access may be required’.</p> <p>4.6.3 Under ‘Other’, insert the following text:</p> <p>‘Requirement to consider the relationship with Preston House and Katie’s Brig so as to integrate new development whilst respecting the setting of these listed buildings.</p>	

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<p>15B - Non allocation of land for housing in Linlithgow</p>	<p>1. In the proposals map, identify a new allocation H-LL 13 at Kettlestoun Mains, Linlithgow, having the same boundaries as the site outlined red in Appendix 1 of CEMEX UK's representation (0421b). Include this site within the settlement boundary, and exclude it from the Special Landscape Area.</p> <p>2. In the table of Linlithgow Housing sites on page 89, make a new entry as follows:</p> <p>LDP Site Ref: 'H-LL 13' Location: 'Kettlestoun Mains' Site Size (Ha): '14.3' Capacity: '210'</p> <p>3. In Appendix Two, make a new entry for a housing site in Linlithgow as follows:</p> <p>Site Ref: 'H-LL 13' HLA Ref: [blank] Status: 'New allocation' Site Name: 'Kettlestoun Mains' Area (Ha): '14.3' Capacity: '210' Planning: [blank] Transportation: 'Access from the A706' Education: 'Catchment Area Schools: [Council to insert details of relevant catchment schools.] Contributions towards new education infrastructure may be required.'</p>	<p style="text-align: center;">670</p>

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	<p>Flood Risk: 'Flood Risk Assessment required Drainage Impact Assessment required' Other: 'The site lies within the boundary of the site of the Battle of Linlithgow Bridge which appears in Historic Environment Scotland's Inventory of Historic Battlefields. An archaeological assessment is required and the design and layout of the development will require to ensure that the landscape context and special qualities of the battlefield would be adequately protected.</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed.</p> <p>A master plan is required to accompany any planning application. This shall incorporate retention of the existing trees along the southern and eastern boundaries of the site as a defining feature of the landscape and incorporate public access to the wider area of open space, the Avon Trail and the battlefield related interpretation features.</p> <p>The site is located in an area with a coal mining legacy and an assessment or investigation may be required. The site may embrace or be adjacent to land affected by contamination and an assessment, investigation and remediation may be required.'</p>	
15I - Retailing in Linlithgow	1. In Figure 6 West Lothian's Existing Retail Hierarchy, replace 'Stockbridge Retail Park (Linlithgow Bridge)' with 'Linlithgow Bridge Retail Park'.	673

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	2. In the proposals map, identify the site of the Linlithgow Bridge Commercial Centre as the areas shown on the drawing submitted with the representation from Lothbury Property Trust Company Limited (0153) (3)	
15J - Allocation of land for mixed use development at Blackness Road, Linlithgow	No modifications.	678
15K - Non allocation of land for development at Kingsfield Farm, Linlithgow	No modifications.	683
15L - Proposed Settlement Boundary Change at St Michaels Lane, Linlithgow	1. In the proposals map, include within the Linlithgow settlement boundary the site at St Michael's Lane, Linlithgow, as per planning permission ref. 1037/FUL/04 and as shown on the plan submitted as part of representation (0282) (1) from Mr and Mrs Nicol. Exclude this land from the Special Landscape Area.	685
15N - Non allocation of land for development at Burghmuir, Linlithgow	1. In the proposals map, delete proposal P-43. 2. In the table of 'Other Developments' in Linlithgow on page 90, delete the entry for P-43 High amenity employment site	692

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	3. In Appendix One, delete the entry for P-43 Land at Burghmuir, north of Blackness Road. Omit this proposal from Appendix Six.	
15O - Land at Burghmuir, Linlithgow	<p>1. In Appendix One, in the entry for site E-Li 3 Oracle Expansion Land:</p> <p>1.1 Under 'Site Ref', change 'E-Li 3' to 'E-LL 2'.</p> <p>1.2 Under 'Address', replace 'Oracle Expansion Land' with 'Land at Burghmuir, north of Blackness Road'</p> <p>1.3 Under 'Use Classes' delete '4,5' and insert '4,5,6'.</p> <p>2. In the table of Linlithgow employment allocations on page 89, in the entry for site E-LL 2 Land at Burghmuir, north of Blackness Road, under 'Use Classes', delete '4' and insert '4,5,6'.</p>	694
16A - Site at Tarbert Drive, Murieston, Livingston allocated for housing use	No modifications.	700
16B - Allocation of land for housing at Brotherton Farm, Livingston	<p>1. With the exception of the text 'Construction, if required, of a new footpath along the A71' (this text should be omitted), amend the plan by:</p> <p>1.1. Inserting a new entry for a site H-LV 33 in the table of Livingston housing allocations on page 90;</p>	703

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	<p>1.2. Inserting a new entry for this site in Appendix Two of the plan; and</p> <p>1.3. Including the site on the proposals map,</p> <p>all in accordance with the details provided in the council's response (dated 13 April 2017) to FIR20.</p>	
<p>16C - Almond South, Gavieside, West Livingston / Almond North, Gavieside, West Livingston and Brieche Valley Walkway</p>	<p>1. In the table of Livingston employment sites on page 92, in the entry for site E-LV 47 Almond North, Gavieside, replace '31' with '23'.</p> <p>2. In Appendix One, in the entry for site E-LV 47 Almond North, Gavieside:</p> <p>2.1 Under 'Area', replace '31' with '23'.</p> <p>2.2 Under 'Ownership', replace 'Private' with 'Private/WLC'.</p> <p>2.3 Under 'Planning status', insert 'in part' before 'carried'.</p>	708
<p>16F - Allocation of land for housing at Balmoral Gardens, Livingston</p>	<p>No modifications.</p>	712

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16G - Allocation of land for housing at Etrick Drive Craigshill, Livingston	No modifications.	715
16H - Former Eagle Brae Depot, Eliburn, Livingston	No modifications.	718
16I - Allocation of land for employment use at Appleton Parkway, Eliburn Campus, Livingston	<p>1. In the proposals map:</p> <p>1.1 Omit allocation E-LV 13</p> <p>1.2 Amend allocation E-LV 14 to a housing allocation H-LV 34</p> <p>2. In the table of housing allocations in Livingston on page 90, insert a new entry as follows:</p> <p>LDP Site Ref: 'H-LV 34' Location: 'Appleton Parkway north east' Site Size (Ha): '5.58' Capacity: '125'</p> <p>3. In the table of employment allocations in Livingston on page 91, delete the entries for sites E-LV 13 Appleton Parkway north west and E-LV 14 Appleton Parkway north east.</p>	726

