



West Lothian Local Plan

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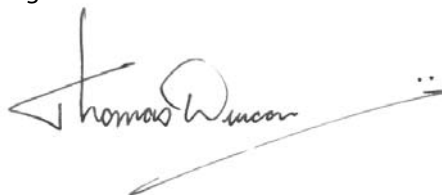


**West Lothian
Council**

West Lothian Local Plan

Certified a true copy of the West Lothian Local Plan adopted by West Lothian Council on 13 January 2009.

Signed

A handwritten signature in black ink that reads "Thomas Duncan". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Proper Officer



West Lothian
Council

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Published by West Lothian Council.

Preface



Preface

The West Lothian Local Plan provides guidance on the location of development across West Lothian, based on meeting the requirements set by the approved Edinburgh & Lothians Structure Plan 2015. This plan is the first district-wide local plan for West Lothian.

Two strategies underpin this Local Plan. The first is to encourage the economic regeneration of West Lothian. The second is to protect and enhance the district's built and natural heritage. A further overarching theme is to follow the principles of sustainability.

A number of consultations were undertaken in the course of preparing the West Lothian Local Plan, ranging from evening workshops to presentations by developers. These consultations have especially helped shape the core development areas described in this local plan.

Some words from the Council's Executive Councillor for Development and Transport

West Lothian continues to undergo a major transformation. In the mid 1980s the district suffered from high unemployment, major industrial closures and economic stagnation. At the time there appeared little prospect of attracting investment and the future looked bleak.

Thankfully, times have changed.

West Lothian is growing fast, whether we are talking about population or jobs. It would be impossible to identify a single reason for this turnaround, but I believe enjoying a location at the very heart of the Central Belt has been key in seeing the district benefit more than most from the national economic recovery which started in the 1990s and which has continued into the new millennium at a remarkable pace.

A rapid rate of growth brings its own demands. Services and facilities must match the growing population. Increasingly we need to protect and enhance the special qualities of West Lothian which has helped attract investment, including our diverse countryside, our distinctive towns and villages, and our rich built heritage.

The challenge to the council remains that of ensuring the benefits of growth are shared by all our communities. Our approach has been to harness the benefits from investment, whether by improving local environments, supporting better public transport, or expanding and renewing services and facilities.

Achieving this is a key aim of the West Lothian Local Plan. The local plan encourages development which is attractive to both residents and businesses, and which improves the overall quality of life for its communities. The plan also takes forward and develops a raft of previous policies to protect the natural and built environment.

The local plan encourages growth in a way that protects and enhances the environment; a difficult but achievable task. A good example is that all the major brownfield sites in West Lothian are now allocated for development, with a number being actively developed. This helps lessen the requirements for greenfield land, and it's working. Who would have thought, even five years ago, that the major brownfield eyesores of the former Leyland site at Bathgate, or at Polkemmet near Whitburn, would ever be developed? That is now happening.

Yet, further land is needed to meet the growth targets for the district over the next fifteen years or so. And we have taken this challenge on board in an imaginative and exciting way, by identifying a number of major development allocations, or core development areas. These allocations, of up to 5000 houses, will certainly bring challenges but we also see them offering major opportunities.

This council will ensure the benefits are wide-ranging and wide-spread, serving existing and new communities, whether in the provision of new secondary schools, or new swimming pools, or better park and ride facilities, or improved access to the countryside.

The only way to maximise these benefits is working in partnership with developers, local communities, local and national agencies and other service providers.

This local plan has emerged after a number of rounds of consultation, starting with the responses made to an earlier 2001 version of the district-wide plan. We are determined to accommodate the development and economic growth, which is so important to the wellbeing of West Lothian, whilst promoting high standards of environmental stewardship and the principles of sustainability.

The measure of success will be in delivery, so the task has only just begun. In pushing forward, I am pleased to endorse the West Lothian Local Plan as an up-to-date statement of council policy.



Martyn Day,
Executive Councillor for Development and Transport

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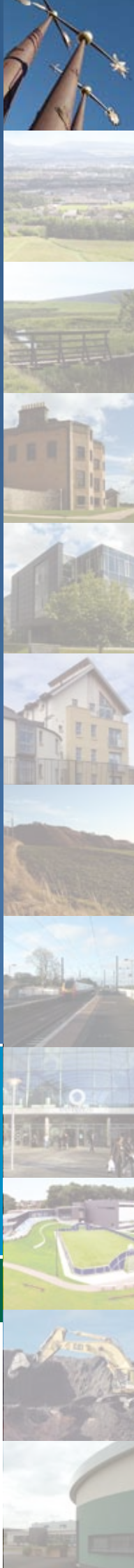
Map 2: Linlithgow, Broxburn and Uphall

Map 3: Livingston Area

Map 4: Bathgate Area

Map 5: Villages

Map 6: BP Pipeline



Chapter 1

Introduction

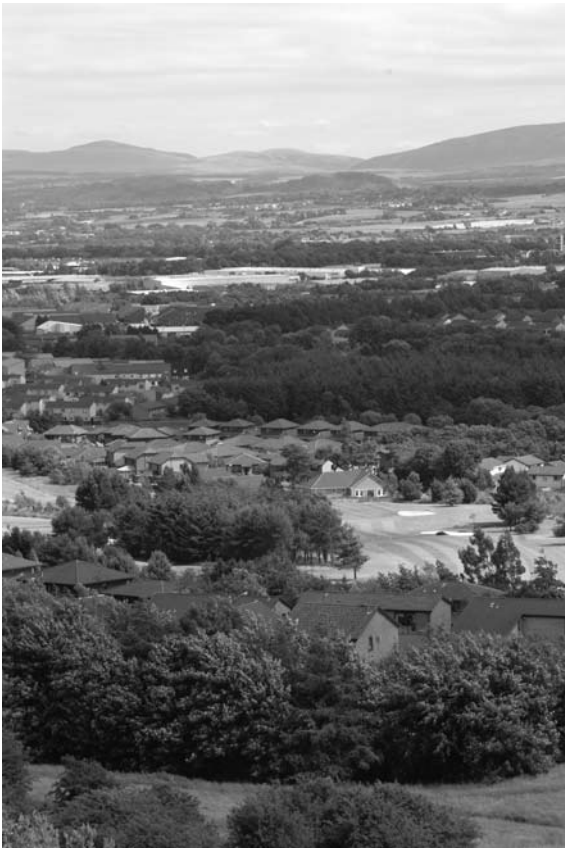
Chapter 1 Introduction

A PLANNING VISION FOR WEST LOTHIAN TO 2015

West Lothian will continue to prosper as a place to live and work. Demand for housing and employment growth will be met in a way which minimises the environmental impact of growth and brings positive benefits through improved opportunities for those currently living and doing business in West Lothian, and those who seek to do so in the future.

PURPOSE OF THE WEST LOTHIAN LOCAL PLAN

1.1 The West Lothian Local Plan provides a statutory framework for guiding the location and quality of development in West Lothian, both for prospective developers and in the council's consideration of planning applications. Fundamentally, it provides a framework for delivering the planning vision for West Lothian.



1.2 The local plan must conform to the requirements set out in the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Structure and Local Plans) (Scotland) Regulations 1983. The local plan, together with the Edinburgh and the Lothians Structure Plan 2015 (E&LSP), forms the development plan for West Lothian. The importance ascribed to the development plan is established by Section 25 of the 1997 Act, which states:

Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

1.3 The local plan conforms to the E&LSP as approved by the Scottish Ministers in June 2004, and focuses on policies which facilitate implementation of structure plan requirements. However, the identification of development land cannot take place in isolation and the local plan also includes policies which seek to ensure appropriate protection for the built and natural environment in accordance with broader sustainability principles. It also seeks improved standards of design and implementation of a transportation strategy which seeks to improve public transport and reduce the need to travel by private car.

AN AREA OF CHANGE

1.4 Since the 1990s, West Lothian has experienced a period of sustained growth which is predicted to continue over the life time of this plan. Balanced growth brings clear advantages in terms of economic prosperity and improved opportunities, but it presents challenges in identifying sites where the environmental impact of development can be minimised. The life time of the plan is anticipated as being around 10 years, although some of the land allocations have a time frame of 15 years or more. It also presents

challenges to ensure that growth is supported by appropriate investment in infrastructure and that growth does not result in unacceptable levels of traffic generation.

1.5 The plan allows for meeting predicted housing growth in full and, as a result, identifies residential development land for some 23,410 homes. At the base date of the plan (April 2005) there were around 65,000 houses in the district. If fully developed, therefore, the land brought forward through this plan will allow the housing stock of West Lothian to increase by over one third. This level of growth over a modest timescale is very significant by any measure and, consequently, the plan has a particular relevance in ensuring that all the elements required to support growth are in place either before, or in sequence with, development taking place.



1.6 The structure plan provides development guidance to the year 2015, as well as indications of where development will be steered beyond that date. The plan identifies a number of Core Development Areas (CDAs) in which growth will be focused to 2015 and beyond at Armadale; Livingston and the Almond Valley; and Winchburgh, East Broxburn and Uphall. Meeting development requirements in these CDAs, whilst minimising the adverse impacts of growth, is a key objective of this local plan. The CDAs will be the focus for major development over the life span of the local plan, although, where appropriate, modest development opportunities are also identified within existing communities, through land allocations in this plan. Others will emerge as windfall developments throughout the plan period.

A DISTRICT-WIDE LOCAL PLAN

1.7 A version of the West Lothian Local Plan was finalised and placed on *deposit* for objections in 2001. However, as a result of the work commencing on a replacement structure plan in the same year, it was decided not to progress that version of the local plan to adoption.

1.8 In parallel with work on the replacement structure plan, consultations were carried out between 2002 and 2004 on a development strategy for West Lothian. This process sought to identify preferred development locations in West Lothian which satisfied emerging structure plan requirements. The output from this process forms the basis of the finalised development strategy and, in particular, Chapter 7 of this plan relating to the CDAs.

1.9 This West Lothian Local Plan is the first local plan covering the whole of West Lothian and replaces the following five area local plans:

- the Broxburn Area Local Plan - adopted June 1991;
- the Linlithgow Area Local Plan - adopted December 1994;
- the Calders Area Local Plan - adopted May 1995;
- the Livingston Local Plan - adopted March 1996; and
- the Bathgate Area Local Plan - adopted March 1998.

TIME PERIOD AND FORMAT OF THE LOCAL PLAN

1.10 Planning Advice Note 49 *Local Planning* (PAN 49) states that local plans should provide some certainty over a minimum five-year period but notes that it is unrealistic to have a fixed-plan period. This plan seeks to provide development guidance for a period of around ten years, although some of the land allocations are expected to have a development time frame period of 15 years or more.

1.11 The local plan discharges the requirements of the structure plan which looks to the year 2015. However, in approving the structure plan, the Scottish Ministers directed that a review of the structure plan should commence in 2006. A review was started but with the agreement of Scottish Ministers, was later abandoned. Work has now commenced on the proposed Strategic Development Plan (SDP) which will cover Edinburgh and South East



Scotland. This is likely to result in an early review of the local plan. Nevertheless, the policies of the local plan are likely to form the basis of any revised plan, given that the CDAs, in particular, will remain the focus of growth beyond 2015.

1.12 The plan consists of this written statement, which includes policies, specific site allocations and longer term safeguards, supported by an ordnance survey based proposals map. The main land uses involving the countryside, built and archaeological heritage, employment, housing, transport, retailing and town centres, community facilities and natural resources and waste management are covered in separate chapters. Each chapter consists of an introduction, a brief review of the national and structure plan policy context, followed by the strategy and policies for West Lothian. The chapters are supported by a number of appendices.

RELATIONSHIP WITH SCOTTISH GOVERNMENT GUIDANCE AND ADVICE

1.13 The Scottish Government issues Scottish Planning Policies (SPPs) which are statements on land use and planning matters, which the council is required to take into account in development plan preparation. These are gradually replacing National Planning Policy Guidelines (NPPGs) some of which, in the meantime, remain operable. Details of current NPPGs and SPPs can be obtained from the Scottish Government web site at:

www.scotland.gov.uk/planning

1.14 Planning Advice Notes (PANs) and circulars are also issued by the Scottish Government in support of NPPGs and SPPs. These provide guidance on good planning practice.

1.15 The requirements of SPPs, NPPGs, PANs and circulars have been taken into account in this local plan and, as a result, the specific requirements are not re-stated in detail in the written statement.



The National Planning Framework

1.16 The first National Planning Framework for Scotland (NPF) was published by the Scottish Executive in April 2004. The NPF looks at Scotland from a spatial perspective and sets out a long-term vision to the year 2025. There are a number of key objectives of the spatial strategy, but improving communications and connectivity are key. The West Lothian Local Plan adopts these national objectives in so far as they are applicable at the district level. A second NPF has been published in draft form by the Scottish Government. It is anticipated that this document will be approved before the end of 2008.

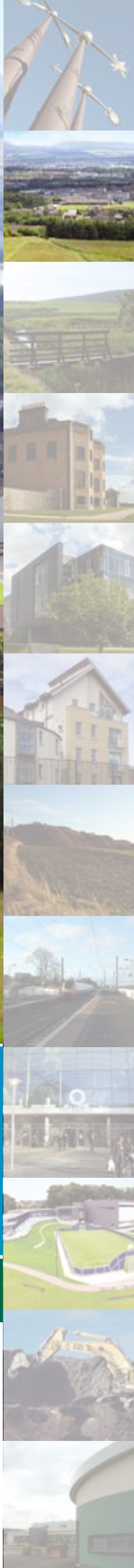
1.17 More direct land use and transportation implications for West Lothian arise from the promotion of the West Edinburgh Planning Framework (May 2008) as part of the spatial strategy for the Central Belt. Edinburgh is recognised as an economic and cultural hub, and West Edinburgh is the main gateway to Scotland's capital. As such, the area is recognised as offering significant development potential, especially linked to the opportunities arising from the expansion of Edinburgh Airport.

1.18 Key to the objectives of the Framework are realising the development potential for high quality economic development; providing and introducing sustainable major public transport infrastructure (bus, rail and tram); and maintaining the strategic role of the Green Belt. The implications for West Lothian are two-fold. Firstly, the district is locationally well placed to benefit from economic growth in West Edinburgh, not only because of proximity to jobs but also from spin-off economic growth attracted to the area. Secondly, to realise such benefits, and to mitigate against the possible problems of congestion, will require cross-boundary and sustainable transportation strategies to be put in place. This local plan builds on these themes and the linkages to the development and transportation strategies for West Lothian.

MONITORING

1.19 The local plan will be monitored and an annual report will be produced, providing an update on progress in implementing the development plan strategy and an update on the housing and employment land supply position in West Lothian. Further information on development plan monitoring and plan replacement is contained in Chapter 12, *Implementation* (see paragraphs 12.78 and 12.79).





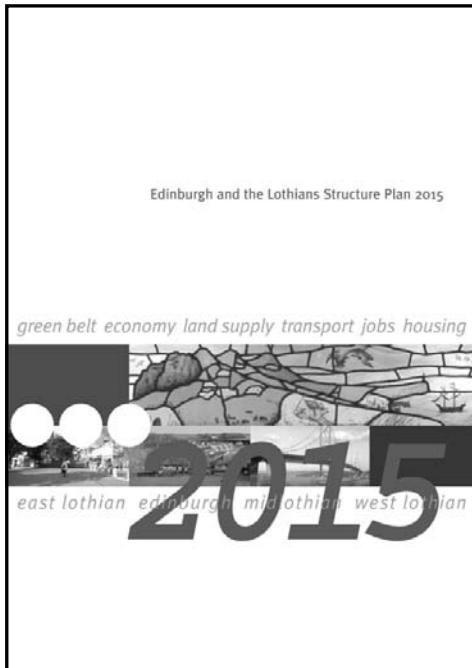
Chapter 2 Strategy

Chapter 2 Strategy

INTRODUCTION

2.1 The local plan takes a balanced approach to accommodating development whilst protecting and enhancing the environment. The strategy seeks to:

- implement the requirements of the Edinburgh & the Lothians Structure Plan 2015 (E&LSP);
- maintain the development momentum that has revitalised West Lothian and continues to attract high quality investment, including economic development, housing, retailing and other service and leisure-based activities;
- promote the principles of sustainable development;
- protect and enhance the natural and built heritage of West Lothian;
- continue to enhance the image of West Lothian to assist in attracting economic investment and improving the quality of life for its residents;
- enhance accessibility to services, jobs, and other activities important to the needs of the community and, in particular, maximise social inclusion;
- secure the widest possible economic and employment base in West Lothian, to provide a range of job opportunities, and avoid dependence on any one employment sector; and
- improve facilities and services to meet the needs of all the community, particularly from the core development area (CDA) proposals brought forward to meet the structure plan requirements.



INFRASTRUCTURE REQUIREMENTS

2.2 The local plan supports a sustained level of growth higher than most parts of Scotland. This has the potential to place stress on the infrastructure required to support development. Fundamental to the strategy is the recognition that where infrastructure improvements are required as a direct result of servicing development, these costs will be borne by developers and not by the local authority.

2.3 Policy HOU 5 of the structure plan makes it clear that the regional development strategy will only be supported where all relevant infrastructure is provided or fully committed. This includes infrastructure identified in the E&LSP Action Plan and site specific requirements identified in local plans. The policy states that planning permission will not be granted where these requirements are not met. The structure plan position on infrastructure delivery is fundamental to the development strategy of the local plan.

2.4 The role of West Lothian as an economic dynamo for Scotland requires national recognition if the aims of this local plan are to be achieved. This recognition must be forthcoming through spending decisions and programmes of the Scottish Government and the capital and revenue programmes of

other national public bodies and infrastructure providers. Key amongst these are the water and drainage services, healthcare providers and the emergency services. Without appropriate levels of funding from these and other agencies, it will not be possible to implement the development strategy successfully.

THE REGIONAL CONTEXT

2.5 The structure plan provides the development framework to which this local plan must conform. It provides policy guidance on most of the topics covered in the local plan. The strategy of the structure plan seeks to encourage a more sustainable pattern of development by:

- maintaining and enhancing economic competitiveness;
- promoting a more inclusive society;
- protecting and enhancing the natural and built environment; and
- integrating land use and transport.

2.6 The structure plan highlights the need to identify land for 18,200 dwellings, region wide, over and above the 57,800 dwellings already identified or anticipated coming forward from windfall sites. The structure plan shows that land for 10,300 units is already identified in West Lothian and it is assumed that 1,000 units will come forward in West Lothian from windfall sites in the structure plan period to 2015. The structure plan requires land for a minimum of 7,000 units to be identified in West Lothian, as the council's contribution to the additional land requirement. It should be noted that the new land allocations include a margin of 8% over calculated requirements to allow for failures in the supply. These new land allocations are to be identified in the three CDAs in West Lothian.

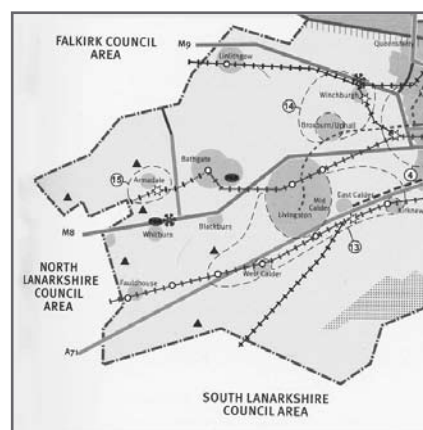
2.7 While the structure plan promotes significant levels of growth in West Lothian, it also identifies Linlithgow and north-west West Lothian as an area of development restraint as a result of infrastructure, landscape and environmental constraints.

MEETING THE NEW STRATEGIC HOUSING LAND REQUIREMENTS TO 2015

2.8 Meeting the new housing requirements is a key driver of the land use policies of this local plan. The structure plan identifies three CDAs as the focus of this growth. The scale of development requires these allocations to be provided as comprehensive development proposals, through masterplanning, and to include a range of land uses and community facilities.

2.9 Policy HOU 3 of the structure plan identifies the scale of development required in the three CDAs in West Lothian as:

- Armadale - 1000 houses minimum;
- Livingston and the Almond Valley - 3000 houses minimum; and
- Winchburgh/East Broxburn/Uphall - 3000 houses minimum.



2.10 These are minimum allocation requirements and the strategy chapter of the structure plan, as narrative to structure plan policy HOU 3, allows these figures to become 2,000, 5,000 and 5,000 houses respectively, allowing for identification of land for up to 12,000 houses, where this is justified in securing the necessary infrastructure, including education. These larger allocations will also serve the period well beyond the structure plan (i.e. beyond 2015) and provide the basis of a longer-term development strategy.

2.11 The allocations identified in the local plan are the maximums in the structure plan: 2,000 in Armadale, 5,000 in Livingston and Almond Valley and 5000 in Winchburgh/East Broxburn/Uphall. There are a number of reasons for promoting the maximum figures. It allows the proper planning of large scale housing and mixed uses developments in a comprehensive manner, providing developers with the best opportunity to meet West Lothian's aspirations for the highest quality of design and layout. It also provides a longer-term vision and certainty for the public about how development affects and integrates with their areas and local communities. Consequently, it allows for the proper engagement of the public and stakeholders in developing and shaping comprehensive masterplans. The scale of development will more readily secure the provision of essential, but costly infrastructure, community facilities and services for new and existing communities. In particular, the levels of growth promoted fit well with the provision of new secondary schools, which will be essential to allow development to proceed.

2.12 Outwith the CDAs, the local plan identifies a number of new housing allocations, accommodating around 3,000 houses, to provide local opportunities where these would support local communities and services, and where acceptable in terms of the environment and infrastructure capacities. These sites are a combination of sites benefiting from planning permission, brownfield opportunities, sites conforming to policies HOU 8 and HOU 9 of the structure plan and sites brought forward through the council's Open Space and Sports Facilities strategies. Accordingly, the complete supply of sites established in this local plan, including the CDA allocations, can accommodate up to 23,410 houses.

BRINGING FORWARD THE CDA ALLOCATIONS

2.13 West Lothian has been successful in promoting the re-use of brownfield sites. The re-development of the former British Leyland site, at Wester Inch in Bathgate, is now underway, whilst one of the most problematic contaminated and derelict sites in Scotland, the former colliery at Polkemmet, Whitburn, is now progressing as an opencast coal and fireclay extraction site as part of the *Heartlands* re-development. Proposals to develop former industrial sites at Lower Bathville in Armadale have also progressed. The local plan brings forward further brownfield sites at Lower Bathville, Armadale and the former Papermill site at Westfield for housing development. Additionally, brownfield land at Albyn and Candleworks, Broxburn and at Drumshoreland, Pumpherston remain allocated for development.

2.14 Apart from the environmental and planning benefits that accrue from developing vacant and derelict brownfield sites, steering development to these locations has also spread regenerative benefits. In areas where developers had previously shown little interest, housebuilding rates have increased significantly during the last 10 - 15 years, reflecting a renewed confidence in towns such as Armadale, Bathgate and Broxburn. The major proposals for *Heartlands* at Polkemmet adds Whitburn to this list.

2.15 Unfortunately, it is not possible to identify significant additional opportunities for brownfield development. Consequently, proportional greenfield land allocations have been identified, as anticipated by the structure plan.

2.16 An important consideration in identifying new land allocations is the ability of a site to yield sufficient housing completions to satisfy the structure plan requirement. Given the substantial housing allocations already identified in both Bathgate and Whitburn, further allocations in either town would not increase the yield in the short to medium term. Therefore, no significant additional land allocations, other than those already committed in previous local plans, are promoted in these towns.

STRATEGIC PRINCIPLES IN IDENTIFYING THE CDA ALLOCATIONS

2.17 The following key objectives were used in identifying the new CDA development areas. These are covered in greater detail in Chapter 7 *The core development areas*:

- protecting areas of special environmental, landscape, biodiversity, visual or heritage value;
- promoting the re-development of the remaining tracts of brownfield, derelict and contaminated land in West Lothian and thereby securing their physical and environmental improvement;
- identifying major allocations in more than one area within a CDA to better achieve the required rates of housing completions;
- spreading and minimising the environmental and transport impacts;
- linking physically major developments to existing public transport networks and infrastructure, or promoting areas which relate to, or help secure, new strategic transport proposals - including the proposed Airdrie-Bathgate rail line, Fastlink (bus), new or expanded rail and bus park-and-ride sites, new rail stations, and longer term tram proposals extending from the west Edinburgh initiatives;
- linking development to the strategic road network, in order to minimise the increase of traffic through local communities and offer opportunities to introduce and enhance express bus service provision;
- selecting areas that offer opportunities to introduce new local and distributor roads, which will serve both existing and new communities, help spread the impact on the road network and lessen impact on local communities;

- capitalising on the major employment areas emerging in west Edinburgh (Newbridge, South Gyle, Edinburgh Airport, Gogarbank);
- capitalising on the growth of Livingston, and building on the success of Kirkton Campus by promoting its further expansion to meet longer-term employment requirements;
- spreading employment opportunities, or accessibility to jobs, to areas that have so far not benefited as much as other areas from the growing local economy; and
 - integrating and securing community benefits from housing, employment and other mixed uses;



2.18 Each of the CDAs achieves these objectives to varying degrees. The local plan establishes the scale and mix of land uses to deliver high quality and comprehensive development schemes. Chapter 7 *The core development areas* identifies the essential infrastructure and service requirements and the responsibilities for provision wherever possible. The aim of the local plan in this respect is to provide the statutory base for developers to prepare masterplans for the CDAs.

THE ECONOMIC PERSPECTIVE - A STRATEGY FOR SUSTAINED GROWTH

2.19 West Lothian offers a major resource in terms of housing and commercial land and it is home to a significant and high value service electronic sector. The area is well located in terms of regional and national transportation and communication networks.

2.20 A main factor in shaping the economic and employment development strategy has been the need to reflect constantly changing global circumstances, and to 're-invent' to ensure the district provides the right conditions to create new jobs. Ensuring the availability of a good choice of development sites is one aspect of providing those conditions.

2.21 The strategy recognises the need to identify sites for new high-technology and service industries, as well as maintaining a supply of sites suited to traditional manufacturing and engineering industries. The employment land supply has been reviewed to ensure this, and to discharge the requirements of the structure plan including identification of new sites in the CDAs. The emphasis is on diversity, by providing a range of sites suitable for a range of businesses.

A STRATEGY TO PROTECT AND ENHANCE THE BUILT AND NATURAL ENVIRONMENT

2.22 Integral to promoting sustained economic growth is the need to protect and enhance the built and natural environment. These objectives complement each other, to provide a healthy and attractive place within which to live and work, as well as invest. On the one hand the quality and design of development must be sustainable, and on the other, the built and natural heritage requires both protecting and enhancing.

2.23 Protection requires the control of development in relation to the quality of the heritage attributes in both town and country. This will be achieved by requiring the quality of any development, whether housing, employment or other uses, to respect environmental quality, or by resisting development where this is necessary. In particular, all CDA proposals must protect local biodiversity, and this will shape the location of development within the CDA masterplan boundaries.

2.24 Development can positively enhance the environment through, for example, remediating brownfield land, removing contamination, or cleaning river courses. Requiring developers to provide advance planting and structural landscaping, improve access to the countryside, and fund improvements to drainage schemes, are examples of ways of integrating development and securing wider community benefits. Consequently, the various strategies contained in this local plan, backed up by policy requirements, all combine to improve the economic, environmental and social well being of West Lothian.

2.24a The Edinburgh & Lothians Structure Plan (2004) (E&LSP) identifies Linlithgow and north west West Lothian as an *area of restraint*. Policies in this local plan reflect this.



THE LOCAL PLAN STRATEGY

2.25 The strategic objectives of this local plan are to:

Conform to the principles of sustainability by:

- a. promoting development in accessible locations which will encourage trips by sustainable modes of travel;
- b. encouraging resource and energy efficient forms of development;
- c. constraining development to within environmental carrying capacity;
- d. promoting good land management;
- e. minimising land and water pollution by adopting best environmental practices; and
- f. encouraging renewable energy technologies which do not prejudice other natural heritage considerations.

Protect and improve the built and natural environment by:

- a. conserving and enhancing green spaces, rivers, the coastline and water features and promoting the principles of biodiversity;
- b. protecting habitats, landscapes, archaeological features and the built heritage from damaging development;
- c. re-habilitating the environment where it has been scarred by previous industrial and development activities;
- d. improving and, where appropriate, managing native and mixed woodlands; and
- e. improving public access to the countryside, coastline and heritage features, in a manner that preserves the quality of those features.

Promote a development strategy that:

- a. identifies housing sites to meet the overall strategic target requirement;
- b. continues the momentum of economic growth by allocating a range of suitable development sites;
- c. diversifies the job base by supporting a range of employment activities (including business, commercial, retailing and tourism);
- d. focuses on regeneration by re-using sites, especially brownfield sites, within settlement boundaries;
- e. avoids coalescence of settlements;
- f. attracts and requires high-quality housing and economic development;
- g. meets the housing needs of all sectors of the community, including the provision of affordable housing; and
- h. secures the infrastructure necessary for development to go ahead.



Adopt transport policies that:

- a. encourage a shift away from car use by promoting less environmentally damaging modes of travel;
- b. complement and integrate the development strategy in order to help secure strategic and local transport policy objectives;
- c. maximise accessibility for all by promoting public transport;
- d. encourage walking and cycling; and
- e. improve road and pedestrian safety.

Adopt land use policies that:

- a. concentrate new housing and employment allocations within the CDAs identified in the structure plan;
- b. continue to promote the regeneration and development of settlements in the west of the district where this helps support local facilities;
- c. maintain policies of restraint in Linlithgow and north-west West Lothian where there is limited infrastructure and community facilities,

and where further large scale development would impact on the town centre and high quality landscapes; and

- d. protect the countryside surrounding the main towns and villages and growth areas, to prevent coalescence and conserve important rural landscapes.

Develop partnerships between West Lothian Council and:

- a. the community, in generating ideas and in promoting public participation, particularly in setting the requirements for and managing the process of co-operation and joint ownership between communities, developers and the council in preparation of the CDA masterplans;
- b. national agencies, central government departments, charitable trusts, funding bodies and others to promote and enhance the natural environment and the built and archaeological heritage;
- c. the development agencies, including Scottish Enterprise Edinburgh and Lothians (SEE&L), Communities Scotland, registered social landlords and other social housing providers, the housebuilding industry, and other developers and investors;
- d. neighbouring local authorities, to implement key strategic planning and transportation policies and proposals that improve accessibility across the Central Belt;
- e. agencies engaged in promoting rural regeneration (such as the Central Scotland Forest Trust); and
- f. key service and infrastructure providers in ensuring the development strategy is realised.

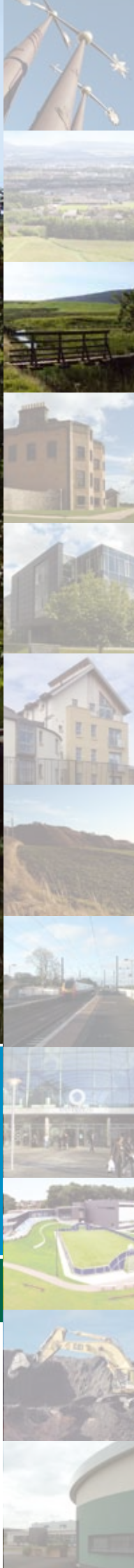
Maintain the pro-active role of West Lothian Council in:

- a. identifying and securing the provision of key services and infrastructure to support development, whether privately or publicly funded, particularly education;
- b. marketing and releasing land in its ownership to help maintain the development momentum; and
- c. co-ordinating with infrastructure providers to ensure timely provision of facilities that serve development needs which are essential requirements to implementing the development strategy.

Provide guidance to developers and others, directly through policies in the local plan or by reference to supplementary guidance, by:

- a. including firm requirements of developers in bringing forward the CDA masterplans, as well as for other development proposals;
- b. identifying the higher expectations now required for good quality design and layouts, conforming to the principles of sustainability; and
- c. providing more detailed development control guidance, where appropriate, and outlining criteria that will be applied when the council determines planning applications.





Chapter 3

The countryside of West Lothian

Chapter 3 The countryside of West Lothian

INTRODUCTION

3.1 The extensive undeveloped rural areas of West Lothian are vital in sustaining the character and image of the district. Their quality, variety and management plays an important part in determining the nature of the countryside through the mosaic of land uses, landscapes and habitats which extend from the Firth of Forth to the Pentland Hills.

3.2 The inter-relationship between town and country and urban and rural life is direct, whether in terms of agricultural or forestry production, in the transport links that affect and serve both, or in terms of the increasing expectations and appreciation that town dwellers have of their rural



surroundings. There is a need, therefore, to ensure that land required to meet development demand is chosen so as not to damage the essential qualities of the countryside.

3.3 There is also a need to ensure that the demand for recreational access to and enjoyment of the countryside is satisfied in a way that retains the very reason that generates that demand in the first place without conflicting with rural economic land uses. As development pressure increases so greater importance needs to be placed on the conservation and enhancement of the countryside. Underpinning this approach is the need to follow

the principles of sustainable development.

3.4 The priorities for rural environmental protection through the planning system are outlined in this chapter. The main elements include protecting the key economic activities essential to the well-being of the rural community and land management at a time when the agricultural economy is in flux, enhancing and promoting the valuable and variable biodiversity and landscape characteristics found within the district and ensuring responsible public recreational access to the countryside.

3.5 There are further subject areas of this local plan that relate to the well-being and vitality of the countryside which are covered in other chapters, particularly Chapter 4 *The built and archaeological heritage* and Chapter 11 *Natural resources waste management and renewable energy*.

NATIONAL CONTEXT

3.6 In June 1992, the UK Government signed up to major international agreements on sustainability, biodiversity and climate change. These continue to form the basis for government policy on the environment. Since then the environment has become a devolved issue for the Scottish Parliament, with separate primary legislation to enact European Directives and its own environmental programme of legislation and policy guidance.

3.7 Conserving and protecting the countryside underpins much of the planning policy guidance and many of the advice notes and circulars issued by the Scottish Government. The principle of sustainability and environmental justice is integral to these documents.

3.8 In February 2005, the Scottish Executive published SPP 15. This focuses on the scope for new development, recognising that parts of the countryside have been environmentally degraded. New housing development in the countryside which supports the rural economy and the principle of sustainable tourism are supported provided the natural and built rural environment is protected and enhanced. The future of rural areas lies in economic diversification linked to strong environmental management. Planning Advice Note 73 *Rural Diversification* (PAN 73) provides advice on development and diversification projects in the countryside, to broaden the economic activity of rural areas.

3.9 Circular 18/1987 *Development Involving Agricultural Land*, encourages the re-use of existing buildings in the countryside to support the diversification of the rural economy. This is endorsed in SPP 15. These recognise that traditional but redundant farm buildings can be restored to provide homes and business accommodation.

3.10 Circular 18/1987, later amended by Circular 25/1994, provides guidance on development involving agricultural land and recognises that there is no longer the same need to maximise agricultural production, or retain land in agricultural use where a better balance of economic development could be achieved by introducing alternative development. Whilst the general requirement to protect prime agricultural land remains, more flexibility is permitted to accommodate new non-residential uses in rural areas if this secures greater economic diversity. One consequence of this, however, is that there needs to be a greater focus on the sustainable use of soils in the future, as a natural resource and as a planning issue in rural development.

3.11 Scottish Planning Policy 3 *Planning for Housing* 2003 (SPP 3), discourages isolated development in the open countryside. However, it also recognises that there may be particular circumstances where some relaxation may be acceptable in cases where such development might safeguard a rural community or local services. This is also endorsed in the Consultative Draft revised SPP 3 *Planning for Housing* published by the Scottish Government in January 2008.

3.12 In January 1999, the Scottish Office issued National Planning Policy Guidance 14 *Natural Heritage*, (NPPG 14) which requires local plans to identify and develop policies to conserve and protect various categories of designated sites and landscapes and to improve public access. Planning Advice Note 60 *Planning for Natural Heritage* (PAN 60) promotes good development and environmental practices.

3.13 The Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity. This also determines

that Scottish Ministers must designate a Scottish Biodiversity Strategy. The Scottish Biodiversity Strategy, *Scotland's Biodiversity: It's in Your Hands*, was published by the Scottish Executive in 2004. In 2005 the Executive published a set of implementation plans to address the implementation of the strategy which local authorities need to respond to.

3.14 Scottish Planning Policy 11 *Open space and physical activity* (SPP 11) provides guidance on promoting access to the countryside, in accordance with the provisions of the Countryside (Scotland) Act 1967, which in turn obliges local authorities to keep open public Rights of Way and provides them with discretionary powers to maintain and provide public paths and enter into access agreements. The Land Reform (Scotland) Act 2003 supplements this in relation to legislation on access and the public right of responsible access to the outdoors, with the development of Core Path Networks being one of its key provisions.

STRUCTURE PLAN CONTEXT

3.15 The *Edinburgh and the Lothian Structure Plan 2015* (E&LSP) provides for the development needs of Edinburgh and the Lothians in accordance with the principle of sustainable development, whilst maintaining and enhancing the environmental heritage which underpins the quality of life in the region. The structure plan policy framework aims to achieve a more sustainable pattern of development within which the key elements of the natural and built environment can be protected and enhanced. The structure plan, therefore, requires the protection from development of international, national, regional and local natural heritage designations (policy ENV 1). It also requires local plans to define flora and fauna of local importance, as identified in the *West Lothian Local Biodiversity Action Plan*, for protection and enhancement. Policies that take into account the coast (ENV 5), water management and flooding (ENV 12), and landscape designations (ENV 4) are also required to reflect strategic requirements.

STRATEGY

3.16 For the countryside of West Lothian, the local plan seeks to:

- conserve and improve the natural environment, green spaces and biodiversity;
- protect and sustain the use of soils as a natural resource;
- work in partnership with other agencies to promote and enhance the natural environment;
- promote sustainable methods of land and landscape management;
- protect, improve and replenish good quality woodlands and, in particular, native woodlands through the development of Forest Habitat Networks;
- protect valuable habitats and landscapes from development activities;
- improve public recreational access to the countryside in a manner that preserves the quality of the rural environment;

- promote acceptable proposals for economic uses in the countryside in appropriate locations;
- respond to the consequences of climate change such as flooding through necessary control measures; and
- raise public awareness about the countryside and the need for its protection.

POLICIES

Biodiversity, conservation and enhancement

General

3.17 The basis of nature conservation planning policies remain focused on the statutory sites designated, or classified by Scottish Ministers, or by Scottish Natural Heritage (SNH), and locally important wildlife and earth science sites of non-statutory status, identified in partnership with voluntary conservation bodies.

3.18 The Forth Estuary is a Special Protection Area under EU legislation. Blawhorn Moss near Blackridge and Craigengar in the Pentland Hills are Special Areas of Conservation. In addition, the EU Habitat Directive places a statutory duty on planning authorities in relation to development that adversely affects the habitats listed in Annex I of the Directive, or the species listed in the Birds Directive Annex 1 or Habitats Directive Annex II. Currently, there are no sites in West Lothian designated under the Ramsar Convention on Wetlands of International Importance.

3.19 Seventeen Sites of Special Scientific Interest (SSSIs), which represent the best habitat types of their kind in West Lothian, make up the range of statutory sites that require protection from development, including their settings. Blawhorn Moss is also a National Nature Reserve. The Scottish Wildlife Trust (SWT) has established six nature reserves. Some are also SSSIs, but all are important in terms of nature conservation in West Lothian. Designated sites are listed in Appendix 3.1 and shown on the proposals map.

3.20 The system of identifying non-statutory wildlife sites of local importance, as developed by the Scottish Wildlife Trust, is under review by SNH and national guidance is awaited. In the interim, the current list of confirmed sites is given in Appendix 3.2. Five earth-science sites of local importance, called Regionally Important Geological Sites (RIGS), are also included but the council is committed to producing a geodiversity plan to address the planning and conservation needs of geology and geomorphology.

3.21 Any proposal that requires planning permission which affects the integrity, or quality of any designated site will be subject to particular scrutiny. There is a presumption against development which could affect any such designated site and, in determining such planning applications, the council will base its assessment on the precautionary principle where there is uncertainty of the environmental impact.