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	<p>4. In Appendix One, delete the entries for sites E-LV 13 Appleton Parkway north west and E-LV 14 Appleton Parkway north east.</p> <p>5. In Appendix Two, make a new entry for a site in Livingston, with the content of the columns to be as follows:</p> <p>Site Ref: 'H-LV 34' HLA Ref: [blank] Status: 'New allocation' Site Name: 'Appleton Parkway north east' Area (Ha): '5.58' Capacity: '125' Planning: 'Identified as a site for housing' Transportation: 'Access from Appleton Parkway Roundabout and/or Houston Road' Education: 'Catchment Area Schools St John Ogilvie Primary St Margaret's Academy Deans Primary Deans Community High School Hall and classroom extension may be required at St John Ogilvie Primary School Other education contributions may be required' Flood Risk: 'Flood Risk Assessment Required' Other: 'Retention of mature woodland on northern and eastern boundaries. Form pedestrian/cycle links to existing path network, and to site H-LV 23 to the east. The Coal Authority has indicated that the site is located in an area with a coal/mining legacy</p>	

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	<p>and an assessment and/or investigation may be required. The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed. The site may be susceptible to noise from the railway line and a noise assessment may be required. Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required. The site may embrace, or be adjacent to, land affected by contamination, and an assessment, investigation and/or remediation will be required.'</p>	
16J - Allocation of land for mixed uses (including housing) at Murieston Valley Road, Livingston	No modifications.	732
16K - Modification of Policy EMP1 to facilitate a broader range of uses at 1 Simpson Parkway, Kirkton Campus, Livingston	No modifications.	739

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16L - Re-definition Employment boundary at Fleming House Kirkton Campus, Livingston	No modifications.	744
16M - Allocation land for housing at Eucal Business Centre Craigshill Rd, Livingston	<ol style="list-style-type: none"> 1. In the proposals map, identify a new housing allocation H-LV 32. The extent of the allocated land is to be the extent of the land owned by BizSpace, as shown on the final page of BizSpace's response, dated 26 April 2017, to FIR19. 2. In the table of housing sites in Livingston on page 90, include an entry for site H-LV 32 Eucal Business Centre in accordance with the text supplied on page 1 of 2 of the council's response, dated 11 April 2017, to FIR19. 3. In Appendix Two, include an entry for site H-LV 32 Eucal Business Centre in accordance with the text provided on page 2 of 2 of the council's response, dated 11 April 2017, to FIR19. 	748
16N - Wellheads Farm, Murieston, Livingston	<ol style="list-style-type: none"> 1. In the proposals map, identify a new housing allocation H-LV 35, to have the same boundary as that of planning application 0918/P/15. 2. In the table of Livingston housing sites on page 90, add a new entry as follows: LDP Site Ref: 'H-LV 35' Location: 'Wellhead Farm' Site Size (Ha): '16.6' Capacity: '280' 	755

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	<p>3. In Appendix Two, include a new entry for a site in Livingston, with the contents of the columns to be as follows:</p> <p>Site Ref: 'H-LV 35 HLA Ref: [blank] Status: 'New allocation' Site Name: 'Wellhead Farm' Area (Ha): '16.6' Capacity: '280' Planning: 'Identified as a site for housing' Transportation: 'Access from Murieston Road. Layout to incorporate Proposal P101 Murieston Link Road' Education: 'Catchment Area Schools [council to insert the catchment schools] Education contributions may be required.' Flood Risk: 'Flood Risk Assessment Required' Other: 'Provision of strategic landscaping on southern boundary. The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and/or investigation may be required. The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed. Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required.'</p>	

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160 - Open space designation at Murieston Valley, Livingston	No modifications.	758
16P - Allocation of employment uses at Caputhall Rd, Deans, Livingston	No modifications.	760
16Q - Policy TCR 2	No modifications.	763
16R - Livingston General	No modifications.	768
16S - Issues raised by Murieston Community Council & Livingston Village Community Council	No modifications.	775
16T - ELv33 & 35 Gregory Rd Livingston	1. In Appendix One, in the entries for sites E-LV 33 Gregory Road east and E-LV 35 Gregory Road (west), under 'Infrastructure and other requirements', insert 'Flood Risk Assessment required'.	780

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16U - Livingston town centre mixed use sites MU1 to MU9	<p>1. In the proposals map:</p> <p>1.1 Omit the southern leg (containing the synthetic grass sports pitch) from site MU1</p> <p>1.2 Omit site MU5 and identify this land as part of the area of protected open space to the southwest.</p> <p>2. In the table of mixed use sites in Livingston on page 92:</p> <p>2.1 Change the heading 'Residential Capacity (Ha)' to 'Site Area (Ha)'. Ensure that the correct site areas are entered for each, including the modified site MU1.</p> <p>2.2 Omit site MU5 Almondvale Roundabout South North of Bluebell Glade, Adambrae</p> <p>2.3 Insert the following text as a footnote:</p> <p>'Flood risk assessment will be required for sites MU1,4,5,6,7 & 9'</p>	788
16V - Livingston CDA allocations	No modifications.	791
16W - Brucefield, Livingston (E-LV 1)	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 1 Brucefield Park West, insert a new sentence:	793

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	'Flood risk assessment required to assess the risk from the small watercourse which runs along the western and southern boundary of the site.'	
16X - Caputhall Rd, Deans, Livingston (E-LV 11)	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 11 Caputhall Road, insert a new sentence: 'Flood risk assessment required to assess the risk from the small drain to the north of site'.	795
16Y - Appleton Parkway East, Eliburn, Livingston (E-LV 15)	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 15 Appleton Parkway east, insert a new sentence: 'Flood risk assessment required to assess the risk from the Lochshot Burn and also small watercourses that run along north and west boundaries'.	797
16Z - Appleton Parkway South, Eliburn, Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 16 Appleton Parkway south, insert a new sentence: 'Flood risk assessment required to assess the risk from the Lochshot Burn'.	799
16Aa - Appleton Parkway south west, Eliburn, Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 17 Appleton Parkway south west, insert a new sentence:	801