3.22 The protection of designated and local sites through planning policy will not ensure their long-term conservation since sustained management is often essential. The statutory and voluntary sectors are, therefore, encouraged to assist landowners through advice, guidance and the promotion of grants. The council will assist in this through strategic initiatives, working through partnerships and in co-operation with other agencies, and, where possible, through financial assistance.

Local Biodiversity Action Plan

3.23 The *West Lothian Local Biodiversity Action Plan* (LBAP) responds to the government's commitment to the *Convention on Biological Diversity 1992*, which encourages local authorities to take a lead through initiating partnership action programmes. The council adopted its first plan in 1998. This was updated in 2004. Biodiversity action planning promotes and implements good practice and management needs to benefit the whole spectrum of habitats and the wildlife, both in town and country. Five year action plans for farmland, rivers and streams, lowland raised bogs and woodlands have been developed.



3.24 The Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity as far as is consistent with the proper exercise of their functions. It also requires Ministers to publish a Scottish Biodiversity Strategy. This was published in 2004 and the West Lothian LBAP will contribute to the implementation plans published by the Scottish Executive in 2005.

3.25 The LBAP addresses nature conservation and enhancement by concentrating on priority species and strategic habitats identified in West Lothian, including the creation of new areas to sustain and enhance the variety and diversity of wildlife. Wildlife interests, in the rural and urban environments, will be accorded a high priority in all matters of land management, improvement and development. Further action programmes will be developed through habitat and land use plans. Ways of influencing and implementing the enhancement of biodiversity will be developed across all service areas of the council. Opportunities for the designation of Local Nature Reserves will be investigated, such as at Easter Inch Moss and Seafeld Law.

3.26 Developers should refer to the current LBAP for the up to date list of the key priority species and habitats. This will be used for both assessing development proposals and planning land management proposals. The LBAP also includes a list of local habitat indicator species which provides guidance for habitat creation through landscape provision associated with development and in other land use management decisions.

3.27 The protection and management of peatlands, of which West Lothian has a broad representation, raises significant environmental concerns. The safeguarding of sites and minimising of land use changes which directly and

indirectly affect their integrity, and their restoration and management, will be the subject of advice and guidance in consultation with Scottish Natural Heritage and the Scottish Wildlife Trust.

Policy ENV 1

The local plan fully endorses the *West Lothian Local Biodiversity Action Plan* which will:

- a. be implemented, monitored and updated as appropriate in partnership with other agencies and organisations; and
- b. through the planning process and by encouraging good practice and responsibility for biodiversity conservation, seek sustained benefits from land use and through land management decisions, in accordance with the duty on all public bodies to further the conservation of biodiversity.

Policy ENV 2

There is a presumption against development that will put at risk habitats and key priority species identified in the *West Lothian Local Biodiversity Action Plan*.

Policy ENV 3

Development proposals within or affecting areas classified as existing or candidate sites of international importance, under European Directives (Special Areas of Conservation and Special Protection Areas), or affecting the habitats and species listed in the Habitat Directives Annexes I and II and Birds Directive Annex 1, will not be permitted unless it can be ascertained that it will not adversely affect the integrity of a Natura 2000 site, or

- a. there are no alternative solutions; and
- b. there are imperative reasons, of over-riding national public interest, including those of a social or economic nature, to allow development.

Policy ENV 4

Development proposals within, or affecting areas classified as sites of national importance, including National Nature Reserves and Sites of Special Scientific Interest, will not be permitted unless it can be demonstrated that:

- a. it will not compromise the objectives or integrity of the designation; or
- b. there is an overriding national public interest that outweighs the designation interest.

Policy ENV 5

There is a presumption against development affecting areas of regional or local importance, or their settings, unless it can be clearly shown that the objectives and integrity of the area will not be compromised or that the social or economic benefits to be gained from the development outweigh the conservation interest of the site. In addition, measures require to be included with such development to show that the conservation interest of a designated area has been safeguarded, enhanced and sustained, insofar as is possible.

Designations are: Local Nature Reserves (LNR), Wildlife Sites (WS), peatland and Regionally Important Geological Sites (RIGS).

Policy ENV 6

Any planning application that proposes development which could affect the areas subject to policies ENV 3, ENV 4 and ENV 5 will require an appropriate level of environmental or biodiversity assessment. The need for an Environmental Impact Assessment will be considered against the Environmental Impact Assessment (Scotland) Regulations 1999 and an appropriate assessment under the Conservation (Natural Habitats, & c.) Regulations 1994 as amended.

Agricultural land

Prime agricultural land and the sustainable re-use of soils



3.28 As an irreplaceable natural resource, the conservation of prime quality soils and productive agricultural land (Macaulay Land Use Classes 1, 2 and 3.1) merits general protection from development. Circular 18/1987 presumes against development on such prime land, but notification regulations no longer require consultation with the Scottish Government on development proposals affecting such land where this is contrary to an adopted local plan.

3.29 It has not been possible in this local plan to accommodate all the strategic land allocations brought forward to satisfy the requirements of the E&LSP without using greenfield sites. The *West Lothian Soil Sustainability Report 2004* addressed this issue and identified a procedure for soil management and sustainability. The council will ensure that every effort is taken to conserve top-soils and planning conditions will be applied to secure this objective on all greenfield sites over 1 ha in area.

Policy ENV 7

Development will not be permitted which results in the permanent loss of prime agricultural land unless:

- a. there is an overwhelming locational need; and
- b. there is a proven lack of development sites elsewhere.

Policy ENV 8

On all greenfield development sites over 1 ha an assessment of soils will be required in relation to their sustainable re-use for landscape, habitat creation and open space provision and for their capacity to absorb water. Soil sustainability plans will include soil identification for after-use purposes, top-soil handling, site restoration, open space drainage and post-development monitoring.

Areas of Special Agricultural Importance

3.30 The best farmland in West Lothian lies in the coastal lowland fringe and the eastern sector of the district. It is intensively farmed in large units and is highly productive. However, these areas are also close to urban settlements, motorways and the airport, so are vulnerable to pressures for developments. The adverse effect of such developments in terms of visual impact, settlement coalescence, traffic generation, loss of top-quality farmland and biodiversity could be significant.

3.31 To provide additional protection for these areas they are designated as Areas of Special Agricultural Importance, within which large-scale developments will be discouraged, unless overwhelmingly proven to be in the public interest. Only minor proposals related to agriculture and farm diversification would normally be accepted.

Policy ENV 9

Various intensively farmed, high-quality agricultural areas, within the eastern part of West Lothian, are designated as Areas of Special Agricultural Importance. These areas are shown on the proposals map. Within these areas there will be a presumption against large-scale development unless justified for strategic reasons.

Woodlands and forestry

General

3.32 The wooded landscape of West Lothian is diverse. Very few semi-natural native woodlands remain and those that do occupy the river valleys where the pressures of agricultural intensification and development have been minimal. Otherwise, the woodland features in the landscape are of parkland, woodland policies and shelterbelt planting origin.

3.33 There are extensive commercially planted coniferous forests on the previously open moorlands to the west and south of West Lothian. These will provide a sustainable resource in the future, through restructuring, to provide new recreation and biodiversity opportunities, as well as timber, in accord with the *Scottish Forestry Strategy (2000)*. It is expected that there will be a strategic overview of these opportunities. Around Fauldhouse, in particular, where integrated landscape, biodiversity and access planning is required, the co-operation of land owners, developers and the community is needed to respond to the various development pressures on the surrounding countryside. Given the prominence of wind farms, landfill and quarrying in the local landscape, there is a need to secure community benefits and joined-up environmental improvements, which integrate with the existing forestry cover.



3.34 A feature of much of the farm woodland of West Lothian is a lack of sustainability through management and renewal. Over-mature and unmanaged shelterbelts and woodlands still dominate the countryside. It is, therefore, important that new grant aid opportunities are promoted to

address this, in addition to new planting, as an important contribution to the Central Scotland Forest initiative.



3.35 Land use and agricultural practices have continually changed and, through the gradual reform of the Common Agricultural Policy, further changes must be anticipated, creating both opportunities and threats to the wooded landscape that is characteristic of West Lothian. Under the consultation procedure operated by the Forestry Commission, the council will seek to influence planting proposals according to strategic, recreational and natural heritage factors, to integrate woodland proposals within the local landscape, particularly within Areas of Great Landscape Value, and achieve sustainable environmental benefits.

Communities will be consulted on planting and felling proposals that impinge upon their environment. The establishment of community woodlands for recreation and amenity through Forestry Commission grant funding will be supported.

3.36 The creation of Forest Habitat Networks, building on the remnants of semi-natural native woodlands in the Hopetoun and River Almond Valley areas, will be an important planning objective implemented through the landscape frameworks of future core development areas (see Chapter 7 *The core development areas*). The objective will also be extended to the River Avon locality in association with the River Avon Heritage Trail being developed with Falkirk Council and the Central Scotland Forest Trust.

Policy ENV 10

The Central Scotland Forest initiative is supported. Planning controls and other mechanisms, such as the *West Lothian Local Biodiversity Action Plan*, will be used to promote and implement woodland planting and sustainable management where they do not conflict with species and habitat protection. The priority areas will be along strategic road corridors and in areas of development restraint and landscape protection included in policies ENV 19 to ENV 21. New planting should be planned and designed to meet the criteria for the establishment of Forest Habitat Networks.

Policy ENV 11

There will be a presumption against development affecting woodlands and trees unless there is a proven locational need and where a sustainable environmental gain through replacement and additional tree planting appropriate to the area is provided.

Policy ENV 12

In accordance with the *West Lothian Local Biodiversity Action Plan*, woodland planting and the sustainable management of existing woodlands and groups of trees, will be required for development proposals in the countryside which are acceptable in planning terms.

Policy ENV 13

New woodlands for community use, and planting for bio-fuels will be supported, where there is landscape and design integration, biodiversity enhancement and multi-use benefits including, where appropriate, public recreational access, particularly near to communities.

The protection of trees and Tree Preservation Orders

3.37 The sustainability of the existing tree cover of West Lothian is a priority. Trees provide wildlife habitat, improve atmospheric quality, enhance settings and provide noise and visual screening. They are especially valuable within urban areas, as buffer zones, defining settlement boundaries and adding visual interest and distinctiveness to townscapes. The designation of conservation area status automatically allows the control of any works to trees within the designated area.

3.38 The council will encourage the incorporation of existing trees within development proposals. Where removal is central to the proposal, their replacement on, or near the site will be required. Developers should be aware of British Standards 5837:2005 *Trees in Relation to Construction* when preparing and submitting development proposals. Where the impact of development proposals on existing trees is an issue, the council will require the submission of a detailed tree survey prepared by an independent arboriculturalist, or urban forester, with a planning application. Recommended arboricultural work arising as a result of a tree survey, involving the removal or pruning of trees, must be agreed with the council and, following approval, be undertaken in accordance with British Standards 3998:1989 *Recommendations for Tree Work*.

3.39 Protection of trees of particular merit will continue through the use of tree preservation orders (TPOs). Developers should consult the council on whether a proposed development would affect or impinge on a TPO. The locations of TPOs in force as at 19 April 2005 are shown on the proposals map. Other means of protecting trees will also be sought, such as management agreements with landowners or developers, the use of planning conditions and through the preparation of development briefs. The council will maintain a public register of TPOs which will be regularly updated. Developers should consult this prior to submitting planning applications as new entries could be added to the list at any time.

Policy ENV 14

Development will not be permitted that would damage or destroy trees protected by a tree preservation order, or which are within a conservation area, or which have particular local amenity, or nature conservation value.

Where the council considers trees to be of particular merit and these are under threat, it will promote a tree preservation order.

The Forth estuary and rivers

Partnership and management

3.40 West Lothian has a coastline of only 5.5 km, though the mud flats at Blackness are particularly important as a refuge and feeding ground for wading birds and wildfowl and form part of the Forth Estuary Special Protection Area. Climate change and predicted rises in sea level is a factor which, in time, will impact on the tidal areas and on the coastline. The council is a member of the Forth Estuary Forum which consists of local authorities, a



wide partnership of statutory and voluntary bodies and the main land and estuarial users. The council supports the objectives of the forum's sustainable development plan, published in 1999, which covers the tidal waters of the Forth, and the concept of coastal zone management.

3.41 The interpretation of the EU Water Framework Directive into primary legislation, through the Water Environment and Water Services (Scotland) Act 2003, places a greater responsibility on planning authorities to work with the Scottish Environment Protection Agency (SEPA) to improve river water quality to meet high ecological status standards. The council will play an active role in river basin management planning alongside other statutory bodies. In partnership with North Lanarkshire and the City of Edinburgh Councils, the council is already committed to the integrated management of the catchment area of the River Almond. This is achieved through the management plan launched in 1998 to improve water quality, habitat value and public amenity. The council is also working with adjacent authorities to improve the Water of Leith and enhance the landscape and recreational value of the River Avon valley. In addition, the council will work with SEPA and Historic Scotland to prepare and implement a catchment management plan for Linlithgow Loch which, because of high nutrient inputs, has become polluted.

3.42 The council is working with others to protect the ecological and landscape values of the river corridors through a *Rivers and Streams Habitat Action Plan* (1999) as part of the LBAP process. As planning authority, the council is able to protect its rivers from the impact of development whilst, at the same time, promote recreational access where this is environmentally and ecologically compatible. A working partnership with SEPA will be important

to address the new legislative requirement leading to the targets set by the Water Framework Directive.



3.43 The improvement of river water quality requires best management practice in treating urban water drainage and mine water effluent, the management of riparian corridors and the prevention of watercourse culverting. Environmental initiatives such as the community and partnership led projects on the White Burn, Whitburn and the Dedridge Burn, Livingston, are examples of what can be done. However, the council cannot work in isolation and will be seeking to develop further working

partnerships and initiatives to contribute to the objectives. The council's partnership with the Coal Authority in its pre-emptive action to prevent major pollution of the River Almond by mine water from Polkemmet Mine has been of particular importance.

3.44 The role of Sustainable Urban Drainage Systems (SUDS) in managing localised flooding will be a key requirement of development schemes. Above ground designs will also need to address their biodiversity habitat and landscape creation opportunities. It may be acceptable for the above ground sustainable drainage structure to form part of the overall open space provision according to the technique being adopted. Chapter 12 *Implementation* includes

the policy guidance the council pursues in support of the principles attached to SUDS. These will be rigorously applied to the Core Development Areas (CDAs) as well as other development proposals in urban and rural areas. The council provides best practice guidance on SUDS within the supplementary planning guidance (SPG) *West Lothian flood risk and drainage* which was approved by the council in April 2008.

Policy ENV 15

Support is given to the sustainable development plan for the Forth Estuary and to the implementation of the Integrated Catchment Management Plan for the River Almond.

Developers will be required to contribute to the protection and restoration of watercourses, subject to such contributions meeting the criteria in SODD Circular 12/1996 on Planning Agreements.

Policy ENV15a

The council will work in partnership with SEPA and other stakeholders during the plan period towards the implementation of the Water Framework Directive in the West Lothian Council area. In the absence of more detailed guidance provided by River Basin Management Plans, to be prepared by SEPA, the council will exercise a presumption against development which could result in the deterioration of a water body below the status required by the Directive.

Policy ENV 16

In assessing Sustainable Urban Drainage Systems the council will wish to ensure that opportunities for biodiversity habitat and landscape creation have been addressed by developers.

For large sites, comprehensive and integrated schemes, using wetlands for both water treatment and flood management, will be a planning requirement. Their design will take into account their value as biodiversity and landscape features.

Union Canal

3.45 The Millennium Link Project, promoted by British Waterways, re-opened the full length of the Union Canal through West Lothian for navigation. This will facilitate the development and expansion of recreational access from Edinburgh to Glasgow with the Falkirk Wheel providing the link to the Forth and Clyde Canal.

3.46 The re-opening of the canal, coupled with localised improvements made over its length, offers a unique opportunity to promote and realise recreation, tourist and economic benefits in West Lothian, though this will require further new investment, partnership working and promotion. There are now opportunities to capitalise on the environmental and historic setting that the canal offers. Within the urban areas there are a number of canal side development opportunities which can take advantage of this setting and provide environmental improvements, bringing brownfield land back into use. Opportunities may arise in Broxburn and Winchburgh, where there are specific site opportunities, and, to a more limited extent, in Linlithgow.



3.47 Given the development costs associated with a number of the sites where the potential for new and/or enhanced canal related facilities exists, a variety of uses would be considered in urban areas including businesses, housing, retail, restaurants, pubs and other leisure and recreational uses. British Waterways is currently preparing a strategy for the canal and the council will have regard to this in the determination of planning applications.

3.48 Key opportunities for canal related facilities arise at the Albyn and Candleworks sites, on the north side of the canal, in Broxburn. These sites are allocated for mixed use in policy CDA 8. Similarly, the site of the former claypit, on the east side of the canal in Winchburgh, offers mixed-use potential (see policy CDA 8).



3.49 Mixed uses and any new or enhanced canal related facilities at Winchburgh and East Broxburn must be well integrated with the core development area proposals. This should be secured through the preparation of masterplans (see paragraphs 7.42 and 7.43).

3.49a Proposals fringing a settlement boundary may be acceptable where they include uses appropriate to the setting of the site, and which enhance the landscape and wildlife habitats and meet traffic criteria. Such appropriately scaled opportunities may arise in Linlithgow where the canal enters the town in the Clarendon area. The council will prepare development briefs, where appropriate, as opportunities arise, to ensure that the leisure, recreational and development potential is maximised but, in a manner compatible with the canal's status as a Scheduled Monument (see Chapter 4 *The built and archaeological heritage*).

3.50 There is a need to sustain the natural and built heritage of the canal within its primarily rural setting. Its importance as a wildlife corridor necessitates a balance between recreational use and its biodiversity. The council will, therefore, support British Waterways in the production of a biodiversity action plan for the canal. Particular built features, such as bridges and basins, and their settings, will also be protected.

3.51 Access links for pedestrians and cyclists will be created that integrate the canal into the countryside cycleway/footpath network of West Lothian. Links with the recreational facilities at Almondell and Beecraigs Country Parks, the River Avon Heritage Trail, the National Cycle Network Route 75, the Round the Forth Route 76, and the River Almond will also be pursued. The recreational use of the waterway will be promoted in partnership with others.



Policy ENV 17

Conservation, recreational and economic proposals associated with the Union Canal will be supported, especially at Linlithgow, Broxburn and Winchburgh, provided they sustain and enhance the natural and built heritage of the canal in its setting, and comply with local plan policies and development briefs which have been approved by the council.

Development will not be permitted that impedes the unrestricted continuity of navigation of the canal at any point over its length through West Lothian.

Policy ENV 18

The council will seek to integrate the canal within its future core path network of footpaths and cycle paths, and work with others to promote its recreational value.

Landscape protection

3.52 The landscape character of West Lothian has been reviewed by Scottish Natural Heritage (SNH) as part of a national programme of landscape assessment (1998). Scottish Natural Heritage and Historic Scotland have published guidance in 2005 to assist local authorities in future reviews of designated landscapes. The council will undertake a review of Areas of Great Landscape Value during the plan period.

3.53 There are currently 12 areas in West Lothian (51% of its area) that have been designated for special landscape protection. Scottish Natural Heritage and Historic Scotland published guidance in 2005 to assist local authorities in future reviews of designated landscapes. The council will undertake a review of Areas of Great Landscape Value (AGLVs) during the plan period. For planning policy purposes, these designations will be maintained in the interim. The AGLV are described below and are shown on the proposals map.



Areas of Great Landscape Value

3.54 Areas of Great Landscape Value are designated because of their special landscape character and visual appearance. Development within an AGLV requires to be strictly regulated to prevent the reduction in the qualities for which the area was designated. Similarly, development close to an AGLV which may affect its setting, when viewed from key vantage points, requires equally careful assessment. Where development is proposed that affects the appearance or character of an AGLV, or its setting, the proposal is unlikely to be acceptable. All proposals will be subject to rigorous scrutiny of their visual and physical intrusiveness and threat to landscape quality, especially on skylines and at valley margins.

3.55 The council will promote further woodland planting where appropriate and in character with the AGLV, the management and enhancement of natural and built features and practical conservation measures. The landscape importance of the Bathgate Hills and the Pentland Hills, in particular, will be considered in relation to their recreational value.

3.56 Development within an AGLV will generally be resisted. Small-scale rural developments may be acceptable where they are shown to be essential for the operation of an activity which itself is appropriate to the countryside. These considerations also apply to developments affecting the setting of the AGLV. There are six AGLVs designated in West Lothian.



a) *Bathgate Hills and River Avon Valley*

3.57 The area of the Bathgate Hills is a rich mixture of farmland, woods and small volcanic outcrops rising to 300m. It is one of the most attractive, and accessible, parts of West Lothian, with extensive views outwards and an internal landscape enriched by landform and land use. Included in the designation is the steep, meandering, wooded valley of the River Avon extending from the former railway viaduct crossing the river at Westfield, to the Linlithgow town boundary at Avontoun. To the south-east, Dechmont Law, although within the town boundary of Livingston, is included as an integral part of the Area of Great Landscape Value.

b) *Forth Shore*

3.58 The Forth shore is small in extent and is mainly covered by the managed woodlands of the Hopetoun Estate. The designated area includes the shore of the Forth between Blackness and South Queensferry and the setting of several historic buildings.

c) *Airngath Hill*



3.59 Airngath Hill lies immediately to the north of Linlithgow. It forms an attractive backdrop to the loch and the town and for this reason is a sensitive area. It is typified by wooded roadsides and includes the policies of the Grange. The area abuts the Bo'ness Green Belt in the administrative area of Falkirk Council to the north.

d) *Blackridge Heights*

3.60 This area of countryside comprises a dramatic expanse of open sweeping moorland and forests. Features include Blawhorn Moss, a site of considerable nature conservation value, and Eastcraigs Hill, which forms a rugged and dramatic backdrop to Blackridge. The area includes areas of attractive policy woodland on its fringes and extensive forestry planting in its core area. It extends northwards to the River Avon where it adjoins an AGLV within the Falkirk Council area. The area is relatively unspoiled and the only permanent intrusions into the Heights are the Gowanbank gas compressor station, which has been well absorbed into a wooded landscape, and the Eastcraigs water tank complex.



e) *Almond and Linhouse Valleys*

3.61 The Almond and Linhouse Valleys comprise some of the most picturesque stretches of wooded river valley in Central Scotland. They are made all the more valuable and, indeed, vulnerable by the proximity of a large population centre in Livingston. They also serve to provide a green space within Livingston and between Mid Calder and East Calder.

f) *Pentland Hills*

3.62 The Pentland Hills Area of Great Landscape Value extends from Edinburgh and Midlothian into West Lothian. Here, the north-western slopes of the hills are open and widely visible over long distances from many vantage points in West Lothian and beyond. Generally, the landscape is affected by man's influence, especially over the last two centuries, with sheep grazing now predominating on the upper slopes and agriculture and pockets of woodland and shelterbelts on the better quality lower land which provide the setting of Harperigg Reservoir, an important element in the sweeping landscape. The character of the area is particularly vulnerable to intrusions within the landscape setting of the AGLV.

Policy ENV 19

Within the six AGLVs shown on the proposals map there is a presumption against development which would undermine the landscape and visual qualities for which the areas were designated.

Policy ENV 20

Development proposals outwith an AGLV which would affect its setting from important viewpoints will be subject to detailed visual appraisal and will not be supported if it adversely affects the designated area.

Areas of Special Landscape Control

3.63 There are a further six areas which are landscapes of character and of local importance. Intrusive development within them would be incongruous and inappropriate. In all cases there is potential for environmental enhancement. These are designated as Areas of Special Landscape Control (as listed below), and are shown on the proposals maps.

- a) *The Breich Valley*: consists of contrasting narrow glens and wider open valleys linking the former mining villages of Fauldhouse, Longridge, Breich, Stoneyburn/Bents, Addiewell/Loganlea and the Westwood/Oakbank area.
- b) *Levenseat, South Fauldhouse*: the most prominent summit of the Gladsmuir Hills and its setting, which forms an impressive southern backdrop to Fauldhouse. Surrounded on three sides by forestry and the subject of extensive mineral workings, it is an accessible landmark offering sweeping views of the surrounding area.
- c) *The River Almond*: from the upper reaches at Greenrigg, through Polkemmet Country Park, Whitburn, Livingston, Almondell and Calderwood Country Parks and Mid Calder, the Almond Valley provides contrast to the mostly urbanised landscape through which it flows.



- d) *Livingston*: the framework of *greenway* routes, including the River Almond, Bellsquarry Plantation, North Wood, Wilderness Plantation, Murieston Water, the Murieston Trail, and Livingston Old Wood and Eliburn Reservoir, are of considerable importance for their wildlife and amenity value.
- e) *Boghead House Policies, Bathgate*: the mature woodland policies of the former Boghead House to the west of Bathgate create an attractive edge to the town and, despite overhead power lines, provide a pleasant aspect from the A801. The area includes Half Loaf Pond, a local landmark and wildlife site north of Inchcross.
- f) *Barbauchlaw Glen, Armadale*: an attractive, well-wooded, meandering glen within the western approach to Armadale from Blackridge, which provides a well-hidden walkway on the fringe of the town.

Policy ENV 21

The council will protect the six Areas of Special Landscape Control shown on the proposals map from intrusive development in order to retain their landscape character.

The council will promote opportunities to enhance the six Areas of Special Landscape Control and their accessibility to the public for recreational and educational purposes in a manner that does not undermine their landscape character and biodiversity value.

Countryside Belts

Livingston

3.64 A Countryside Belt is designated around Livingston to prevent coalescence with other settlements. As a development control policy it protects agricultural land, forestry and land of natural heritage value from development. Substantial areas within the Countryside Belt at Easter Inch Moss, Cousland Wood and Seafield Law are in public ownership. Public access and recreation will be promoted in these areas, focused on the Edinburgh-Glasgow National Cycle Route 75. Landscape and wildlife habitat will be enhanced.

3.64a The Countryside Belt has been extended to the east and west of Livingston as a result of bringing forward the West Livingston/Mossend and Calderwood CDA proposals.

Bathgate/Whitburn

3.65 The predominantly rural area between Bathgate, Whitburn, Armadale and Blackburn is potentially vulnerable to urban sprawl and inappropriate rural development. It is desirable to protect the individual character of each community by avoiding physical coalescence and enhancing their countryside settings. The boundary of the Countryside Belt in this location has been adjusted as a result of bringing forward major new housing allocations at Armadale.

3.66 A Countryside Belt is designated between Winchburgh and Broxburn to prevent the coalescence of these settlements. The landscape integrity of the area and the provision of community woodlands and recreational access will be important management objectives linked to the setting and amenity value of Greendykes Bing. The potential for a Heritage Park exists in this location (see paragraph 7.80).

Policy ENV 22

Countryside Belts are designated at Livingston, Bathgate/Whitburn and Winchburgh/Broxburn as shown on the proposals map.

Opportunities to protect and enhance the landscape of these Countryside Belts will be sought and encouraged as part of the Central Scotland Forest initiative through woodland planting and managed access.

Policy ENV 23

Within the Countryside Belts, development that will lead to coalescence between settlements and for which there is no specific locational need will be resisted. Proposals that would result in sporadic development, or the expansion of existing clusters of houses and for which there is no specific locational need, will be similarly resisted.

Road corridors

3.67 Priority will be given to the visual improvement of the main road corridors that run through West Lothian, since their appearance is a factor in conditioning the public image and perception of the area. The main approaches to towns and villages are especially important and care must be taken to prevent unsightly development in these corridors. In some cases, judicious planting, screening or other environmental improvements could enhance views from the M8 or M9. In partnership with others, the council will promote landscape enhancement projects on strategic road corridors. This will be particularly important for the CDAs. Projects will be implemented as resources permit with priority given to areas where improvements will enhance prospects of development.

Policy ENV 24

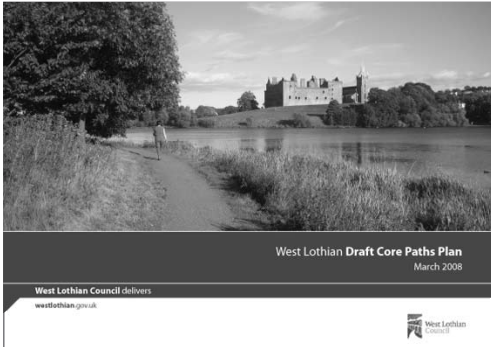
The M8, M9, A89, A7066, A706, A70, A71 and A801 and railway lines are key transport corridors in West Lothian. Development which is visually intrusive and impairs the appearance of the countryside, outwith urban areas will be resisted. The advertising of goods and services visible from these corridors is not supported.

Access to the countryside

3.68 There is a general lack of recognised means of recreational access to the countryside from West Lothian's towns and villages and in more open rural areas, to meet present-day needs. As the population grows, pressures for public access increases, with consequential problems for land managers. Paths are invaluable in providing



opportunities for access to the urban fringe and the countryside. They are also helpful in minimising conflict between recreational and other rural land users. The provision of safe and accessible routes is part of the council's commitment to encourage more people to walk and to take exercise under its *Health Enhancing Physical Activity Strategy* (2003). To assist the council, the West Lothian Access Forum was established in 1998 to provide advice and guidance on access issues, including walking, cycling, horseriding and for people with disabilities. The Forum comprises representatives of statutory and non-statutory organisations and land managers.



3.69 A *Countryside Access Strategy* has been developed by the forum which, after public consultation, was adopted by the council in 2000. The strategy identifies the different levels of provision, demand and need across the district, as well as steps to implement priorities and proposals. It assists the council in its response to the legislation on public access and the delivery of a Core Path Network (CPN) to meet actual needs.

3.70 The Land Reform (Scotland) Act 2003 enacted on 9 February 2005 gives new duties to local authorities in the provision and management of access to the outdoors. The act establishes access rights provided these are used in a responsible way as defined in the *Scottish Outdoor Access Code*. It also requires the establishment of a CPN, by the council, within three years of its enactment. It has been the subject of extensive public consultation and a formal adoption



process. To meet these duties the council will work closely with land managers to establish the CPN. In so doing, it will create linked path networks and increase access opportunities, while reducing conflict around the main settlements in the district. The identification of safe routes will also be important. Communities will be encouraged to become actively involved in the planning and development of the CPN. Rights of Way will continue to be protected and will be signposted where appropriate. The council produced a *Draft Core Path Plan* in March 2008 which has been subject to formal public consultation.

3.71 The council will ensure that all users are taken into account in the development of the CPN. Priority will be given to promoting established networks on public land, in woodlands and forests, on lowland crofting developments and those provided by agreement on private land. The CPN may include some existing Rights of Way.

3.72 Walking, cycling and horse riding along rural main roads and country lanes can be hazardous and unpleasant. Where opportunities arise, and where CPN routes cross roads, the council will consider reducing traffic speeds to make them safer. Where this is not possible, subject to resources, multi-use paths will be permitted, or created alongside roads, or within adjoining fields. This will be implemented, according to available resources and priorities. Horse riding may be appropriate on some paths in the path network, but it will not

be promoted on paths such as the Union Canal towpath which are unsuitable for riding.

Policy ENV 25

The council is undertaking community and land owner consultations to establish a Core Path Network as required under the Land Reform (Scotland) Act 2003 and will seek opportunities through development proposals to enhance public recreational access and links with the Core Path Network.

Policy ENV 26

Asserted and vindicated rights of way will be protected and, by agreement with landowners, the council will signpost these and other paths. The council will promote recreational access to the countryside by the publication of district and local network access maps, its web site and by other means.

Policy ENV 27

The council will introduce a programme to construct multi-use paths in agreement with landowners and on its own land holdings and will work with others to create and safeguard new routes through access funding and through new development. It will promote the following proposals as outlined in the *Countryside Access Strategy*, for implementation as resources permit, to improve access to the countryside through and from settlements:

- access to and from the Union Canal;
- links from the Millennium Cycleway (NCR 75);
- links to the developing Round the Forth Route (NCR 76);
- access to the Bathgate Hills;
- Almond and Breich Valley Walkway Paths;
- Limefield Glen Walkway;
- Armadale and Bathgate Round the Town Walks;
- Avon Valley Heritage Trail;
- Avon Valley Heritage Trail link to Westfield and Armadale;
- Linhouse Valley to the Pentlands (via Almondell and Calder Wood Country Parks);
- Murieston Trail;
- A89 Cycle Route between Newbridge and Whitburn;
- long distance strategic routes in association with neighbouring councils;
- community footpath networks; and
- short and measured health paths in and around settlements.

The council will also seek to establish new links and path networks on private land through woodland planting proposals under the Forestry Commission's Scottish Forestry Grant Scheme, in forest restructuring plans submitted to the Commission, through CDA proposals and through opportunities provided by other planning proposals, where justified.



Policy ENV 28

The paths listed in policy ENV 27 and core paths, will be protected from development, though exceptions may be considered where a developer identifies and provides, normally before the completion of the development, an alternative path that satisfies the council in terms of specifications and routing after public consultation.

Pentland Hills Regional Park

3.73 The council co-operates with Midlothian and the City of Edinburgh Councils in the management of the Pentland Hills Regional Park. The area of the park in West Lothian is only around 10% of the designated area and, being more remote, is generally under less pressure than the other parts of the hills. Its setting is, nevertheless, very sensitive to change since the Regional Park in West Lothian does not extend to the full range of the hills. Subject to the availability of resources, the council will continue to work within the joint management framework agreed by the councils across the hill range and will continue to seek benefits for those living and working in the Pentlands. The level of management and development of recreational uses is determined by visitor numbers, monitored by the Joint Park Committee which consists of the local authorities, Scottish Natural Heritage and Scottish Water.



3.74 Land managers will be supported and encouraged to take up landscape and biodiversity conservation and enhancement grants, available through the statutory bodies. Where this will necessitate the need for visitor management, the issues will be addressed through the Joint Committee.

3.75 The potential of Harperrig Reservoir for recreational use will be supported within the limits of its biodiversity and landscape values, and through liaison with appropriate nature conservation bodies, but this will be dependent upon its future role in the control of flooding of the Water of Leith. The future management of the West Cairns Plantation, on the edge of the park, will allow planning for future recreational use particularly in relation to its strategic location, linking the Regional Park with the zone of commercial woodlands which extend westwards into the Central Belt.



3.76 It has been agreed that the three planning authorities should apply, through their area local plans, development control policies consistent with those previously included in the *Pentland Hills Regional Park Subject Local Plan* (adopted 1989) which these now supersede. In order to ensure consistency of development control policy across the hills, this local plan adopts the same policies as those included in the *Midlothian Local Plan (2004)*, and other related local plans where these are relevant across the administrative boundary. Otherwise, the other countryside policies in this chapter will apply, including policies ENV 19 and ENV 20 on Areas of Great Landscape Value and relevant policies on design and location of new development within the countryside. The local plan policies on wind farms will also apply. (See Chapter 11 *Natural resources, waste management and renewable energy*.)

Policy ENV 29

Development, re-development and the conversion of existing buildings within the Pentland Hills Regional Park will not be permitted unless essential for the purposes of agriculture (including farm diversification), forestry, outdoor recreation, tourism or other rural activities compatible with the aims of the Regional Park. Any such proposal will be considered against the following criteria:

- a. it should make a positive contribution to the amenity of the park in terms of design and landscaping;
- b. it should not be visually obtrusive or necessitate visually obtrusive constructions;
- c. it should be compatible with existing adjoining and neighbouring developments and uses;
- d. it should be capable of being served by an adequate and appropriate access;
- e. it can be serviced at reasonable cost and there would be no unacceptable discharge to watercourses; and
- f. where conversion is proposed this should be possible without substantial rebuilding and with the retention of original character and attractiveness.



Policy ENV 30

The following additional policies will apply:

- a. in co-operation with landowners, occupiers and Scottish Natural Heritage the economic, landscape and nature conservation of the grouse moor will be protected and safeguarded;
- b. new forestry schemes must complement the hill environment;
- c. there will be a general presumption against waste disposal operations;
- d. the conservation of the hill landscape and wildlife interests will be sought in all proposals involving the installation of service utilities;
- e. intrusive tourist developments, including static caravan and camping sites, will not be permitted;
- f. public car parks will only be provided on the periphery of the park and must relate to recreation opportunities. They must be designed to integrate with the landscape and character of the location;
- g. there is a general presumption against formal picnic sites in the remote hill areas and managed sites will only be provided in association with existing facilities and car parking; and
- h. any proposals will also be required to comply fully with the criteria provided in policies ENV 33 and ENV 34 of this local plan.

Development in the countryside

3.77 The settlement boundaries referred to in policy HOU 2 define the limits of urban development, within which residential development is generally to be directed and encouraged. The principles of sustainability support the development of sites in urban areas which are accessible and already serviced. This is in preference to the development of greenfield sites and the loss of sites of biodiversity, landscape or agricultural value.

3.78 Policies relating to new employment developments on the edge of settlements are set out in Chapter 5 *Employment*. Chapter 11 *Natural resources, waste management and renewable energy* contains the council's policies for resource based proposals in rural West Lothian and Chapter 12 *Implementation* sets out considerations for telecommunications development in rural areas.

3.79 Scottish Planning Policy 15 *Planning for Rural Development* (SPP 15) provides guidance on the circumstances when appropriate development in the countryside should be supported. In general terms, SPP 15 is more permissive



than the previous Scottish Executive guidance provided in NPPG 15. A more flexible approach to new development in the countryside is understandable in the remoter rural parts of Scotland where depopulation and economic decline is a concern. However, the accessible location of West Lothian in the Central Belt and its proximity to Edinburgh, in particular, means that there are significant development pressures on rural parts of the district. Consequently, there remains a general presumption against permitting new development in the countryside, especially in areas designated for their biodiversity, landscape or agricultural value. There is a need, however, to strike a balance between protecting the countryside and accommodating forms of development that would sustain a viable rural economy and enhance the environment. There are seven circumstances in which this general presumption against new development may be overcome.

(i) *New housing to support a rural business*

3.80 The first of these is where new housing development is essential to an activity which requires a countryside location - including agriculture, forestry and farm diversification. Where a house is proposed as part of an application for a rural business or to support an existing business, the applicant must first demonstrate that the business is viable, by the submission of a business plan. The business plan will be subject to independent assessment, the cost of which will be borne by the applicant. The business plan must demonstrate that the business does or can yield enough income, at the very least, to support a single full time job. The level of income to support a full time job will be assessed against the average Scottish agricultural salary, as published by the Scottish Government. Additionally, the house must be required to accommodate a full-time worker employed directly in the proposed, or existing, business and this will be the subject of a Section 75 Agreement to tie the house to the business. Only if these tests can be met will the proposal then be assessed in terms of

its physical characteristics, including the location, siting and design of the development as set out below.

3.81 In circumstances where the council deems that the viability of a proposed rural business is marginal, but recognises that, through time, the business may become viable, planning permission for temporary accommodation may be forthcoming.

(ii) Houses for retiring farmers

3.82 A second exception to the general policy of restraint relates to the circumstances where a farmer plans to retire and pass on the working of the farm to the next generation. In these circumstances, there may be a justification either for additional residential accommodation linked to the existing house or a new house. Any new house should preferably be located on a site within the existing farm-building complex. Appropriate planning conditions and legal controls will need to be agreed by the council, and attached to any planning permission, to tie the occupancy of the new house to the farm unit. The council will monitor the impact of new farmhouse developments permitted for this reason and review the policy if necessary. Further guidance on this issue is included in new supplementary guidance prepared by the council (see paragraph 3.92 and Appendix 12.2).

(iii) Development of intrusive brownfield sites

3.83 A further exception might involve development of a visually intrusive brownfield site in the countryside, where there is no realistic prospect of the site being returned to agricultural or woodland use for reasons that might include contamination, and which has no significant natural heritage value. Development will not be permitted where landscape degradation or impoverishment results from a breach of planning control. The primary purpose of allowing development in these circumstances is to clear and clean the site with the minimum amount of enabling development.

3.84 There has been recent interest in redeveloping a number of former intensive pig and poultry rearing units. The council has carried out a study to consider whether there is any limited potential to accommodate proposals of this nature in a way which secures the rehabilitation of sites without creating an unacceptable impact on the countryside. Supplementary Planning Guidance (SPG) entitled *Development in the Countryside, the Re-development of Redundant Poultry Sheds and Intensive Livestock Rearing Units* has been approved by the council. For detailed guidance on these matters reference should be made to the SPG.