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	'Flood risk assessment required to assess the risk from the small watercourse to the west of the site.'	
16Ab - Former Rosebank Nursery, Kirkton, Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 23 Former Rosebank Nursery, insert a new sentence: 'Flood risk assessment required to assess the risk from the Killandean Burn and the small watercourse / culvert issuing to the south west.'	803
16Ac - Former Rosebank Nursery, Kirkton, Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 24 Former Rosebank Nursery, insert a new sentence: 'Flood risk assessment required to assess the risk from the Killandean Burn, the small watercourse / culvert to the southwest and the watercourse northeast of the site.'	805
16Ad - Former Rosebank Nursery, Kirkton, Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 25 Former Rosebank Nursery, insert a new sentence: 'Flood risk assessment required to assess the risk from the Killandean Burn and the small watercourse within the site.'	807
16Ae - Kirkton Road South, Kirkton, Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 34 Kirkton South Road, insert a new sentence:	809

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	'Flood risk assessment required to assess the risk from the small watercourses running along the western boundary and through the middle of the site.'	
16Af - Gregory Road, Kirkton, Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 36 Gregory Road, insert a new sentence: 'Flood risk assessment required to assess the risk from the small watercourse along the northern boundary.'	811
16Ag - Allocation of land for employment uses at Starlaw Park, (Central) Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 42 Starlaw Park central, insert a new sentence: 'Flood risk assessment required to assess the risk from the small watercourse which runs under the Tailend Roundabout adjacent to the site'.	813
16Ah - Allocation of land for employment uses at Starlaw Park (East), West Livingston	1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 43 Starlaw Park east, insert a new sentence: 'Flood risk assessment required to assess the risk from the small watercourse which runs under the Tailend Roundabout adjacent to the site'.	815

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16Ai - Beugh Burn, North Livingston	<p>1. In Appendix One, in the 'Infrastructure & other requirements' column of the entry for site E-LV 45, insert a new sentence:</p> <p>'Flood Risk Assessment required to assess the risk from the Beugh Burn and several other small watercourses that run through the site, and from any proposed burn realignment.'</p>	817
16Aj - Linhouse, South Livingston	<p>1. In Appendix One, in the entry for site E-LV 46 Linhouse, insert 'Flood Risk Assessment required' under 'Infrastructure & other requirements'.</p>	821
16Ak - Kirkton North (H-LV 9) west Livingston	<p>1. In Appendix Two, in the 'Flood risk' column of the entry for site H-LV 9, insert a new sentence:</p> <p>'Flood Risk Assessment required to assess the risk from the culverted watercourse traversing the site.'</p>	823
16Al - Howden South (H-LV 29) Livingston	<p>1. In Appendix Two, in the 'Flood risk' column of the entry for site H-LV 29 Howden South Road (Former Trim Track), insert a new sentence:</p> <p>'Flood risk assessment required to assess the risk from the River Almond.'</p>	825

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16Am - Primary school extension at Bellsquarry, Livingston	No modifications.	828
16An - Calder Road, Bellsquarry, Livingston	No modifications.	830
16Ao - Balgreen Farm, south Livingston	No modifications.	834
16Ap - South Murieston, Linhouse Distributor Road, Livingston	1. In Appendix One, in the entry for site E-LV 46 Linhouse, under 'Infrastructure & other requirements', replace 'Secondary access from Murieston Road' with the following text: 'Secondary access from Murieston Road if required due to safety or junction capacity requirements, and subject to a transport appraisal.'	838
16Aq - Murieston Castle Farm, south west Livingston	No modifications.	847
16Ar - Houstoun Road North, north west Livingston	No modifications.	849

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16As - Former Buchanan House, Kirkton, Livingston	No modifications.	851
16At - Williamston South site at entrance to Linhouse area, South Livingston	No modifications.	854
16Au - Deer Park, North Livingston	<ol style="list-style-type: none"> 1. In the proposals map, identify an enlarged site E-LV 44 so that it incorporates the additional employment land proposed in the map which accompanied the Muir Group's response to FIR17. 2. In the table of Livingston employment sites on page 91, modify the entry for site E-LV 44 Deer Park so that the stated area of the site reflects the increased area of the site as modified. 3. In Appendix One, modify the entry for site E-LV 44 Deer Park so that the stated area of the site reflects the increased area of the site as modified. 	857
16Av Allocation of land for mixed use (including housing) at Appleton Parkway South East, Eliburn, Livingston	No modifications.	864

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17A - Allocation of land for housing at Longridge	No modifications.	872
18A - Allocation of land for housing at Pumpherston Farm, Pumpherston	No modifications.	879
18B - Mapping Error Corrections re sites in Pumpherston	No modifications.	881
19A - Allocation of land for housing at Stoneyburn	<p>1. In Appendix Two, in the entry for site H-SB 6 Meadow Road/Church Gardens:</p> <p>1.1 Under 'Other', after 'network' insert:</p> <p>'including east-west links between Meadow Road and Burnbrae Road as well as links to the south across the Breich Water.'</p> <p>1.2. Under 'Other', insert the following additional text:</p> <p>'A tree survey will be required as part of any future planning application and development proposals should take account of existing trees on and around the site boundary and accommodate these where possible. Where trees are proposed for removal, mitigation</p>	887

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	<p>measures should be put in place to minimise this loss. Biodiversity Assessment of the site is required.'</p> <p>1.3 Under 'Transportation', replace the existing text with the following text:</p> <p>'Burnbrae Road and Meadow Road offer potential site access options which will be explored in more detail as part of the planning application process.'</p>	
20A - Allocation of land for housing at Houston Mains Holdings by Dechmont	No modifications.	891
20B - Non-allocation of land for residential and employment development in the countryside near Uphall Station	No modifications.	899
20C - Allocation of land for housing at Beechwood Grove Park, Uphall Station	<p>1. In the proposals map, identify a new housing allocation H-PU 4, this having the same boundaries as site EOI-0134 in Main Issues Report Map 3. Include this site within the settlement boundary for Uphall Station and Pumpherston.</p> <p>2. On page 93, in the table of housing sites in Pumpherston, include a new site H-PU 4, Beechwood Grove Park, with a site area of 2.89 hectares and a capacity of 60.</p>	906