(iv) Replacement of existing houses

3.85 Where an existing house located in the countryside is of a poor quality in terms of design, has a detrimental impact on the environment, or where the building is structurally obsolete, scope may exist to replace the building with a new house. In these cases, the scale of the proposed new house will be determined by the capacity of the landscape to absorb the proposed building.



(v) *Infill development*



3.86 Infill within the curtilage of an existing building group will be acceptable, as will infilling gaps of single plot width usually between existing houses. Expansion of existing building groups will not usually be acceptable particularly where it would constitute ribbon development or contribute to the coalescence of settlements. Buildings allowed for employment uses in these circumstances will be restricted to business use in terms of class 4 of the Use Classes Order.

(vi) *Houses which make exceptional contribution to the countryside*

3.87 In very exceptional cases, a house may be considered acceptable solely by virtue of the outstanding contribution it makes to the appearance of the countryside by reason of design, siting and landscaping.

(vii) *Farm diversification proposals*

3.88 Finally, there may be circumstances where small-scale farm diversification, or other appropriate business proposals, could be considered acceptable. These may prevail where the rural economy would be sustained or significant social or community benefits would be derived.

Policy ENV 31

Proposals for new build development in the countryside will not normally be approved. Exceptions to this policy are:

- (i) a house for a full-time worker in agriculture or other rural business;
- (ii) a house for a retired farmer who wishes to remain on the farm but vacate the existing farmhouse to accommodate his successor;
- (iii) development of a visually intrusive brownfield site where there is no realistic prospect of it being returned to agriculture or woodland use and the site has no significant natural heritage value in its current condition;
- (iv) replacement of an existing house in the countryside which is of a poor design or in a poor structural condition;
- (v) infill development within the curtilage of an existing building group or infilling of gaps between existing houses of a single plot width;
- (vi) a very small number of proposals for a house which by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside; and
- (vii) small scale farm diversification projects or other business proposals appropriate to a rural area which would help sustain the rural economy or create significant social benefits.

In the case of the first and second policy exceptions above, approval of any new house must be linked to the business by a Section 75 Agreement.

Policy ENV 32

There is a particularly strong presumption against proposals for new build development in the countryside areas identified in policies ENV 2-7, ENV 9 and ENV 19-20 above.

3.89 Where new development is justified in the countryside, it must conform to the design guidance approved by the council in May 2008 in the supplementary planning guidance *New development in the countryside*. It must also follow the comprehensive advice issued by the Scottish Executive, in Planning Advice Note 72 *Housing in the Countryside* (PAN 72) and Planning Advice Note 44 *Fitting New Housing Development into the Landscape* (PAN 44).

Policy ENV 33

Any new development in the countryside acceptable in terms of policies ENV 31 and ENV 32 must conform to the design and development control policy guidelines issued by the council and contained in Planning Advice Notes issued by the Scottish Executive and the Scottish Government. In particular, new developments should:

- a. demonstrate there is a specific locational need and that there are no available, less sensitive alternative sites;
- b. avoid open fields, skylines and other exposed locations;
- c. avoid sites immediately adjacent to main roads and railway lines, or which constitute ribbon development on the edge of settlements;
- d. avoid disturbance or damage to trees, woodland and wildlife habitats and the site and setting of listed buildings, scheduled monuments and archaeological sites;
- e. respect and complement local vernacular building styles including ridge orientation, roof pitch, chimney, windows, door, and porch details and the use of materials;
- f. avoid the creation of excessive underbuilding;
- g. ensure outbuildings, garages and fuel storage tanks are designed or appropriately located, or screened, so as not to have a significant visual impact on the landscape and not to detract from the overall appearance of the development;
- h. incorporate boundary treatments, with preference given to stone walling, and use of locally characteristic hedging plants (e.g. hawthorn or beech), and the avoidance of ranch or palisade fencing, concrete block walls and fast-growing conifers;
- i. incorporate significant enhancements to existing landscaping using native woodland species;
- j. be serviced to accepted standards, without excessive resource commitment by the council;
- k. be capable of being served by a safe vehicular access;



- l. avoid disruption of public rights of responsible access or to rights of way or core paths (where appropriate, opportunities should be taken to provide links to these routes);
- m. avoid sites adjoining or particularly visible from rights of way, core paths, the Union Canal, view points and other well frequented public areas; and
- n. in exceptional circumstances, innovative and contemporary designs, compatible with PAN 72, may be considered acceptable.

Conversions, sub-divisions and re-use of existing buildings in the countryside

3.90 West Lothian has a heritage of farm buildings constructed under the enlightened agricultural reforms of the early and mid-nineteenth century. Following radical changes in farm practices, many traditionally constructed farm buildings are no longer required to fulfil their original function. This has resulted in the availability of buildings which have the potential for conversion into houses or business premises, and which can satisfy the aspirations for housing or business locations in the countryside without any of the adverse environmental consequences which can be associated with new-build development. In such cases, proposals for conversion, or sub-division, of



buildings worthy of retention for their architectural or historical merit will be considered favourably, provided specific criteria are satisfied. Additional development may be permitted where it is clearly demonstrated to be integral in design terms to the conversion, sub-division or re-use of existing buildings. Guidance and illustrations of good practice are provided in Historic Scotland's *Practitioners Guide 1: Guidance on Conservation and Conversion of Rural Buildings in Lothians*. Reference should also be made to the Scottish Executive Research Report *The Conversion of Redundant Farm Steadings to Other Uses*.

3.91 New development will be subject to rigorous tests of design quality, layout, size, massing and use of appropriate materials. It will also be expected to integrate with any existing older buildings and its physical and landscape setting.

Policy ENV 34

Proposals for the conversion, sub-division and re-use of existing buildings in the countryside which the council deems to be worthy of retention because of their architectural or historic merit will be considered favourably, providing they are sensitive to the surrounding countryside and satisfy the following criteria:

- a. the fabric of the buildings must be such that the original walls and roof are substantially intact and are capable of retention. Buildings of a ruinous nature will generally not be appropriate for conversion;
- b. buildings should be of local, visual or historical interest and be constructed in traditional materials to justify retention and conversion;

- c. buildings must be shown to be physically capable of undergoing conversion without the requirement for excessive demolition and rebuilding and their original appearance must substantially be retained or reinstated. A structural survey by a qualified engineer must be submitted as part of a planning application to satisfy this criterion;
- d. buildings located within or close to a working farm and proposed for residential development will not usually be considered appropriate for conversion and, in all cases, the conversion must not create disturbance to the agricultural management of adjoining land;
- e. new development ancillary to conversion schemes, including extensions, will only be accepted where this can be demonstrated as necessary to secure the restoration of the existing building(s) without adversely affecting the character of the building(s). New or substantial additional buildings will only be accepted where there is a clear design need.
- f. the means of access to the building and site must be appropriate in scale and design to a rural context. A proposal must also include acceptable water supply and drainage arrangements;
- g. works must be executed in a sensitive manner and retain architecturally important features wherever possible and make use of existing buildings and traditional and complementary building materials, techniques and specifications; and
- h. there must be no disruption of public rights of responsible access or to rights of way or core paths.

3.92 The council has approved supplementary planning guidance (SPG) in May 2008 entitled *New development in the countryside* which provides further guidance on the local plan policies and has updated previous supplementary planning guidance.

Very low-density rural housing and woodland development

3.93 In southern and western West Lothian, some parts of the countryside comprises land of lesser agricultural value or poorer quality landscapes. These can have a negative effect on the image of the area. To help address this issue, in the early 1990s, the council promoted the comprehensive re-structuring of farms to provide very low density housing in re-structured landscape settings. The initiative became known as *lowland crofting*. This approach also brings local economic benefits by widening housing choice which, at that time, was limited compared with the level of choice available today, and increasing opportunities for associated small businesses. A number of very low density housing developments have now been implemented within the south and west of West Lothian covering a very sizeable area of land. A key objective of improving the quality of the relatively impoverished landscapes in specific parts of the district has, to an extent, been met although scope may exist for further improvements through additional very low density housing developments.



3.94 The area of land that may benefit from such schemes is identified on the proposals plan but not every farm in the area will be suitable for very low density housing developments. In light of the extensive implementation of this policy in south and west West Lothian, and the limited capacity of the remaining landscape to benefit from this type of development, a new, more focused approach is now required. This approach will focus primarily on the existing landscape character of an area and its potential to benefit from additional woodland planting and the need to avoid suburbanisation of the countryside. When assessing further schemes, *The Landscape Character Assessment for West Lothian*, prepared by SNH, will be used to guide new schemes to areas which, in landscape terms, can both accommodate new very low density housing and benefit from the additional significant landscape planting. Applications will require to be accompanied by a landscape and biodiversity assessment.



3.95 A design brief must also be prepared as part of each proposal to ensure new buildings are designed to a high standard. This brief should accompany the planning application. Proposals that embrace sustainability principles through renewable energy provision, ecological building design and waste water management will be encouraged.

3.96 The enactment of the Land Reform Act (Scotland) 2003 and the associated *Scottish Outdoor Access Code*, approved by Ministers in 2004, grants the public new and extensive rights of responsible access to the countryside



for walking, cycling and horse riding. However, in terms of public access, there are potential benefits that cannot be achieved through the Land Reform Act but can be realised through a lowland crofting scheme including the provision of public paths constructed to an appropriate standard and thereafter maintained to that standard. These paths could be particularly beneficial on the edge of existing settlements, linking with the existing footpath network.

3.97 To ensure the appropriate balance between development and environmental benefits, the minimum size of farm unit eligible for consideration under this policy has been increased from 20 ha to 40 ha and the amount of land to be devoted to woodlands, nature conservation and access increased from 30% to 50% of the gross area.

Policy ENV 35

The suitability of proposals for very low density rural housing and woodland development, in addition to generally satisfying the requirements of policies ENV 21, ENV 23 and ENV 24, will be assessed against each of the following criteria:

- a. This policy will apply only to those parts of West Lothian identified within the area detailed on the proposals map.

b. Proposals which would create an unacceptable impression of ribbon development or suburbanisation, by themselves or through cumulative impact with other developments, will be refused.

c. There will be a presumption against proposals in Areas of Great Landscape Value except where there are exceptional improvements to the landscape, biodiversity and access opportunities.

d. Areas of Special Landscape Control and Countryside Belts have special qualities and functions. Any proposals within these areas must clearly demonstrate that these qualities and functions are not adversely affected but improved by the proposed lowland crofting scheme.



e. Planning applications must be accompanied by an assessment of the impact of development on the site carried out by a qualified landscape architect and ecologist. Proposals must demonstrate a clear, quantifiable benefit in landscape and ecological terms.

f. The layout and design of buildings must conform to a design brief to be prepared in accordance with the principles detailed in PAN 72, *Housing in the Countryside*, paying particular attention to the location of buildings within the landscape.

g. Any permanent development, including houses, outbuildings, garages, driveways, hardstandings and access roads must be assimilated into the landscape without jeopardising its existing character and appearance. Specifically, built development must avoid skylines, open fields or exposed locations.

h. New access provision should preferably link with the existing path network and shall be constructed to a standard appropriate to its location and use. Any proposal must include sign-posted paths, capable of being used without conflict by walkers, cyclists and horse riders but which are not capable of being abused by, for example, quad bikes and motorcycles.

i. Sites must be capable of being serviced to accepted standards without excessive resource commitment by the council.

j. Sites must be capable of being serviced by a safe vehicular access which is integrated within the landscape.

k. The proposal shall be for a whole farm or other area large enough for comprehensive treatment, normally not less than 40 hectares.



l. The density of residential development shall not exceed 10 houses per 50 hectares; it may well be less in attractive or visible areas, and where houses already exist.

m. Any non-residential use shall be restricted to Class 4 of the Use Classes Order, but subject to an assessment of that use in terms of traffic generation, the impact on the amenity of adjacent households and the overall appearance of the development.

- n. A minimum of 50% of the gross area shall be devoted to native woodlands, public access and biodiversity conservation and enhancement. Archaeological sites should be protected.
- o. Legal agreements will be required to:
 - ensure adherence to design guidance;
 - guarantee the implementation of all woodland planting and other landscaping, public access, and wildlife habitat proposals prior to or concurrently with the development of the houses;
 - ensure the proper long-term maintenance and management of all woodlands, means of public access, biodiversity areas and associated works;
 - control the use of the land attached to each house, any business uses associated with the house or the land and any future sub-division or intensification of development, including the erection of additional houses.

3.98 The previous *Lowland Crofting Handbook 1994* (draft) which provided additional guidance, has been superseded by updated guidance contained in the council's supplementary planning guidance (SPG) *New development in the countryside* and in the updated *Lowland crofting handbook* (both approved in May 2008). These documents contain additional guidance on how planning applications will be assessed.

Leisure and tourist-related development

3.99 The acceptance of leisure or tourist-related proposals is limited to those uses that enhance and can be absorbed by the countryside or urban fringe environment, and which do not raise other planning issues, such as noise, or transport problems. A number of activities are described as 'green tourism' proposals, being viewed as promoting the natural and cultural heritage, such as the Union Canal, and should be encouraged. Most other forms of commercial leisure development should, however, be located within urban areas and conform to the requirements of Scottish Planning Policy 8 *Town Centres and Retailing* (SPP 8), which establishes the principles of sequential testing, favouring town centre and edge-of-centre locations.

3.100 Whilst it remains a clear priority to protect the countryside, especially land that has landscape and biodiversity significance, or is of high agricultural quality, some forms of leisure or tourist-related development can bring

economic benefits without adversely affecting the countryside, and potentially secure environmental enhancement. There has been recent interest in developing golf courses in the district, including the extension of existing nine-hole courses into full-sized courses. A golf course can make a positive contribution to the landscape and biodiversity of the countryside and constitutes reversible development which does not preclude the possible re-use of the land for agricultural or forestry purposes at a future date. Such uses can provide defensible settlement boundaries and pleasant and improved buffer zones around towns. They can



also act as a catalyst in improving a rural area that has suffered environmental degradation, although they still need to be designed to take into account public access, landscape and biodiversity enhancement.

3.101 The pressures on the countryside from various other leisure and tourism activities are wide-ranging. The re-use of existing buildings for hotels may be supported, provided any new building is ancillary to the original building. Holiday chalets and caravans can undermine the visual qualities of the countryside, though developments that are discreetly sited would be more acceptable. Activities such as paint ball, war games and motorised leisure raise issues of disturbance and impact on wildlife. These would be more appropriately located on brownfield land and where distant from sensitive land uses and houses. All such proposals, as well as other leisure and tourism uses, will be rigorously assessed against the impact on the environment and amenity.



3.102 In considering worthwhile leisure or tourist-based proposals, a developer might include other enabling uses to finance the development. Golf courses may be included within a package of proposals, for example, and promoted as a country club that includes a hotel. Such proposals will generally be considered favourably as long as the design of the hotel is of a high standard and includes landscaping in keeping with its countryside setting. Supporting housing would generally be less favoured but would be considered on merit if shown to be ancillary to the main leisure or tourist use.

Policy ENV 36

Leisure and tourist developments will be supported in rural areas where these are appropriate to a rural location, and where they conform to the other relevant countryside and heritage policies of this local plan. A developer must satisfy the council by:

- a. applying sequential testing to show that no alternative sites are available within a settlement envelope (where such a development would be appropriate to an urban area);
- b. showing there are no practical alternative locations within the countryside that provide a more appropriate site, or which secured significant environmental improvements to a degraded landscape;
- c. showing that the development does not affect the setting of an Area of Great Landscape Value or Area of Special Landscape Control, nor would lead to coalescence in the case of a Countryside Belt;
- d. showing that the development would not adversely impact on the biodiversity interest of the site;
- e. ensuring development is designed to a high standard;
- f. integrating development within the area by using contours, avoiding skylines and exposed locations;
- g. avoiding development along the roadside;

- h. showing, where appropriate, that the development can be accessed by means other than the car and promoting initiatives to provide access by public transport, and by foot and bicycle;
- i. incorporating landscaping proposals to ensure the development sits unobtrusively in the countryside in both short and long range views;
- j. satisfying access and parking standards; and
- k. showing the development does not affect the amenity of existing housing areas.

Policy ENV 37

Ancillary uses will only be supported where these are proven to be essential in enabling the leisure or tourist development to proceed, and where the ancillary uses are at a modest scale which could be accommodated, by design and layout, within the rural setting. The need to provide associated housing (for staff occupation) would require to be demonstrated as essential, and planning conditions will be applied to control such occupation. The highest quality landscaping and environmental treatment will be required in support of all such developments.

Exceptional development circumstances

Westwood (Freeport), near West Calder

3.103 A factory outlet centre at Westwood, near West Calder, has recently ceased operating, and the complex of various sized buildings within a village setting - consisting of retail units, restaurants and leisure facilities - has been moth-balled. The council is keen to see its re-use or re-development, rather than let the complex fall into dereliction.



3.104 Given these exceptional circumstances, the council will not be overly prescriptive or otherwise restrictive in terms of alternative uses. Demolition and re-development would be acceptable. Key to any re-use or re-development will be: to respect the setting provided by the Five Sisters Bing, a scheduled monument; to maintain the site's setting within an Area of Special Landscape Control; and to address the site's relative inaccessibility and the need for an appropriate landscape treatment. However, there may be opportunities to pursue alternative leisure or tourist related uses, specialised employment uses, including starter Class 4, art-and-craft related activities, or institutional uses appropriate to a rural setting.

3.105 This will especially be the case within the curtilage of the existing development footprint or complex of buildings. Within the restrictions placed on the original retail planning consent, and based on the requirement of the Scottish Government to be notified of any planning application(s), the council would consider conforming retailing and other uses, such as a garden centre, within the current development area. The council will, therefore, work with other interested parties, including developers, to promote the re-use of this site. The council would require any proposal to take into account, and integrate with,

the emerging masterplanning proposals associated with the West Livingston/ Mossend CDA development (see Chapter 7 *The core development areas*). Any proposal would need to be submitted as a fully integrated and masterplanned scheme in its own right.

3.105a A very low density housing development of no more than 30 houses, meriting a rural location and confined to the development envelope of the factory outlet centre, will be considered if it enables an appropriate mixed use scheme to be put in place. The developer would be required to demonstrate that housing was required to enable the other uses. A planning brief will be prepared for the site, and consultation on its terms will be undertaken with the local community.



Policy ENV 38

The re-development, or re-use, of Westwood (Freeport), near West Calder, previously operating as a factory outlet centre, is supported by the council. Leisure and tourist uses, specialised employment, starter units (Class 4), or institutional uses appropriate to a rural location will be supported. Some element of new or extended building outwith the development envelope on site and/or housing (very low density and a maximum of 30 houses meriting a rural location, all confined to the development envelope) will be considered, where this is shown to be necessary in terms of the financial viability of an appropriate scheme. The guiding principles that will apply to the site are:

- the setting and scale of any development must respect the location of the site within an Area of Special Landscape Control;
- any extensions, re-development, and new buildings must not be higher than the height of the existing village complex;
- development, re-development or re-use must specifically promote both the principles of sustainable transportation, by including proposals that support the use of public transport, walking and cycling and the appropriate landscape treatment of the site.

Bangour, Dechmont - site of the former general hospital

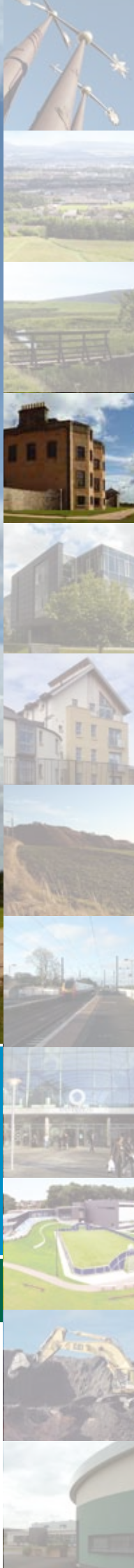
3.106 The site at Bangour, to the north east of Dechmont, was identified in the Broxburn Area Local Plan for a range of after-uses once the closure and re-location of Bangour General Hospital had taken place. The options for the site include leisure and recreational uses, although restoration to woodland or agriculture would also be supported. Any proposed leisure or recreational use must be compatible with the location of the site within an Area of Great Landscape Value. A limited amount of very low-density housing may be considered. Options may include up to 12 plots with a rural character and density comparable with smallholdings or up to 40 dwellings associated with significant recreation, tourist or heritage development meriting a rural location and creating local employment. A developer must clearly demonstrate any ancillary residential development is essential in enabling the main development to proceed and any proposed housing would need to fully conform to policy ENV 33. The council would require the highest standards of design and layout in support of any proposal, appropriate to its setting and environment, including substantial landscaping and environmental works, the creation of new habitats, and provision of footpaths to connect with the network of paths around Bangour Reservoir and the Bangour Village site.