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	<p>3. In Appendix Two, make a new entry for a site in Pumpherston, with the content of the columns to be as follows:</p> <p>Site Ref: 'H-PU 4' HLA Ref: [blank] Status: 'New allocation' Site Name: 'Beechwood Grove Park' Area (Ha): '2.89' Capacity: '60' Planning: 'Identified as a site for housing' Transportation: 'Access from site H-PU 1' Education: 'Catchment Area Schools St Paul's Primary St Margaret's Academy Pumpherston & Uphall Station Primary Broxburn Academy May require contributions towards education infrastructure' Flood Risk: 'Flood Risk Assessment Required' Other: 'The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and/or investigation may be required. The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed. The site may be susceptible to noise from the M8 motorway and railway line to the north, and to noise from aircraft. A noise assessment may be required.</p>	

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	<p>There is a record of great crested newts being present on the site. Biodiversity assessment of the site will be required, and proposals should be consistent with the newt mitigation works to be carried out in association with the development of site H-PU 1.</p> <p>Existing trees on the western boundary to be retained.</p> <p>New and enhanced links to surrounding footpath network to be provided.</p> <p>Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required.</p> <p>The site may embrace, or be adjacent to, land affected by contamination, and an assessment, investigation and/or remediation will be required.</p> <p>The site may have archaeological potential and an assessment and or investigation may be required.'</p>	
<p>20D - Allocation of land for mixed use development at Houston Mains Holdings, by Uphall</p>	<p>No modifications.</p>	<p>910</p>
<p>21A - West Calder & Harburn Settlement</p>	<ol style="list-style-type: none"> 1. In the proposals map, identify a new housing allocation H-WC 6, this having the same boundaries as site EOI-0042 in Main Issues Report Map 6. Include this site within the settlement boundary for West Calder. 2. On page 95, in the table of housing sites in West Calder & Harburn, include a new site H-WC 6, Hartwood Road West, with a site area of 1.55 hectares and a capacity of 25. 	<p>921</p>

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	<p>3. In Appendix Two, make a new entry for a site in West Calder, with the content of the columns to be as follows:</p> <p>Site Ref: 'H-WC 6' HLA Ref: [blank] Status: 'New allocation' Site Name: 'Hartwood Road West' Area (Ha): '1.55' Capacity: '25' Planning: 'Identified as a site for housing' Transportation: 'Access from Hartwood Road. Road widening required.' Education: 'Catchment Area Schools St Paul's Primary St Kentigern's Academy Parkhead Primary West Calder Academy May require contributions towards education infrastructure' Flood Risk: 'Flood Risk Assessment Required' Other: 'The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and/or investigation may be required. Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required. The site may embrace, or be adjacent to, land affected by contamination, and an assessment, investigation and/or remediation will be required. The site may have archaeological potential and an assessment and/or investigation may be</p>	

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	required. Landscaping required on southern boundary of the site.'	
22A - Cowhill (Heartlands) Business Park, Whitburn	1. In Appendix One, in the entry for site E-WH 1 Cowhill, Heartlands Business Park, under 'Infrastructure & other requirements', insert 'Flood Risk Assessment may be required'.	925
22B - Cowhill (Heartlands) Business Park, Whitburn	No modifications (see Issue 22A).	927
22C - Polkemmet, Whitburn	1. In Appendix Two, in the entry for site H-WH 3 Polkemmet Remainder, under 'Flood Risk', insert 'Flood Risk Assessment required'.	929
22D - Land at Whitburn South	No modifications.	934
22E - Land at Hens Nest Road, East Whitburn - promotion of site for housing	No modifications.	938
22F - Whitburn Charrette	No modifications.	939

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22G - Whitburn General	1. In the table of 'other developments' in Whitburn on page 96, omit proposal P-82 Heartlands Polkemmet. Omit the same proposal from Appendix Six.	949
23A - Wilkieston Settlement	<p>1. In the table of housing sites in Wilkieston on page 97, in the entry for site H-WI 2 East Coxydene Farm, under 'Site Size (Ha)', replace '6.0' with '1.4'.</p> <p>2. In the entry for site H-WI 2 East Coxydene Farm in Appendix Two:</p> <p>2.1 Under 'Site Ref', replace 'H-WH 2' with 'H-WI 2'.</p> <p>2.2 Under 'Area (Ha)' replace '6.0' with '1.4'.</p> <p>2.3 Under 'Other', delete 'The site lies within an Area of Special Agricultural Importance but its loss is not regarded as significant'.</p> <p>2.4 Under 'Other', in the final sentence replace 'at the northern end' with 'to the north'.</p>	954
24A - Allocation of land for housing at Dunn Place, Winchburgh	No modifications.	958

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24B - Allocation of land for housing at Glendevon Regeneration Site, Winchburgh	No modifications.	961
24C - Allocation of land for housing within the Core Development Area (CDA) at Glendevon North, Winchburgh	No modifications.	963
24D - Allocation of land for housing at Niddry Mains House, Winchburgh	1. No modifications.	966
24E - Allocation of land north of Niddry Castle, Winchburgh for mixed uses (including housing)	<ol style="list-style-type: none"> 1. Modify the proposals map, the table of Winchburgh mixed use sites on page 97 and Appendix Two to delete site H-WB 17 Site west of Niddry Castle 2. In the proposals map, include this land within the countryside belt. 	973

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24F - Allocation of land for mixed use (including housing) within the Winchburgh Core Development Area (CDA)	No modifications.	978
24G - Allocation of Land for Employment Use at Myreside, Winchburgh	No modifications.	980
24H - Allocation of Land for Housing at Castle Road, Winchburgh	No modifications.	982
24I - Allocation of land for housing within the Core Development Area (CDA) at Glendevon South remainder, Winchburgh	No modifications.	984