Any proposed leisure or recreational use must be compatible with the location of the site within an Area of Great Landscape Value. A limited amount of very low-density housing may be considered. Options may include up to 12 plots with a rural character and density comparable with smallholdings or up to 40 dwellings associated with significant recreation, tourist or heritage development meriting a rural location and creating local employment. A developer must clearly demonstrate any ancillary residential development is essential in enabling the main development to proceed and any proposed housing would need to fully conform to policy ENV 33. The council would require the highest standards of design and layout in support of any proposal, appropriate to its setting and environment, including substantial landscaping and environmental works, the creation of new habitats, and provision of footpaths to connect with the network of paths around Bangour Reservoir and the Bangour Village site.

Policy ENV 39

The re-development of Bangour General Hospital is supported, in a manner compatible with its high quality location within the Bathgate Hills Area of Great Landscape Value. The woodlands and reservoir must be retained and appropriate maintenance arrangements put in place. Appropriate leisure and recreation uses will be supported. Options will include plots with a rural character based on smallholding principles, or housing associated with a significant recreation, tourist or heritage development meriting a rural location.



Chapter 4 The built and archaeological heritage

Chapter 4 The built and archaeological heritage

INTRODUCTION

4.1 The recognition, protection and sympathetic conservation of buildings and areas of architectural or historic interest, ancient monuments, sites of archaeological significance and important designed landscapes are fundamental elements of responsible environmental stewardship.



4.2 West Lothian has a varied heritage of such buildings and sites which help define its unique identity and convey the origins and character of the area as it develops as a modern community. An appreciation of this heritage enhances the quality of life.

4.3 Looking after these buildings and sites is not just about preservation - such features offer outstanding potential in cultural, tourism and educational terms. Well-maintained historic buildings and landscapes help attract residential and business investment, provide a focus for economic and social regeneration, and promote the area's image.

4.4 Good conservation practice complements other objectives. Traditional means of construction and repair, for example, are often the most economic and sustainable, in terms of energy and materials, and help maintain local employment skills.

4.5 Responsibility for the historical environment is shared between the local authority, national agencies, heritage and amenity bodies, property owners, users and visitors. Successful conservation relies on each party playing its part against an understanding of the heritage resource, the availability of relevant information relating to it, sound guidance and the implementation of effective planning policies.

NATIONAL CONTEXT



4.6 The Planning (Listed Buildings and Conservation Areas) Act 1997 makes provision for the recognition and protection of individual buildings of special architectural or historic interest (listed buildings) and areas of special architectural or historic character (conservation areas). Responsibility for the compilation and maintenance of the lists of buildings lies with Historic Scotland as an agency of the Scottish Government, while responsibility for designating conservation areas lies with the council.

4.7 National Planning Policy Guideline 18 *Planning and the Historic Environment* (NPPG 18) outlines national policy on the historic environment which local authorities should consider in formulating and assessing development proposals. It explains how the protection of the historic environment and the promotion of opportunities for change can contribute to sustainable development and identifies a range of planning actions designed to achieve conservation objectives, including implications for development plans and development control.

4.8 Planning Advice Note 71 *Conservation Area Management* (PAN 71) complements NPPG 18, Planning Advice Note 52 *Planning in Small Towns* (PAN 52) and with national policy and advice on design *A Policy Statement for Scotland - Designing Places* and Planning Advice Note 68 *Design Statements* (PAN 68), offers advice and identifies good practice for managing change in historic areas.

4.9 Historic Scotland publishes guidance on matters which should be taken into account, by an applicant and planning authority alike, when considering development proposals involving listed buildings and in conservation areas within its *Memorandum of Guidance on Listed Buildings and Conservation Areas* (1998).

4.9a Scottish Ministers' vision and strategic policies for the wider historic environment are presented in the emerging Scottish Historic Environment Policy (SHEP) series of documents which are being issued by Historic Scotland. SHEP 1: *Scotland's Historic Environment* is the overarching policy statement for the historic environment. It provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organisations that have a role and interest in managing the historic environment. These include the Scottish Government, local authorities and the range of bodies that are accountable to Scottish Ministers. This and the subsequent documents in the series are intended to sit alongside and complement the Scottish Planning Policy series and other relevant ministerial policy documents. They are also intended to be relevant documents in the statutory planning, Environmental Impact Assessment (EIA) and Strategic Environmental Assessment (SEA) processes.



4.9b SHEP 2: *Scheduling* sets out Scottish Ministers' policy for the identification of nationally important ancient monuments. SHEP 3: *Gardens and Designed Landscapes* relates to important landscapes while SHEP 4: *Scheduled Monument Consent* sets out Scottish Ministers' policy for the control of works affecting scheduled monuments of national importance that are legally protected under the Ancient Monuments and Archaeological Areas Act 1979. SHEP 5: *Properties in the Care of Scottish Ministers* is concerned with those properties, such as Linlithgow Palace, which are part of the national portfolio of sites and buildings which receive state care. SHEP documents have been drafted on listed buildings, listing, the marine environment and for battlefields. Others will follow in due course.

4.10 Historic Scotland also publishes a number of Technical Advice Notes (TANs) and Practitioners' Guides which complement the Memorandum by providing guidance on good practice in conservation work.

4.11 Historic Scotland is responsible for maintaining and reviewing the Scottish Government's list of scheduled monuments in Scotland. Such monuments are of national importance and under the terms of the Ancient Monuments and Archaeological Areas Act 1979 they have legal protection.

Scheduled Monument Consent is also required from the Scottish Ministers for works that might affect them.

4.12 The council is required to notify the Scottish Ministers (through Historic Scotland) of development proposals which may affect the site or setting of scheduled monuments. Historic Scotland's advice and guidance is



informed by the Scottish Executive's *Stirling Charter (2000)* which sets out broad aims for the conservation of the built heritage. This in turn has been informed by, and builds on, the body of existing international charters and British Standard BS7913 *Guide to The Principles of Conservation of Historic Buildings (1998)*.

4.13 PAN 52 provides advice on the control and promotion of change in modest-sized urban communities, while Planning Advice Note 59 *Improving Town Centres (PAN 59)* gives detailed guidance on how planning authorities can safeguard and enhance historic towns.

4.14 National Planning Policy Guideline 5 *Archaeology and Planning (NPPG 5)* and Planning Advice Note 42 *Archaeology – The Planning Process and Scheduled Monument Procedures (PAN 42)* stress the importance of archaeology in preserving the heritage and the need for its protection in development plans and through development control. NPPG 5 also requires structure and local plans to protect the setting of archaeological sites and landscapes of historic importance.

4.15 The Town and Country Planning (General Development Procedure) (Scotland) Order 1992 recognises the value of historic gardens and designed landscapes. It requires the council to consult the Scottish Ministers (through Historic Scotland) and Scottish Natural Heritage (SNH) when considering proposals for any development which might affect those sites included within the *Inventory of Gardens and Designed Landscapes in Scotland*. The order also requires that planning applications for development affecting Royal Palaces and Parks, scheduled monuments and Category A listed buildings are subject to consultation with the Scottish Ministers (through Historic Scotland).

STRUCTURE PLAN CONTEXT

4.16 The Edinburgh and the Lothians Structure Plan 2015 (E&LSP) recognises that the principal responsibility in protecting the built and archaeological heritage lies with the local planning authorities. The plan requires that development which would harm the character, appearance and setting of listed buildings, scheduled ancient monuments, Royal Parks and sites included in the Inventory of Gardens and Designed Landscapes should be resisted and that the local plan should contain policies and proposals for their protection and enhancement.

4.17 The E&LSP also requires that development affecting conservation areas and sites of archaeological interest or their settings should only be permitted where it can be demonstrated that the objectives and overall

integrity of the designated area will not be compromised or that the social or economic benefits to be gained from the proposed development outweigh the conservation or other interest of the site. The local plan is required to define the extent of these interests and include policies and proposals for their protection and enhancement.

4.17a It is intended that a new Scottish Planning Policy Document SPP23 *Planning and the Historic Environment* (SPP23) will, in the near future, supercede and consolidate NPPG 18 and NPPG 5 in setting out the national planning policy for the historic environment with a view to its protection, conservation and enhancement and indicate how the planning system will contribute towards the delivery of Scottish Ministers policies as set out in the Scottish Historic Environment Policy (SHEP).

STRATEGY

4.18 The conservation of West Lothian's heritage will be based on a strategy which:

- works in partnership with national agencies, government departments, charitable trusts, funding bodies and other organisations in protecting, promoting and enhancing the built and archaeological heritage;
- encourages best technical practice in conservation work;
- encourages initiatives for the conservation and improvement of listed buildings, conservation areas, monuments, sites of archaeological interest and designed landscapes which maximise investment in the property, through advice and guidance and the use of public, charitable and private finance in partnership;
- co-operates with the owners and guardians of sites, buildings and areas of interest to enhance and protect them from the adverse effects of development and other activities;
- promotes public awareness of West Lothian's built and archaeological heritage, and encourages public visits to listed buildings, ancient monuments and designated landscapes in keeping with their protection;
- protects West Lothian's built and archaeological heritage through the use of planning powers, relevant legislation and access to advice from an appropriate archaeological service;
- specifies policy priorities and initiatives to protect vulnerable buildings and sites most at risk;
- appraises the effectiveness of current conservation area designations and prioritises and focuses policy initiatives for their preservation and enhancement; and
- maintains records and inventories of West Lothian's archaeological and built heritage.



POLICIES

General

4.19 The unique heritage of buildings, monuments, archaeological sites and designed landscapes in West Lothian must be preserved and enhanced for the benefit of the people and the environment of West Lothian. Initiatives and partnership projects which encourage a better understanding and sympathetic treatment of historic buildings, monuments and landscapes will be promoted, including publications, exhibitions and schemes awarding good practice in conservation.

Policy HER 1

The council will work in conjunction with the public, national agencies, government departments, charitable trusts, funding bodies, owners and others in the preservation, appreciation, promotion and enhancement of the built environment.

Listed Buildings

4.20 At present, over 480 buildings in West Lothian are included in the Scottish Government's Statutory List of Buildings of Special Architectural or Historic Interest. These range in scale and status from garden ornaments, bridges and good examples of agricultural steadings through to nationally important structures such as Linlithgow Palace, Hopetoun House and other large houses set within their own grounds.

4.21 The bulk of the statutory list is based on survey work carried out in the 1950s and 1960s although there have been reviews from time to time. West Lothian is now largely up to date in terms of listings and there are unlikely to be any further comprehensive reviews for the foreseeable future. There may remain buildings which are worthy of listing but are not yet recognised through inclusion on the list. These can be addressed when required, through negotiation with Historic Scotland or by the use of Building Preservation Notice procedures.

4.22 The Statutory List of Buildings of Special Architectural or Historic Interest is available for consultation on request at the offices of the council and Historic Scotland. Legislation requires that listed building consent is required for works which affect the character of a listed building. In considering such proposals the council will pay attention to the guidance provided in Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas (1998) and SHEPs as they emerge.

4.23 In determining applications for planning permission that involve listed buildings and applications for listed building consent, the council is required to have special regard to the desirability of preserving the buildings' special architectural or historic interest and setting.



4.24 The majority of the listed buildings in West Lothian are in reasonable condition although some are in urgent need of repair and others are ruins or unoccupied as they have outlived their original use. The council, in conjunction with the Scottish Civic Trust, maintains a list of Buildings at Risk, and the condition of each entry is monitored. The most pressing cases are included in Appendix 4.1.

Policy HER 2

The council will protect listed buildings and will have particular regard for their special architectural, historic features and, where appropriate, archaeological interest in considering proposals for their alteration, extension or change of use. In doing so, there will be a presumption against the partial or total demolition of a listed building.

In considering proposals for development within the vicinity of listed buildings, the council will have particular regard to the setting of listed buildings.



4.25 The maintenance and efficient use of a listed building is the responsibility of its owner although the council has an important role in encouraging responsible action. The council is also a principal guardian of heritage assets in West Lothian which range from important public listed buildings through to individual monuments and sculptures and will aim to lead by example in their conservation.

Policy HER 3

Sensitive proposals for the sympathetic repair, maintenance and alteration of listed buildings will be encouraged and assisted by the provision of advice and guidance.

Policy HER 4

Schemes shall be encouraged for the conservation and improvement of individual or groups of listed buildings which maximise investment in the property through the use of public, charitable and private finance in partnership. A list of potential projects is given in Appendix 4.2.

Policy HER 5

Owners of major heritage assets will be encouraged to prepare and adopt management or conservation plans based on current best practice for their long-term guardianship.

Policy HER 6

West Lothian Council will compile and maintain a register of all built heritage assets within its guardianship, monitor their condition and, subject to the availability of resources, take action to ensure their preservation on a priority basis.

4.26 The council recognises that the use of planning controls is not meant to stifle change to listed buildings and that development proposals can enhance a listed building or its setting, bring into use a building that otherwise would remain vacant, or secure a building's future. However, it is important that any development does not adversely affect the character and

setting of the building and that it is implemented in a manner based on best practice in conservation.

4.27 Buildings of interest may require direct intervention to ensure their preservation, especially if they are unoccupied, in need of repair, exposed to the elements or at threat of vandalism. While the council will work with owners to initiate or encourage improvements, it will also use available powers to intervene directly if necessary.

Policy HER 7

Proposals for the adaptation and use of unoccupied or threatened listed buildings will be considered sympathetically where the council is satisfied that the proposals involve the best viable use of the building and where the future of the buildings' special architectural or historic interest and setting can be assured.

Policy HER 8

The council will take appropriate action, as necessary, to preserve buildings of architectural or historic interest through the use of powers including compulsory purchase, Repair Notices, Building Preservation Notices or other statutory procedures. Appendix 4.1 lists cases for priority action, and this will be reviewed as necessary.

4.28 In the buoyant property market in this part of the Lothians most historic buildings are sustainable without the need for so called 'enabling development' to subsidise their repair, maintenance or conversion. However, there may be highly exceptional circumstances where such development might be considered as means of ensuring the appropriate survival of a building. In such situations the applicant will be required to demonstrate that the new works will not have an adverse effect on the character or setting of the listed building, will be appropriately sited and detailed, and are financially necessary.



4.29 Assessment of the economic justification will require evidence of a lack of interest in the property when advertised for sale on the open market at a fair price, a schedule of the necessary works required for securing the survival of the building as a heritage asset and a reasonable return as defined by the council on the sale of any new development. In the assessment, the necessary works will be restricted to the principal components of the fabric of the historic building and will exclude the internal services, fixtures, fittings, furnishings and other non-exceptional elements associated with any building restoration.

Policy HER 9

There is a presumption against 'enabling development' promoted to cross subsidise works to a historic building and such works will only be considered favourably where the character or setting of the building is not adversely affected, where there are sound conservation or design reasons for the new development (such as the re-instatement of a missing wing or courtyard building), where the works are economically justified to ensure the survival of the building and, on balance, the benefits clearly outweigh any dis-benefits to the historic asset or its setting.

4.30 Where a listed building is sub-divided into separate ownership or units, its setting can often be threatened by the cumulative effect of minor works allowed as 'permitted development'. The council may make use of Article 4 Direction powers to bring such development under control.

Policy HER 10

Additional controls will be introduced to protect the setting of listed buildings where they are under threat from development.

4.31 In assessing the impact of any development on a listed building the council will seek sufficient information to be able to arrive at its decision. Any new building or extension would need to be justified as essential to improving, restoring or maintaining the listed building. The council will normally require that improvements to the listed building occur prior to any new building work. In a case where an alteration to a listed building is deemed acceptable, the council will, if appropriate, require a record of the existing building to be made in accordance with a schedule based on current best practice.

Policy HER 11

In determining applications for planning permission and listed building consent relating to a listed building, the council will specify and require the fullest supporting information. Prior to the implementation of an approved alteration, recording shall be required in accordance with a schedule to be issued.

Scheduled Monuments

4.32 In West Lothian there are over 40 scheduled monuments, ranging from the prehistoric site at Cairnpapple in the Bathgate Hills and sites of Roman origin, through to the modern industrial relics of The Five Sisters and Faucheldean shale bings. A number of the scheduled monuments are also listed buildings. Historic Scotland is currently undertaking a re-assessment of the West Lothian list although it is likely that this will result in only a small number of additions and the alteration of some boundaries to better protect the site and setting of monuments.

4.33 In the case of some monuments such as Linlithgow Palace, Cairnpapple, the Union Canal and Torphichen Preceptory, there are considerable opportunities to draw on their qualities in the promotion of the district as a visitor destination.

4.34 Scheduled monuments are of national importance. NPPG 5 and SHEP 4 presume against development which would affect a monument or its setting and the council will seek to control such development proposals through its planning powers. Liaison with Historic Scotland (including formal notification of proposals) is required to ensure a co-ordinated and sympathetic approach. The current full list of scheduled monuments is included in Appendix 4.3 and locations are shown on the proposals map.



Policy HER 12

Proposals for development which would adversely affect the historic interest, character and setting of scheduled monuments will not be approved.

Policy HER 13

In the case of a planning permission involving work relating to a scheduled monument or its setting where Historic Scotland has approved its alteration, excavation and recording to the highest possible professional standards will be required prior to the implementation of development proposals. Planning conditions will be applied to ensure that development is sympathetic to the monument.



4.35 Planning proposals for works affecting a scheduled monument require careful handling if the character and intrinsic value of the site, and its setting, is to be retained. In some cases, such as hilltop monuments, the council will consider bringing some classes of permitted development, particularly those associated with telecommunications, energy generation, agriculture or forestry, under planning control through Article 4 Directions.

Policy HER 14

Where appropriate, the council will introduce special controls to protect scheduled monuments and their settings from unsympathetic development.

Archaeology

4.36 West Lothian contains a significant number of known sites and monuments of archaeological interest. There will be other sites and areas of archaeological interest which have not yet been recognised as it is the nature of archaeology that it is often buried beneath the surface and therefore invisible until disturbed.

4.37 A record of archaeological information for West Lothian is maintained on behalf of the council by the West of Scotland Archaeology Service (WOSAS), of which the council is a member. The purpose of the record is to assist the council in assessing the impact of development proposals on archaeological sites, whether currently known or not, their settings and their zones of influence. These include the core of the historic settlements of Linlithgow Burgh, Mid Calder and Torphichen, former industrial landscapes, early field patterns and evidence of pre-improvement farming. Where WOSAS advises the council of the likely incidence of archaeological remains, more detailed studies, or the application of specific planning conditions are likely to be required.



4.38 Developers are advised to check their proposals at an early stage against the record held by WOSAS on behalf of the council, to establish whether a proposed development will impact on a known or potential site of archaeological significance. New archaeological information is continually being added to the record. A guidance note will be prepared by the council.

4.39 Historic Linlithgow (2000), the updated Linlithgow Burgh Survey commissioned by Historic Scotland, is an important source of background information on the history of the town. Historic Scotland's Technical Advice Note 27 *Development and Archaeology in Historic Towns and Cities* (2004) (TAN 27) also provides guidance to the local authority on dealing with archaeology in relation to development proposals.

Policy HER 15

Significant archaeological sites will be protected from development which will have a detrimental effect on the sites or their settings.

4.40 Where development is permitted which might damage or alter an archaeological site, it is important to assess fully the archaeological issue in advance and to make a record of any part of the site which may be affected prior to development taking place.

Policy HER 16

Applicants will be required to provide an archaeological assessment in advance of determination of a planning application where the council considers this appropriate. Where preservation of archaeological remains proves unfeasible, archaeological investigation and recording to the highest professional standards will be required at the developer's expense, prior to the implementation of the development.