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24J - Allocation of land for housing within the Core Development Area (CDA) at Claypit, Winchburgh	No modifications.	986
24K - Allocation of land for housing within the Core Development Area (CDA) at Glendevon South remainder, Winchburgh	No modifications.	988
24M - Allocation of land for residential development in Winchburgh	<ol style="list-style-type: none"> 1. In the table of Winchburgh mixed use sites on page 97, in the entry for site H-WB 16 Site west of Ross's Plantation, replace '250' with '189'. 2. In Appendix Two, in the entry for site H-WB 16 Site west of Ross's Plantation: <ol style="list-style-type: none"> 2.1 Insert the following text after the fifth paragraph under 'Other': 'The site may be susceptible to adverse impacts resulting from the working of Niddry Castle Bing. A noise survey, dust assessment and related mitigation may be required.' 2.2. Under 'Capacity', replace '250' with '189'. 	991

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24N - Allocation of land for residential development in Winchburgh	No modifications.	998
25A - Non-allocation of land for housing in Westfield	No modifications.	1002
26A - Employment Land Policies	<p>1. In Policy EMP 1 Safeguarding and Developing Existing Employment Land:</p> <p>1.1. In the first sentence in the second column of page 13, replace 'allocated employment sites' with 'employment land'.</p> <p>1.2. Delete the text in criterion e. and replace it with the following text: 'there would be no shortfall in the overall supply of employment land'.</p> <p>1.3. Delete the text in criterion j. and replace it with the following text: 'The proposal would comply with the other policies in the development plan, in particular, for residential development, Policy HOU 3 Infill/Windfall Housing Development within Settlements and, for retail, leisure and other developments appropriate to town centres, with Policy TCR 2 Location of New Retail and Commercial Leisure Developments.'</p>	1015

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	<p>1.4. Delete 'Proposals to introduce retail uses into these areas will not be supported'.</p> <p>2. Delete Policy EMP 2 Flexibility of uses within traditional industrial estates.</p> <p>3. In the sub-heading before paragraph 5.23, replace 'traditional industrial estates' with 'employment areas'.</p> <p>4. In paragraph 5.23, delete the final sentence and replace it with the following sentence: 'Policy EMP 1 provides for alternative uses in employment areas in certain circumstances.'</p> <p>5. In Policy EMP 3 Employment development within settlement boundaries, replace 'architectural' with 'historic environment assets'.</p> <p>6. In Policy EMP 4 Employment development outwith settlement boundaries, replace 'architectural' with 'historic environment assets'.</p> <p>7. In Policy EMP 7 Enterprise Areas:</p> <p>7.1. In the first bullet point, replace 'E-BU 2' with 'E-BU 3'.</p> <p>7.2. Amend the sentence after the bullet points beginning 'Development which contributes...' so that it begins as follows: 'Employment development, especially where it would contribute towards enhancing the food and drink sectors, will be...'</p>	

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	<p>8. In Policy EMP 8 Tourism, replace 'architectural' with 'historic environment assets'.</p> <p>9. In Policy HOU 3 Infill/Windfall Housing Development within Settlements, insert an additional criterion after criterion a. as follows:</p> <p>'b. if the site is identified for employment use in the LDP, the proposal complies with Policy EMP 1 - Safeguarding and Developing Existing Employment Land;'</p> <p>10. In Appendix One:</p> <p>10.1 In the entry for site E-BU 2 Clifton View 1, under 'Planning status', delete 'site has Enterprise Area status in conjunction with sites E-BU5 and ELV-15'.</p> <p>10.2 In the entry for site H-BU 3 Clifton View 2, under 'Planning status', insert 'Site has Enterprise Area Status'.</p> <p>10.3 In the entry for site H-BU 5 East Mains CDA allocation, north of A89, under 'Planning status', delete 'in conjunction with site E-BU2 and E-LV15'.</p> <p>11. In the table in Appendix Four, in the entry for Economic Development and Growth, delete the text under 'Express Statement' and:</p> <p>11.1 Under 'Topic' insert 'Non-employment Uses Within Employment Areas'</p> <p>11.2 Under 'SG/PG' insert 'PG'</p>	

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	<p>11.3 Under 'Express Statement' insert the following bullet points:</p> <ul style="list-style-type: none"> • 'Further details of policy approach • Other planning guidance may be produced during plan period in response to issues arising' <p>11.4 Under 'Time-frame' insert 'Subsequent'.</p>	
26C - Telecommunications	<p>1. In Policy INF 2 Telecommunications:</p> <p>1.1 In the first paragraph, delete the words 'where a specific locational need has been identified and'.</p> <p>1.2 Begin a new paragraph at 'Considerations to be taken into account...'</p> <p>1.3 In criterion b., replace 'there being no increase in adverse visual impact' with 'consideration of any additional visual impacts'.</p>	1019
26F - Policy ENV 21 Open Space	<p>1. In the proposals map, remove the land at Murieston Valley which is subject to planning permissions PPA-400-2053 and 0264/FUL/14 from the area which is 'Land Safeguarded for Open Space'.</p> <p>2. In the proposals map, remove the area of land at and immediately adjacent to Armadale Stadium from the area which is 'Land Safeguarded for Open Space'.</p>	1034

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	<p>3. In Policy ENV 21 Protection of Formal and Informal Open Space:</p> <p>3.1 In the first sentence, delete 'and/or sports and recreation facilities,'</p> <p>3.2 In clause a., delete ',sport and/or recreation facilities'.</p>	
26G - Policy HOU 3 - Infill/Windfall Housing Development within Settlements	<p>1. In Policy HOU 3 Infill/Windfall Housing Development within Settlements, replace criterion g. with the following:</p> <p>'g. the proposal complies with Policy INF 1 and Policy TRAN 2 as applicable, where additional infrastructure would be required as a result of the development;'</p>	1040
26H - Policy HOU 4 - Windfall Housing Development in Linlithgow & Linlithgow Bridge	<p>1. Delete Policy HOU 4 Windfall Housing Development in Linlithgow and Linlithgow Bridge and paragraphs 5.65 and 5.66.</p>	1046
26I - Healthcare and Community Facilities	<p>1. Amend the wording of the first paragraph of Policy HOU 8 Healthcare and Community Facilities in New Housing Development to read as follows:</p> <p>'In locations where the capacity, quality or locations of health service provision and/or community facilities are identified as being inadequate to meet the needs arising from a proposed development, an appropriate developer contribution may be sought to ensure a satisfactory quantity or quality of such provision, commensurate with the impact of the new</p>	1053

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	<p>development.'</p> <p>2. Amend the last sentence of paragraph 5.94 to read as follows:</p> <p>'The development plan can however allocate land for new health centres, and assist in joint working including, where appropriate, seeking planning contributions where the need for additional and/or improved facilities would arise directly from a development.'</p>	
26J - Landscape Character and Special landscape Areas	No modifications.	1061
26K - Loss of Prime Agricultural Land	<p>1. In Policy ENV 4 Loss of prime agricultural land:</p> <p>1.1 Replace criteria b. and c. with a new criterion b. as follows:</p> <p>'the proposal is necessary to meet locational need, for example for essential infrastructure, and there are no other suitable sites available'</p> <p>1.2 Change the 'and' at the end of each criteria a. to d (a. to c. as modified) to 'or'.</p> <p>1.3 Insert a new sentence at the end of the policy as follows:</p> <p>'The layout and design of proposals should seek to minimise the amount of prime agricultural land required.'</p>	1067

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26L - Countryside Belts and settlement setting	No modifications.	1074
26M - Green Network Policy	<p>1. In Policy ENV 8 Green Network:</p> <p>1.1 In the second sentence, after '(as determined by the council', insert: 'in consultation with landowners and other stakeholders and detailed in adopted Supplementary Guidance'.</p> <p>1.2 Amend the third sentence to read as follows: 'The priorities will be active travel (walking and cycling), vacant and derelict land, disadvantaged areas, strategic road corridors, areas of development restraint, areas of landscape protection including Special Landscape Areas and Countryside Belts and also areas of significant change.'</p>	1079
26N - Policy on Protection of the water environment/coastline and riparian corridors	<p>1. Insert the following sub-heading before paragraph 5.160: 'Coast / Water Environment'</p> <p>2. In policy ENV 11 Protection of the water environment / coastline and riparian corridors:</p>	1087

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	<p>2.1 Amend the second sentence of section a. to read as follows: ‘Where appropriate, development proposals adjacent to a waterbody should comply with SEPA’s Guidance on buffer strips adjacent to water bodies;’</p> <p>2.2 Amend section h. to omit clauses i. to iv. and to read as follows: ‘there is a general presumption in favour of sustainable development and use of the marine environment in the marine area from mean high water springs (MHWS) where the proposals can satisfactorily demonstrate that they are compliant with the objectives and policies of the National Marine Plan (2015) and regional marine plans. This principle is applicable to all marine activity.’</p>	
26O - Community Growing and Allotments	<p>1. In policy ENV 15 Community Growing and Allotments, in the second sentence, delete ‘only’.</p> <p>2. Replace the text in paragraphs 5.170 and 5.171 with the following text: ‘The Community Empowerment Bill 2014 received Royal Assent, becoming an Act in July 2015. Under the Act, councils have a duty to provide allotments and also to prepare a food growing strategy. The food growing strategy has a wide scope and should identify land to be used for allotments as well as ‘other areas of land for use by the community for the cultivation of vegetables, fruit, herbs or flowers.’ Therefore, it is proposed that the council’s food growing strategy document will cover both food growing and allotments. The document will be separate from the LDP and the council expects further regulations before sections of the Act dealing with food growing come into force.</p>	1090

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	<p>To reflect the increased need for allotments and to improve the delivery of services to the public, by facilitating and enabling communities to actively manage and participate in allotment gardening, the council prepared the West Lothian Allotment Strategy in 2011. With the enactment of the Community Empowerment (Scotland) Act and the ongoing roll-out of its secondary legislation, the council has chosen to wait until these new legal provisions are in place before revising its Allotments Strategy which is to be incorporated with a food growing strategy. Current best estimates are that the revised Allotments Strategy section will be prepared, consulted upon and published by 2019 /2020. The existing strategy, however, provides a mechanism to deliver long term, sustainable improvements to existing and new allotment gardens across West Lothian. There are a number of private allotment sites across West Lothian which are safeguarded for allotment/community growing use.'</p>	
<p>26P - Protection of National and Local Nature Conservation Sites</p>	<p>1. Amend policy ENV 18 Protection of Local and National Nature Conservation Sites so that it reads:</p> <p>'Policy ENV 18 Protection of National Nature Conservation Sites</p> <p>Development within or affecting areas classified as sites of national importance, including National Nature Reserves (NNR) and Sites of Special Scientific Interest (SSSI), will not be permitted unless it can be satisfactorily demonstrated that it will not compromise the objectives or integrity of the designation, taking account of the potential to appropriately mitigate any impacts.</p> <p>Development that would have significant adverse impacts that cannot be mitigated will only be supported where there is an over-riding national public interest that outweighs the designation</p>	<p>1094</p>

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	<p>interest.</p> <p>Proposals for development within such areas will require an appropriate level of environmental or biodiversity assessment.</p> <p>Proposals must also have regard to the requirements of Planning Guidance 'Planning for Nature: Development Management & Wildlife' adopted in May 2015.'</p>	
26Q - Historic Battlefields: Battle of Linlithgow Bridge	No modifications.	1097
26R - Archaeology	<p>1. Amend policy ENV 32 Archaeology so that it reads:</p> <p>'Development will not be permitted where it would have a significant adverse effect on an identified regionally or locally important archaeological or historic site or its setting unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a. the proposal has been sited and designed to minimise damage to items or sites of archaeological and historic interest; and b. there is no alternative location for the proposal. <p>Archaeological remains should be preserved in situ wherever possible. Where this is not possible, archaeological investigation and recording will be required and must be to the highest professional standards. These investigations will be carried out at the developer's expense, before and/or during the implementation of the development to include</p>	1100