Conservation areas

4.41 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. On designating a conservation area, the council, is obliged to have special regard for the character of the area in considering development. It should also prepare and publish proposals for protection and enhancement of the area such as the introduction of special controls, improvements, initiatives and guidance on repairs and alterations. All buildings in a conservation area are protected from demolition and designation automatically protects trees.

4.42 As some time has elapsed since the initial conservation areas were designated, the council will undertake an appraisal of the character of all conservation areas, their boundaries and the effectiveness of special planning policies and proposals. This will draw upon the published guidance in Planning Advice Note 71 *Conservation Area Management* (PAN 71). This will be followed by efforts to publicise their status and ensure their continuing validity and improvement. Where there is a mismatch between a revised conservation area boundary and the boundary of an earlier designated Article 4 Direction area, then realignment of the Article 4 Direction boundary will be pursued.



4.43 West Lothian has nine conservation areas:

- Bangour Village Hospital;
- Broxburn;
- Kirknewton;
- Linlithgow Palace and High Street;
- Linlithgow – Upper Linlithgow and Union Canal;
- Livingston Village;
- Mid Calder;
- Torphichen; and
- Uphall.

4.44 The boundaries of the conservation areas are shown on the proposals map.

4.45 West Lothian contains other, currently non-designated, areas of special architectural or historic interest including a number of designed landscapes which are centred on important listed buildings as at Hopetoun House as detailed in paragraph 4.50. Where it is recognised, through appraisal and consultation, that there is a need to preserve or enhance the special character of these areas and there are no alternative provisions in place, then designation as a conservation area will be promoted. Before formal designation the council will consult on potential boundaries of the conservation area with affected communities and stakeholders, Historic Scotland and national and local amenity bodies.



4.46 The appraisal of the existing conservation areas will identify those areas where the overall standard of alterations has been less than satisfactory – particularly with features such as shop fronts, advertising and signage, doors, windows and roof coverings. Appraisals will also identify buildings in need of improvement. However, in conservation areas such as those at Mid Calder and Torphichen, which have very widely designated boundaries drawn to protect their landscape setting, there are sections of comparatively little architectural or historic interest on their fringes. Following appraisal, there may be justification for concentrating certain controls, such as window alterations, in the historic and visually important core areas.

4.47 Whilst there have been cases where conservation area status has not prevented less than satisfactory development taking place, designation has generally encouraged appropriate new development proposals and programmes for improvement and enhancement. The council will therefore support the existing conservation areas and require that all new proposals must contribute to the preservation and enhancement of the area.

4.48 As a consequence of its unique historical importance, the protection of central Linlithgow warrants special consideration. Over the last two decades the rigs to the north-east of the High Street have been considered for

parking and housing development. A study of development potential, carried out in 1991 and 1992, led to a policy of preventing development in the area, other than small-scale developments that respected the existing rig pattern and where access would not be a problem. Some of the land running south from the High Street to Union Road has been developed for individual house plots in accordance with planning policy, though not all such development has met stringent standards and most opportunities have now been exhausted. Further development will be restricted to those few sites already with planning permission or which can accommodate appropriate small-scale development without loss of original rig walls or character and subject to development briefs being prepared. Also, as a priority, appraisal and consultation with affected stakeholders, heritage and amenity bodies will be undertaken, on the prospective designation of a conservation area to cover the listed buildings and landscape associated within the vicinity of Hopetoun House, including Abercorn, on account of the outstanding national architectural and historic character of the area and its sensitivity.



4.49 Where it is recognised that important sites or buildings within conservation areas are likely to come forward for development the council will issue development briefs to guide the proposals to ensure designs of an appropriately high quality and the preservation of the character of the conservation area.

Policy HER 17

The status of designated conservation areas will be upheld and publicised. Further designations will be promoted in other areas of special architectural or historic interest where it is desirable to preserve or enhance their character and appearance.

Policy HER 18

Character appraisals will be undertaken for each conservation area in order to bring forward appropriate policies, development briefs, design guides, controls and proposals to preserve and enhance their special architectural character. This will be progressed on a priority basis and will be subject to consultation with local communities. Initiatives for preservation and enhancement will include the consideration of appropriate partnership funding schemes, as resources allow. The council will work with communities on the formulation and promotion of community led enhancement schemes where appropriate to the character of the area.

Policy HER 19

An application for planning permission or listed building consent for works affecting a conservation area must contribute to the preservation or enhancement of the character and appearance of the area and will require appropriate high standards of design, materials, siting and implementation. Full consideration will be given to the character of the area, the guidance provided in the *Memorandum of Guidance on Listed Buildings and Conservation Areas* and planning guidance issued by the Scottish Government.

In the case of large-scale proposals within a conservation area, the

planning application should be accompanied by a statement assessing the current character and appearance of the site and describing how the proposals would contribute to its preservation or enhancement.

Applications for outline planning permission for new development within a conservation area will not normally be considered.

Policy HER 20

There will be a presumption against the granting of Conservation Area Consent for the demolition of a building within a conservation area unless this can be fully justified in terms of the need for removal, the lack of any suitable alternative use and the suitability of the proposed replacement development. Where new development is acceptable, consent should only be granted subject to planning agreements or conditions to ensure that replacement schemes will be implemented immediately.

Policy HER 21

Development will not be permitted in the rigs off Linlithgow High Street except for small-scale individual developments which respect the existing rig pattern, boundary walls and character and where there is appropriate pedestrian and vehicular access and parking. Development briefs will be prepared for those areas of the rigs which can accommodate new development or changes of use to existing buildings.

Historic gardens, designed landscapes and the Royal Park

4.50 The Inventory of Gardens and Designed Landscapes in Scotland identifies four areas in West Lothian: the policies of Hopetoun House, the House of the Binns, Harburn House near West Calder and Hatton House (part), near Wilkieston. Historic Scotland and SNH continually consider additions to the inventory but do not anticipate including additional sites in West Lothian at the moment. There are two designed landscapes at Hatton House (part) and Newliston which are both in the administrative area covered by the City of Edinburgh Council but bound West Lothian and therefore might be affected by planning proposals in the local plan area. West Lothian also contains designed landscapes of merit which are not included in the inventory.



4.51 As planning authority, West Lothian Council is required to consult Historic Scotland and SNH in respect of development which may affect a garden or landscape in the Inventory, and is expected to protect the interests of such sites in the consideration of development proposals.

4.52 In general, the designated landscapes in West Lothian are well maintained although there are a number of built structures in poor repair which detract from their landscape character and value. There are also pressures for change, such as works associated with estate buildings which have been sold. The unique value of designed landscapes can also be adversely affected by inappropriate forestry and agricultural activities such as planting and management regimes, the formation of new tracks, earth moving, tree felling and other permitted development.

4.53 The historic gardens and designed landscapes of West Lothian are important features which should be recognised and respected. Inclusion in the Inventory of Gardens and Designed Landscapes does not offer protection from such pressures and, therefore, other protection such as conservation area status and the introduction of Article 4 Directions will be considered where necessary.

Policy HER 22

The special architectural and historic character and features of historic gardens and designed landscapes will be considered sympathetically and receive full protection in the consideration of proposals for development within or adjacent to them.

Policy HER 23

Where the special historical character and setting of any historic garden or designed landscape is under threat the area will be designated a conservation area and additional planning controls introduced as appropriate.

Other areas of built heritage and townscape value

4.54 Under the terms of Section 15 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992, the council is required to consult the Scottish Ministers in the case of development of land which is situated within 800 metres of the Royal Palace and its Park, the Peel, in Linlithgow, or which might affect their amenity.

Policy HER 24

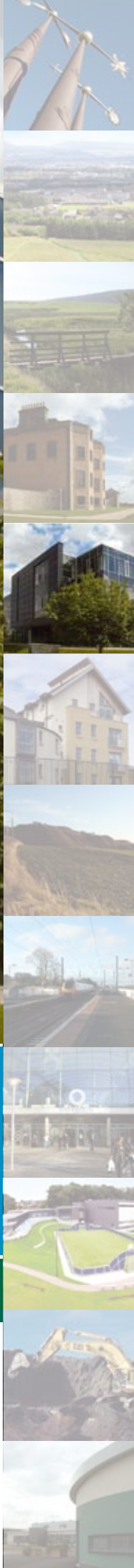
There is a presumption against development which would have an adverse effect on the amenity, outlook, character or setting of the Palace and Peel, Linlithgow.



4.55 A small number of built-up areas associated with mining industries still retain much of their original character including miners' terraced rows at Oakbank Cottages near West Calder, Winchburgh Rows, Roman Camp Cottages, Beresford Rise at Dedridge in Livingston and at South Village, Pumpherston. The architecture of central Bathgate, despite the loss of some buildings and redevelopment, still has many handsome buildings and spaces which reinforce the status of the town as a district centre. Both West Calder and East Calder retain many of their original sandstone buildings, while village centres at Ecclesmachan, Bellsquarry in Livingston, and Abercorn are all of historic and visual interest and worthy of protection. With the exception of Abercorn and parts of central Bathgate, it is unlikely that character appraisal would identify these places as qualifying for designation as conservation areas. However, they do provide a valuable urban context and warrant recognition in the control of development.

Policy HER 25

Special consideration will be given to maintaining the architectural character and historic significance of those areas of built heritage and townscape value identified in Appendix 4.4 and due consideration will be given to the contribution they might make to the regeneration or enhancement of their wider areas.



Chapter 5 Employment

Chapter 5 Employment

INTRODUCTION



5.1 West Lothian's economic history has been characterised by a cyclical dependence on different employment sectors. This sectoral over-reliance – on coal and oil shale mining, engineering, and more recently electronics – where decline follows growth, highlights the need to widen the range of employment types to secure a sound, robust local economy. Reliance on one particular employment sector, or employer, must be avoided. The recent Scottish experience has shown that even the high-technology sector is vulnerable: global market fluctuations, reconstruction or contractions can have significant impact on an over-dependent local economy causing major job losses. There is benefit in promoting diversity to secure stability.

5.2 West Lothian has performed well in the last decade. In 1991 there were around 48,500 jobs in the district, and by 2001 this had grown to around 71,700 jobs. Importantly, the number of jobs now better matches the number of residents in employment. Around 65% of the district workforce worked within the district in 2001, compared to 57% ten years earlier, indicating that the district is becoming more self-sustaining.

5.3 The local plan provides one of several means the council has of ensuring continued, sustainable economic growth within the area. West Lothian can compete within the national and international market by offering a choice of employment sites to meet all types of economic development activity.

5.4 The plan will assist in promoting and sustaining the growth of indigenous industries and businesses, as well as securing further inward investment. The land supply for all types of employment activity must offer a choice in terms of location, availability, size and amenity.

5.5 This chapter focuses on land use falling within Use Classes 4, 5 and 6 (business, general industry, and storage and distribution). Retailing is covered in Chapter 8 *Town centres and retailing*. However, it is important to provide for future development in other business activities not included in these use classes, but which provide a significant contribution to economic prosperity.

NATIONAL CONTEXT

Economic policy

5.6 The Scottish Executive's *Framework for Economic Development in Scotland 2004* (FEDS) provides the higher order strategic context for economic development. Its vision is to *raise the quality of life of the Scottish people through increasing the economic opportunities for all on a socially and environmentally sustainable basis*.

5.7 FEDS supports the paper A Smart Successful Scotland (ASSS), refreshed in November 2004, which aims to position Scotland as a high skill, high knowledge, high wage economy. ASSS aims to:

- focus on growing businesses as much as start ups;
- increase the focus on sustainable development;
- become more involved in regeneration and recognise city regions as the drivers of economic growth; and
- work in partnership with other agencies to tackle economic inactivity and get more people into jobs.

5.8 Inward investment will be more concerned with higher value, highly skilled projects, which are likely to be of a smaller scale than in the 1980s and 1990s. In the recent past, West Lothian has benefited from Assisted Area status, providing access to Regional Selective Assistance (RSA), the Scottish Government's main grant mechanism for assisting companies. RSA has supported the attraction of inward investment and the growth and development of indigenous businesses.

5.9 European Union financial assistance has also played an important role in promoting economic development. West Lothian has benefited from European Community Objective 2 Status for areas affected by industrial decline. European Regional Development Fund assistance has supported infrastructure, business development, tourism and environmental improvements to encourage economic growth.

5.10 Attracting overseas investment is co-ordinated by Scottish Development International (SDI), a division of Scottish Enterprise. Despite the reduction in the number and size of mobile foreign direct investment projects, the supply of appropriate opportunities will remain important if West Lothian is to continue to compete successfully for inward investment projects available.

5.11 In June 2004, the Scottish Executive issued a consultation paper, *Towards a Green Jobs Strategy – Opportunities for Business*, which emphasises the need to consider the importance of sustainable development in promoting economic growth. Development implications arise in:

- responding to and supporting renewable energy industries and proposals;
- promoting recycling (in line with the *National Waste Strategy, 2003*);
- improving business resource efficiency and better waste management; and
- promoting sustainable building construction and design principles.



Planning policy

5.12 Government planning policy on employment is set out in Scottish Planning Policy 2 Economic Development (SPP 2), which develops policy within the wider context set by the Framework for Economic Development in Scotland (FEDS). SPP 2 focuses on four themes where planning can contribute to economic development:

- providing a range of development – opportunities to ensure there is a range and choice of sites for new employment opportunities;
- securing new development in sustainable locations – to improve integration between transport and locations for development and to encourage more sustainable forms of development;
- safeguarding and enhancing the environment – to make sure that new development contributes to a high standard of quality and design and that the natural and built heritage is protected; and
- promoting a dialogue between councils and business – to encourage a positive culture of engagement and better understanding of the priorities of the business community and the role of the planning system in enhancing economic competitiveness.

5.13 In discharging these objectives, development plans should also safeguard national and other significant sites, review allocated sites to take into account marketability, identify support actions, and present policies for rural areas.

5.14 In West Lothian, two sites of national importance are identified in SPP 2 for safeguarding, at Eliburn and Linhouse, both in Livingston. These are defined as being of high amenity and offering potential for high technology inward investment. However, given the changing nature of inward investment, the sites may also be suited to serve other industrial sectors, including software and biotechnology. Subdivision to maintain flexibility may also be possible.

5.15 Key employment sites should be highly accessible to walking, cycling and public transport, or be capable of being served by improvements to existing transportation infrastructure. Local plans should also set out higher design standards required of business parks and include policies to maintain or improve existing industrial areas.

5.16 SPP 2 recognises that development plan policies in residential areas should encourage economic activity where amenity would not be damaged. Small businesses should be encouraged in rural areas, and policies should provide for flexibility, and develop links with farming and promote diversification. SPP 2 pre-dates Scottish Planning Policy 15 *Planning for Rural Development* (SPP 15) and Planning Advice Note 73 *Rural Diversification* (PAN 73) which elaborate on these themes (see Chapter 3 *The countryside of West Lothian* and paragraphs 5.72 - 5.75).

REGIONAL AND STRUCTURE PLAN CONTEXT

Economic policy

5.17 The regional economic framework is outlined in *Delivering our Potential: An Economic Strategy for Edinburgh and the Lothians* (April 2004), prepared by the Edinburgh & Lothians Economic Forum. This complements the *Edinburgh & the Lothians Structure Plan 2015* (E&LSP) and contains strategic objectives to:

- develop the knowledge based economic strength of the region;
- enhance cultural and creative industries and civic investment; and
- promote co-operation between the Glasgow and Edinburgh city regions.

5.18 It recognises that West Lothian offers a huge potential resource in terms of housing and employment land, and places great emphasis on the need to improve communication and transportation networks. This includes the following, which would potentially benefit West Lothian in particular:

- the expansion of Edinburgh Airport which could bring significant benefits to the Scottish economy;
- rail development to improve the airport's gateway status for the Central Belt; and
- re-opening of the Bathgate-Airdrie railway line.



Structure Plan context

5.19 The E&LSP promotes the allocation of an adequate supply of business and industrial land, to ensure the area can compete in an increasingly global market, and build on the fact that the Lothians is one of the fastest growing economies in the UK. In elaborating on the requirements most affecting West Lothian, the structure plan requires the local plan to:

- review the established land supply, de-zone unsuitable sites and, where necessary, replace these with suitable alternatives;
- build on the locational advantages of West Lothian in supporting economic growth;
- allocate land for employment development in the Core Development Areas (CDAs);
- allocate development opportunities to meet the full range of economic development requirements;
- maximise the re-use of redundant buildings and brownfield land;
- support office development, especially in Livingston;
- integrate networks for walking, cycling and public transport into development opportunities; and
- encourage a dialogue between councils and business.

5.20 The structure plan also notes that, while West Lothian provides around two-thirds of the total land supply in Lothians, much of this is allocated for the expansion of existing businesses, or to accommodate large single-users. A more flexible approach to single-user sites is presented in the local plan.

The West Lothian perspective

5.21 The local plan reflects only one aspect of the council's activity in promoting the economic well-being of the district, primarily by maintaining a supply of good quality development opportunities. In parallel, the council is engaged in other strategies involving its various partners and drawing from other wider strategies.



5.22 In 2004 the West Lothian Economic Forum re-published *West Lothian: Building an Economy for the Knowledge Age*, which partly reflects on the impact that "economic and political volatility" has had on West Lothian. This has seen a downturn in electronic product assembly and, to some extent, higher added value electronics activity, as a result of which there has been a need to 're-invent' the area. Much of the strategic approach concentrates on developing the skills and knowledge base, and working in partnership to capitalise on the district advantages. However, it also recognises the importance of good infrastructure, promoting the area both as a location for an environmental business park and as part of a central development zone in Scotland.

A STRATEGY TO INCREASE THE MOMENTUM

Land availability

5.23 The nature of employment in West Lothian is changing – the dependence on large scale foreign direct investment projects has given way to a desire to encourage diversity, based on the support of Small and Medium Enterprises (SME's), and the aspiration to move towards a knowledge based economy. This has affected the type and range of sites that need to be identified and provided to maintain and increase the momentum of change and growth. Generally, the location, accessibility and environmental quality of sites are important – as is the breadth of opportunity to accommodate all sectors of business and industry. An established trend has seen development of sites clustered into business parks and campuses. The demand for larger individual sites for new technologies is infrequent and difficult to anticipate.

5.24 At the same time, there is a need to enhance the supply of sites suited to general service sector businesses, along with traditional manufacturing and engineering industries. A wide range of essential, but visually less presentable industries that need accessible, well-screened premises is also important.

5.25 West Lothian enjoys a locational advantage at the geographical centre of the Scottish population with good communications in most directions. This presents an attractive location for storage and distribution warehousing which can, in some cases, create as many jobs as other industrial sectors.

5.26 In addition, it is central government policy to decentralise civil service and other government functions, to spread the benefits of job opportunities over a wider area and reverse the long established tendency to see these major service sector employment activities locate within the cities. The district is particularly well located to benefit from this policy, given its proximity to Edinburgh as the home of the Scottish Parliament, and in lying between the capital and Glasgow. Good and improving accessibility by all forms of transport adds to the locational advantage.

5.27 The local plan reflects the changing nature and the diversity of demand in its allocation of development sites. It is important to ensure that the sites allocated are suited to the specific employment activity. The opportunities identified will, therefore, be categorised to cater, and steer, the diversity of uses for which demand is anticipated.



5.28 The sites are categorised as follows:

Categories

- A. General Needs Industrial – more traditional industrial estates where the broadest range of class 4, 5 and 6 uses would be acceptable.
- B. High Amenity 4/5/6 – a qualitative variation of category A, where a better quality of development is anticipated and where, for example, open storage use would be less acceptable.
- C. High Amenity 4/5 – the highest environmental quality of site where, because of the setting, or due to high visibility or other sensitivities.
- D. Offices – Class 4 sites better suited for offices primarily due to location.

Specialist categories

- E. Class 4 and Ancillary uses – sites in or adjacent to business parks suitable for class 4 which may be suitable for ancillary uses that complement the business use, such as a crèche or restaurant.
- F. Class 6 only – specialist distribution sites.
- G. Single User sites – the two proven sites at Linhouse and Eliburn that are referred to in SPP 2.
- H. Single User Expansion – limited to occupation by existing single users as part of a larger site area.
- I. Storage only – where ground conditions will preclude construction of buildings.