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	archaeological excavation, recording, analysis and publication of findings.'	
26U - Policies EMG 1 to 3 - Water, Flood, Drainage	<p>1. In Policy EMG 1 Water Environment Improvement, add the following text at the end of the last sentence:</p> <p>'provided that, where appropriate, these activities are informed by a Flood Risk Assessment.'</p> <p>2. In Policy EMG 2 Flooding:</p> <p>2.1. In the sixth paragraph delete 'and must not be constructed until the flood protection scheme is confirmed operational by SEPA.'</p> <p>2.2. At the end of the sixth paragraph insert the following additional sentences:</p> <p>'Any such formal flood protection scheme must be designed to an appropriate standard. Developments will be assessed against the flood risk framework contained in SPP which sets out the types of development and locations where it is appropriate to develop'.</p> <p>2.3. After the sixth paragraph include the following additional paragraph:</p> <p>'New development requiring new defences against coastal erosion or coastal flooding will not be supported except where there is clear justification for a departure from the general policy to avoid development in areas at risk.'</p>	1113

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	<p>3. In Policy EMG 3 Sustainable Drainage:</p> <p>3.1. In the first paragraph, after the first sentence insert the following additional sentence: 'DIAs, proportionate to the development proposal and covering both surface and foul water, will be required for areas where drainage is already constrained or otherwise problematic, or if there would be off-site effects'.</p> <p>3.2. In the third paragraph, delete 'and SuDS retrofitted'.</p> <p>3.3. In the fourth paragraph, after 'combined drainage systems' insert 'and these would be exacerbated by proposed development'.</p>	
<p>26V - West Lothian Transportation Matters (excluding Linlithgow)</p>	<p>1. After paragraph 5.111 insert the following additional paragraph: 'National Planning Framework 3 (paragraph 5.14) encourages at least one exemplar walking- and cycling-friendly settlement to be developed, forming a key part of the low carbon agenda. Calderwood Core Development Area at East Calder can be considered in these terms. The development is centred on a national cycle route and puts walking and cycling first. National Cycle Network (NCN) Route 75 will run through the middle of an area of housing on a dedicated route. The approved masterplan for the Calderwood area provides for excellent direct walking and cycling links across the development.'</p> <p>2. In paragraph 5.128, amend the first sentence to read as follows: 'The delivery of a new rail station at Winchburgh has been agreed with all interested parties</p>	<p>1133</p>

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	<p>and is to be constructed by developers.'</p> <p>3. In paragraph 5.133, amend the first sentence to read as follows: 'The council's Active Travel Plan for West Lothian (adopted in April 2016) sets out...'</p> <p>4. Omit proposal P-25 from the proposals map, from the table of other developments in East Calder on page 86 and from Appendix Six.</p> <p>5. In Policy TRAN 3 Core Paths and Active Travel, after the bullet 'the Green Network routes;' insert the following additional bullet:</p> <ul style="list-style-type: none"> • 'bridleways;' 	
26W - Peatlands and carbon rich soils	No modifications.	1137
26X - Policy ENV 9 - Woodland, Forests	No modifications.	1143
26Y - Protection of Urban Woodland	No modifications.	1146
26Z - Pentland Hills Regional Park	1. In Policy ENV 13 Pentland Hills Regional Park, delete 'or in an area which contributes to its landscape setting,'.	1150

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	<p>2. In Policy ENV 14 Pentland Hills Regional Park – Further Protection:</p> <p>2.1 Delete 'or in an areas which contributes to its landscape setting and the aims of the Park.'</p> <p>2.2 In clause a., insert 'interests' after 'conservation'.</p>	
26Aa - Protection of International Nature Conservation Sites	<p>1. In Policy ENV 17 Protection of International Nature Conservation Sites, insert the following sentence at the end:</p> <p>'Proposals must also have regard to the requirements of Planning Guidance 'Planning for Nature: Development Management & Wildlife' adopted in May 2015.'</p> <p>2. In Policy ENV 19 Protection of Local Biodiversity Sites and Local Geodiversity Sites, in the final sentence, delete 'and be compliant with'.</p> <p>3. In Appendix Four, in the entry for 'Wildlife, Habitat and Development etc. – Planning for Nature', under 'Time-frame', replace 'Subsequent' with 'With LDP'.</p>	1153
26Ab - Design Principles	<p>1. In Policy DES 1 Design Principles, in criterion d., replace 'landscape provision' with 'landscaping'.</p>	1156
26Ac - Policy CDA 1	No modifications.	1158

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26Ad - Protection of Playing Fields and Outdoor Sports facilities	<p>1. Amend Policy ENV 22 so that it is entitled 'Policy ENV 22 Protection of Outdoor Sports Facilities' and reads as follows:</p> <p>'Development on outdoor sports facilities will not be permitted unless it can be clearly demonstrated that:</p> <p>a. the proposed development is ancillary to the principal use of the site as an outdoor sports facility; or</p> <p>b. the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; or</p> <p>c. the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site, or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or</p> <p>d. the West Lothian Open Space Strategy (2005-15) and Interim Review (2010) and consultation with sportscotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.'</p>	1161
26Ae - Vacant, Derelict and Contaminated Land	1. In Policy EMG 6 Vacant, derelict and contaminated land, insert the following new paragraph after the first paragraph:	1165

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	<p>'The greening of vacant and derelict land is encouraged by this plan. A wide range of environmental measures to green and enhance vacant and derelict land will be promoted and supported. In addition, development of or exceeding 2 hectares on vacant and derelict land for sustainable drainage systems or allotments will be treated as national development and supported in principle.'</p>	
26Ag - Policy ENV 24	<p>1. In Policy ENV 24 Conservation Areas (Demolitions):</p> <p>1.1 Amend first paragraph to read:</p> <p>'Within Conservation Areas, new development will not be permitted which would have any adverse effect on their character and appearance. Proposals must have regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area and will require appropriate high standards of design, materials, siting and implementation.'</p> <p>1.2 In the third paragraph, amend the third sentence to read:</p> <p>'In these circumstances, demolition to facilitate new development will only be permitted where it can be shown that one or more of the following criteria can be satisfied:</p> <p>a. the condition of the existing building is such that its repair and re-use is not economically viable. Supporting evidence, including a full economic appraisal, evidence that grant aid is not able to meet any funding deficit and evidence of marketing for a period of five years must be submitted to the council as planning authority; or</p>	1168

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	<p>b. demolition and replacement will result in significant economic benefit for the community and the conservation area will be enhanced as a result of the development; or</p> <p>c. there is no alternative location for the development; or</p> <p>d. it can be demonstrated that the proposals allow for the immediate future use of the site which enhances the character or appearance of the Conservation Area.'</p>	
26Ah - Policy ENV 28	<p>1. In Policy ENV 28 Listed Buildings:</p> <p>1.1 Delete the text in the third paragraph and replace it with the following text:</p> <p>'Demolition of a listed building will only be permitted where it can be shown that at least one of the following criteria can be satisfied:</p> <p>a. the building is no longer of special interest; or</p> <p>b. the building is incapable of repair; or</p> <p>c. demolition is essential to delivering significant economic benefit for the community; or</p> <p>d. the repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers. Supporting evidence, including a full economic appraisal, evidence that grant aid is not able to meet any funding deficit and evidence of marketing for a period of 5 years must be submitted to the council as planning authority.'</p> <p>1.2 Replace the text in the sixth paragraph with the following text:</p> <p>'Enabling development, where essential to secure a viable long term future for a listed building at risk, may be considered favourably where the character or setting of the building is</p>	1172

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	not adversely affected; where there are sound conservation or design reasons for the new development (such as the reinstatement of a missing wing or courtyard building); where the works are economically justified to ensure the survival of the building; and, on balance, where the benefits clearly outweigh any dis-benefits to the historic asset or its setting.'	
26Ai - Town Centres and Retailing	<p>1. In Policy TCR 2:</p> <p>1.1 Change the name of the policy to 'Town Centres First Sequential Approach'</p> <p>1.2 In the first sentence, after 'attractions', insert ',offices, community and cultural facilities'</p> <p>1.3 Move the section headed 'Local Neighbourhood Centres' so that it is immediately below the section headed 'Town Centres'.</p> <p>1.4 In the penultimate sentence, after 'Proposals' insert 'for retail development'.</p> <p>1.5 Add an additional sentence to the end of the policy as follows:</p> <p>'Proposals for a new public building or office with a gross floorspace over 2,500m² outwith a town centre and contrary to the development plan will require an assessment of the impact on the town centres.'</p>	1178
26Aj - Policies HOU2 and HOU3	1. Remove criteria a. and b. of Policy ENV 2 Housing development in the countryside.	1186

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26AI - Minerals and Waste	<ol style="list-style-type: none"> 1. In the Proposals Maps, identify the licence areas for petroleum exploration and development as shown in the map provided on 13 April 2017 by Ineos Upstream Limited in response to FIR10. 2. In Policy MRW 1 Minerals Resources and Safeguarding, in the first paragraph, replace 'provided' with 'unless'. 3. In Policy MRW 2 Supporting Principles for Mineral Extraction, in the first line, replace 'open cast coal' with 'surface coal'. 4. In Policy MRW 3 Impediments to Mineral Extraction: <ol style="list-style-type: none"> 4.1 Replace all instances of 'open cast coal' with 'surface coal'. 4.2 In clause d., after 'available' insert 'and feasible'. 4.3 In clause g., delete all the text after 'significance'. 4.4 In clause h., delete 'where there would be irreversible damage to a peat habitat' and insert 'or affecting areas of peatland, unless the peatland areas have suffered historic, significant damage through human activity and where conservation value is low and restoration is impossible'. 5. In Policy MRW 5 Unconventional Gas Extraction (including Hydraulic Fracturing (Fracking)), delete 'retention of the end product within the area in which it is extracted; where this is not possible,'. 	1205

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	<p>6. In Policy MRW 8 Waste Management Facilities, in the first sentence of the fifth paragraph beginning 'Occasionally...', replace 'require' with 'request'.</p> <p>7. In Policy MRW 9 Landfill Sites, in the first sentence of the final paragraph, replace 'require' with 'request'.</p> <p>8. In paragraph 5.259:</p> <p>8.1 Include the following additional sentence at the start:</p> <p>'As required by SPP the Proposals Map identifies areas covered by a Petroleum Exploration and Development Licence (PEDL)'.</p> <p>8.2 Replace the final sentence of the paragraph with the following sentence:</p> <p>'In light of the confirmation by the Scottish Government on 3 October 2017 (approved by the Scottish Parliament on 24 October 2017) that the moratorium on unconventional oil and gas extraction in Scotland is to remain in place (subject to a Strategic Environmental Assessment), Policy MRW 5 would apply only in the event that the moratorium ended in the future.'</p> <p>9. In the Glossary, insert the following new entry for Onshore oil and gas extraction:</p> <p>'Onshore oil and gas extraction includes the following type of development:</p> <ul style="list-style-type: none"> • Conventional onshore oil and gas development. • Extraction of petroleum or hydrocarbon oils and gases by drilling and pumping. 	

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	<ul style="list-style-type: none"> • Capture of methane that has accumulated in mines. • Coal bed methane and gas derived from shale reservoirs.' 	
26Am - Air Quality in Linlithgow	<p>1. In Policy EMG 4 Air Quality insert the following text after the first paragraph:</p> <p>'Where a development is likely to affect air quality, developers should identify and provide details of potential mitigation measures and, where appropriate, should make provision for developer contributions or planning obligations to mitigate the development's individual or cumulative impacts upon air quality.'</p>	1211
26Ap - Other environmental policies	No modifications.	1212
27A - Housing Sites at Polbeth	No modifications.	1214
28A - Philpstoun Bowling Club, Philpstoun	No modifications.	1216
30A - Land north of Cathlaw Lane, Torphichen	<p>1. In the proposals map, amend the Torphichen settlement boundary to include the site to the west of 'The Beeches' on Cathlaw Lane, Torphichen as set out in the map extract produced by the council in its response, dated 19 April 2017, to FIR27.</p>	1220

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31A - Promotion of site for housing on land west of Seafield	No modifications.	1223
32A - Threemiletown	No modifications.	1226
33A - Newton, Whitequarries and Craigton	No modifications.	1231