Improving the quality of opportunity

5.29 The structure plan established the base supply of employment land in West Lothian at around 740 hectares. In accordance with structure plan policy ECON 1, this supply has been reviewed as part of the local plan process. As a result, around 240 ha has been removed from the supply, comprising:

- 84 ha which has been developed for Class 4/5/6 Uses;

- 2 ha which has been developed for residential;
- 120 ha which was deemed to be unsuitable for Class 4/5/6 Uses and/or more suited to other uses; and
- Around 30 ha which was removed to reflect boundary changes.

5.30 As a consequence, the local plan takes the opportunity to augment the supply by allocating new sites, replacing those developed or re-zoned with additional attractive and marketable opportunities. This should offer choice in the short to medium term, with the CDAs supplementing the supply in the longer term. Table 5.1 below identifies the revised supply of employment land established through this local plan, and the distribution using the nine categories, set out in paragraph 5.28. Details of the individual sites that comprise the total supply are given in Appendix 5.1.

Table 5.1 – Total employment land supply in West Lothian (April 2007)

Category (and use classes)		Gross area (hectares, rounded)	New and reviewed allocations	Total hectares by category	CDAs*
A.	General Needs Industrial	51	33	84	20 (Ca)**
B.	High Amenity 4/5/6	70		70	65 (W&A)
C.	High Amenity 4/5	66		66	40 (WL)
D.	Office only (4)	38		38	30 (EB&A)
E.	Class 4 and Ancillary uses	2		2	
F.	Class 6 only	50		50	
G.	Single User	168***		168	
H.	Single User Expansion	32		32	
I.	Open Storage only	17		17	
Total Allocations		494	33	527	155

* indicative areas and Use Classes – to be determined by masterplan requirements identified in Chapter 7 *The core development areas*

** Ca - Calderwood, W - Winchburgh, A - Armadale, WL - West Livingston, EB - East Broxburn

*** Eliburn and Linhouse (Policy EM1 and Starlaw Farm, EBg8)

5.31 It is difficult to anticipate how much new land will be required for business and industrial uses. An analysis of site take up during the period 1996 to 2002 suggested that an annual average of 14 hectares had been developed for categories A to D above. An analysis of structure plan figures shows this increased to 15 hectares per annum between March 2002 and August 2004. However, these figures may understate demand because of constraints in the availability and preparation of development sites, as some businesses may have been unable to find development opportunities suited to their needs. Moreover, as the nature of demand is changing, it is inappropriate to base the future allocation of employment land on past uptake.

5.32 In accordance with structure plan policies ECON 1 and 2, the local plan identifies a supply of land to meet anticipated demand. The employment land provision has been subject to review and sites re-allocated for other uses. In this way, the council has ensured a healthy choice of quality sites for a variety of class 4, 5 and 6 uses. Allocations in the CDAs are additional to the above and are expected to be delivered in the longer term, augmenting the existing employment land allocations as these become developed.

5.33 A new development opportunity, which is considered to be deliverable in the short to medium term has been identified at Beughburn to the north-east of Livingston. This is targeted to meet the shortfall of general needs industrial land in Category A. Due to the size of this site and its locational importance, a masterplan will be required. The council will wish to agree a phasing plan and a variety of plot sizes and tenures will be required, to provide choice and flexibility. The masterplan must be prepared as a matter of priority in bringing forward the site, as essential guidance to be used in marketing the site.

5.34 In addition to the allocation of suitable opportunities, the council will promote the preparation and servicing of all allocated sites ahead of development, through the co-ordination of development strategies by the various agencies involved in promoting employment growth. These include the council, subject to available funding, along with Scottish Enterprise Edinburgh and Lothians (SEE&L), and the private sector. In particular, the council will encourage SEE&L to prepare sites in its ownership to enhance their marketability.

5.35 Accordingly, the local plan:

- allows for the diversification of the local economy from a reliance on manufacturing and large electronics facilities by encouraging the move towards a knowledge based economy and support for SME's;
- allows for increases in the momentum of economic development in West Lothian by allocating and safeguarding a wide range of sites of various types and size;
- assesses the supply of employment land, bringing forward new sites and re-classifying employment sites where appropriate;
- brings forward new employment opportunities within the CDAs, to foster mixed used development and local employment opportunities;
- de-zones industrial land unsuitable for industrial development;
- encourages the acquisition, servicing and promotion of key sites by appropriate agencies and developers;
- enhances the environmental quality of existing and proposed employment areas; and
- safeguards sites at Linhouse and Eliburn as *proven* sites in accordance with SPP 2, *Economic Development* (2002).



POLICIES

Sites of national importance

5.36 SPP 2 requires the sites at Linhouse and Eliburn, Livingston, to be safeguarded as sites of National Importance. These sites have been subject to a *proving* exercise by Scottish Development International (SDI), which re-affirms their suitability for development of national significance.



5.37 The flexibility of Linhouse (ELv54) is unparalleled in local and regional terms where size, location and environment allow for a variety of different development options. Its location at the south end of the Livingston spine road (A899) gives the site excellent road access to the M8 (Junction 3), the M9 (at Newbridge), the A71 and Edinburgh Airport. There are few development constraints on this relatively flat site. A central development platform of up to 50 hectares is available, within established perimeter landscaping. In addition, there is scope for expansion of the site by around 25 hectares, subject to local land engineering and landscaping works.

5.38 It is recognised that reserving this readily developable area of up to 75 hectares may be difficult to justify in the medium to longer term, given the global infrequency of demand for such sites. Development expectations for the site have gone through several changes since its potential as a single-use opportunity was formalised in the 1980s. Since then, the once plentiful availability of other sites including for housing, have, for the most part, been developed. Therefore, development opportunities in Livingston are now scarce.

5.39 The Scottish Government requires an early review of the structure plan. Should no major employment proposal be forthcoming at Linhouse, then a local plan review, following the next structure plan review, will re-appraise the development potential for Linhouse in relation to strategic requirements.

5.40 A site within Eliburn Campus (ELv25) in Livingston provides the second *proven* site. The campus was laid out and partially serviced by the former Livingston Development Corporation in the mid-1990s. The 13 hectare site is accessed from Appleton Parkway on its western boundary. Livingston Old Wood frames the site to the east and the Lochshot Burn Greenway forms the southern boundary.

Policy EM 1

The *proven* sites at Linhouse (ELv54) and Eliburn (ELv25) are safeguarded as large, single-user, high-amenity sites, in accordance with the requirements of SPP 2 *Economic Development (2002)*. All proposals will be guided by an approved development brief which will be subject to review as required.

The allocation at Linhouse (ELv54) will be the subject of a re-assessment, linked to the preparation of a *Strategic Development Plan (SDP)* for Edinburgh and South East Scotland. This will be undertaken in consultation with the Scottish Government/SDI and Scottish Enterprise Edinburgh and Lothians.

The supply of employment sites

5.41 A wide choice of sites is allocated in West Lothian in order to maximise employment development prospects and allow flexibility. The mainstream supply of employment sites are, therefore, allocated for either Use Class 4 (business), Class 5 (general industrial) and Class 6 (storage and distribution), though, in some cases there are restrictions. These include a number of smaller high-amenity sites which are restricted to Use Class 4. Conversely, there are a number of uses which are, by their nature, less visually presentable but which are, nevertheless, vital in providing local jobs and servicing other industrial/commercial activities.



5.42 Table 5.1 summarises the overall supply. In reviewing the employment land supply the opportunity has been taken to simplify the policy range included in previous local plans for West Lothian. Appendix 5.1 lists all the sites, as well as the site development requirements and category preferences, which apply to each site, including the special requirements associated with the high amenity sites. All sites are covered by Policy EM 2, and are shown on the proposals map. The review of the land supply indicates there is an emerging shortfall of employment land to meet general industrial needs in the short to medium term.

5.43 Included in the allocation is one new development opportunity at Beughburn, ELv64, to the north-east of Livingston, which benefits from being close to Junction 3 of the M8. The site is prominent so development must be sensitively designed and integrated within its location. The site is suitable for Use Classes 4, 5 and 6, and is supported for multiple occupation in preference to a single user. Similarly, development of the site offers an opportunity to look at the whole area between the A899 and motorway junction to the west, and to include the site to the east of Station Road (Uphall West). In addition to allocating land for employment uses, an integrated development scheme will be required to include land for park-and-ride provision to serve rail and bus as well as the longer term aspiration of extending any tramway initiative eastwards from Edinburgh to Broxburn and Livingston. Accordingly, the council will require the submission of a masterplan for the whole area.

Policy EM 2

The employment sites shown on the proposals map are allocated for business, general industry, storage or distribution uses (Use Classes 4, 5 and 6). Planning permission will only be granted where a proposal conforms to the further site specific uses and requirements detailed in Appendix 5.1.

One major new development opportunity has been identified, at Beughburn (ELv64) which is supported as a multiple use allocation, suitable for Use Classes 4, 5 and 6. The council will require the developer to submit a masterplan for its approval prior to development taking place. Proposals must incorporate a variety of plot sizes and tenures to provide choice and flexibility. A masterplan must be prepared as a matter of priority, as essential guidance to be used in marketing the site.

The medium-long term CDA allocations

5.44 The CDAs in West Lothian are being planned as mixed-use proposals, which will provide local employment opportunities. These master-planned proposals offer enhanced accessibility provided by new infrastructure. More accurate requirements and scales of development provision will be identified in the course of advancing the CDA proposals and masterplans (see Chapter 7 *The core development areas*). Until then, the site areas in Table 5.1 are approximations only, as are the assumptions on Use Class mix. Given the lead-in time to prepare the masterplans and see development come to fruition, these allocations will only come on-stream from the medium term onwards (from around 2012). However, the earliest practical servicing and release will be expected. In preparing the masterplans, developers will also be encouraged to allocate smaller employment sites within the core housing areas and neighbourhoods, where the uses would be compatible with residential amenity (i.e. Class 4 uses). Other employment opportunities compatible with housing, (such as children's nurseries), will also be encouraged, particularly within the new local neighbourhood centres that will be required.

Armadale CDA

5.45 Within Armadale there has been a significant loss of previously allocated industrial land, to housing, so there are now few opportunities for new employment development. Three new development areas are proposed in Armadale, at Standhill, Colinshiel and Armadale South. At Armadale South, the prospect of a new rail station on the Airdrie-Bathgate line, coupled with improved road accesses to the south (towards the M8) and east (onto the A801), will enhance accessibility and links to the strategic road network. A site to the south of the railway has been identified as offering potential. This is set within a pleasant landscape, suitable primarily for Class 4 business uses in closer proximity to the residential allocations, whilst Class 5 general industrial and Class 6 distribution uses would be considered where they conformed to requirements for landscape, planting and layout appropriate to the setting, and are acceptable in terms of impact on the local road network. The sites total around 50 hectares. In addition, there are a number of existing industrial occupiers within the CDA, and the developers should accommodate their requirements, either in situ, or through re-location within an appropriate part of the new employment areas or elsewhere.

Winchburgh/East Broxburn/Uphall CDA

5.46 Associated with the Winchburgh CDA proposals is the provision of a new access to and from the strategic road network, along with a new rail station, at a location to be finalised. With other transport initiatives, this location offers significant potential to attract employment uses, and would be attractive to distribution uses as well as business and general industrial uses. All such uses would be acceptable in principle, though with restrictions depending on the proximity to residential areas, where Class 4 business uses would only be allowed. However, given the high visibility of the area from the motorway, development will require to be of high design quality, and

well screened and landscaped. The masterplan must show how this will be achieved. The uncertainties about the final access arrangements to and from the strategic road network will affect the amount of land available. In the meantime, it is assumed around a minimum 40 hectares of employment land will be provided.

5.47 At East Broxburn, there is an opportunity to bring forward a small single high amenity employment site adjacent to East Mains Industrial Estate, at the junction of the proposed new distributor road and the A89. Given its prominent location at the entry point to the CDA at East Broxburn, and on a gateway into West Lothian, only Use Class 4 will be permitted, and the development footprint will be limited in order to secure the highest quality landscape setting. The site extends to around 5 hectares.

Livingston and the Almond Valley CDA

West Livingston/Mossend

5.48 The employment sites at West Livingston provide a natural extension and next phase of Kirkton Campus. The sites are also well placed to offer employment opportunities to the remoter communities of west West Lothian. The CDA will incorporate the requirement to provide a major north-south distributor road, from the A71 in the south to the A705 in the north, with the potential for further accesses to Livingston through Kirkton Campus and Alba Campus.

5.49 The allocations, of around 40 hectares, are located on the east side of the CDA allocation at West Livingston, adjacent to Kirkton Campus, and near to the Alba Centre (ELv41), so the same high quality design, layout, and development footprints, set within extensive landscaping, will be required of proposals to be contained in the masterplan. In keeping with Kirkton Campus, only high amenity use classes 4 and 5 will be permitted. There is a major constraint relating to the alignment of a high pressure gas pipeline along the west edge of Kirkton.

Calderwood, East Calder

5.50 Compared to the network advantages of the other CDA allocation in the eastern part of the district, the Calderwood area is relatively less well served in term of access to motorways. Given the proximity of the other significant employment opportunities, the potential is more limited. However, there is an opportunity to re-develop and extend Camps Industrial Estate, which lies immediately adjacent to the Calderwood CDA allocation. A new allocation extending to some 20 ha is proposed. Proposals should be part of the Calderwood masterplan and should seek to secure major landscaping improvements to the estate. At the moment, the estate is a visual eyesore from the A71 gateway corridor into Livingston.

5.51 The new allocation is categorised as a Category A General Needs Industrial site for use classes 4, 5 and 6. However, within the estate boundary, there are a number of existing residences. There are also proposals for

housing with workshops on part of the estate fronting onto the B7015. Accordingly, any employment proposals must take into account the amenity of these residential areas. In particular, only use class 4 would only be permitted within close proximity of houses. Policies IMP 9 on air quality, IMP 10 on noise and NWR 11 on waste management facilities, will be rigorously applied.

Policy EM 3

In addition to the sites included in Appendix 5.1 sites for employment uses have been allocated within the three core development area allocations in West Lothian. The exact areas of development will be shown in masterplans to be approved by the council, though the sites referred to in paragraphs 5.44 to 5.51 should be considered as minimum requirements.

The masterplans must include a phasing strategy to release the employment allocations at the earliest possible time. Further guidance is provided in Chapter 7 *The core development areas*.

Looking further ahead

5.52 As the various economic strategy documents referred to earlier in this chapter indicate, West Lothian cannot rest on past successes. The council and its partners must constantly look to stay one step ahead, by anticipating areas of growth. The process is one of constant re-invention.



5.53 The supply of land established in this local plan provides a healthy supply of opportunities, but there is a need to spread the benefit of the district's economic recovery to the western parts of West Lothian to support economic and social regeneration objectives of local and national strategies. A future review of employment land allocations, as part of the work to be undertaken to support the Strategic Development Plan (SDP) and Local Development Plan (LDP), will take the opportunity to re-inforce the objective of focusing on the west of West Lothian.

5.54 In the national context, the concept of fostering co-operation between the Glasgow and Edinburgh city regions re-inforces the desirability of promoting links across administrative boundaries, towards North and South Lanarkshire. For example, re-opening of the Bathgate-Airdrie rail line offers the opportunity to enhance economic linkages westwards from West Lothian. In line with recognising the potential of the Central Belt, the council's economic development strategy promotes the concept of a *central development zone*.

5.55 It is, therefore, appropriate for the council to start to identify in principle the locational implications and potential of promoting a major *flagship* economic opportunity in line with this concept. The location that offers most potential lies between Armadale and Whitburn, called Springfield. Realising this potential will be dependent on the enhanced accessibility provided by a new junction on the M8, required to serve the major expansion at Whitburn (Polkemmet), and a new station at Armadale on the Bathgate-Airdrie rail line. These major transportation proposals are identified in Chapter 8 *Transport and accessibility*.

5.56 The council fully supports the development initiative at Polkemmet, known as Heartlands, which represents the largest ever private sector investment in West Lothian. This in itself will result in substantial environmental, economic and regeneration benefits in the west of West Lothian. The concept of bringing forward an allocation at Springfield will, therefore, only be considered in so far as it is compatible with implementing the Heartlands development initiative, which includes a substantial employment allocation.

5.57 Any review of its designation must also be progressed within the context of recognising its landscape qualities. Development of the site will be strictly limited to meeting the *flagship* aspirations for the site.

5.58 Accordingly, taking this concept forward will be linked to the SDP, and would be progressed via the LDP and the preparation of a masterplan.

Policy EM 4

Springfield, between Armadale and Whitburn, has potential in the long term for economic development to meet the next generation of employment land requirements. This will be dependent upon the introduction of major new transportation infrastructure.

Any land release will only be considered within the context of the Strategic Development Plan (SDP) for Edinburgh and South East Scotland and secured through the preparation of the consequent Local Development Plan (LDP). In the meantime, this area will be safeguarded as a strategic reserve. Piecemeal development which would prejudice the long term potential of the site will be resisted.



Employment areas and estates

5.59 In addition to the promotion of specific sites allocated for future development for use classes 4, 5 and 6, as identified in Appendix 5.1 and policies EM 1 to EM 3, the local plan recognises the significance of existing industrial and business locations in supporting employment opportunities. The boundaries of these employment sites are identified on the proposals map. There will be a presumption for the continuation of uses falling within classes 4, 5 and 6 within these areas, which shall be supported by the application of policy IMP 11 to housing and other noise sensitive proposals in close proximity to existing noisy employment uses. However, it is recognised that there may be some limited demand for sites and premises for activities that are clearly intended to directly support those working in these locations, such as childcare. Consent will be given for these uses, as exceptions and without setting a precedent, only where applications clearly demonstrate the direct benefit for local workers within the employment area or estate and where such operations would not restrict existing or potential and preferred class 4, 5 and 6 employment uses in these areas.

5.60 Large-scale storage and distribution developments will be favoured on sites with more direct access to the motorway network (e.g. the J4M8 distribution park at Pottishaw Ebb1), avoiding routing goods-vehicle traffic through towns. A transport assessment will be required to assess any large-scale proposals.

Policy EM 5

The expansion, conversion or re-development of premises within the areas shown on the proposals map, and on other established sites, will be encouraged for uses falling within classes 4, 5 and 6, or as restricted in policy EM 2 and specified in Appendix 5.1.

Policy EM 6

Planning permission for uses other than use classes 4, 5 and 6 within the areas shown on the proposals map, and on other established sites, will not be granted unless there is a clear demonstration of the direct benefits to those working in that employment area and where:

- a. the retention of the site or premises for use classes 4, 5, and 6 had been explored without success;
- b. the use would not restrict the range of uses which can be carried out by businesses and industry on nearby sites; and
- c. the proposed use would cause no traffic, amenity or environmental problems.

There will be a presumption against the introduction into these employment areas of retail uses, except where these are clearly ancillary to and a minor part of the main use classes 4, 5 or 6.

Business development

5.61 A large proportion of employment growth will take place in the service sector, which is likely to expand in West Lothian as the economy of the district continues to develop and as Livingston matures into a fully-fledged sub-regional centre. Increased office development in West Lothian will not



only diversify the local employment base, but would also help reduce the reliance on, and outward commuting to, Edinburgh as the main centre for service jobs in the Lothians. West Lothian is also well located to benefit from the decentralisation of central government and civil services functions.

5.62 During the past 10 years there has been an increase in the rate of speculative and bespoke office development in Livingston, and further site opportunities remain available in the town centre. Policy ECON 6 of the E&LSP supports Livingston as a strategic business centre, and requires the local plan to identify an appropriate boundary. Accordingly, the boundary of the town centre (see Chapter 8 *Town centres and retailing*) serves this purpose, whilst major office developments, of over 1000 sqm, would also be permitted on other suitable employment sites identified in this local plan (see Appendix 5.1).

5.63 Class 4 of the Use Classes Order allows greater flexibility in change between light industrial, office and research and development uses. It introduces a clear distinction between business uses and general industry, based on environmental factors. However, it is desirable to encourage offices to concentrate in town centre locations, where they would benefit from proximity to other complementary uses and be more accessible to public transport services. Almondvale Centre, Livingston, as the sub-regional

centre, is the favoured location for major office developments and Bathgate town centre, as the district centre, is suitable for small to medium sized office developments (i.e. all those not defined as major). In the longer term, the prospects of further office development in Livingston would be enhanced by the introduction of segregated busways or extending tram lines into West Lothian (see Chapter 8 *Transport and accessibility*).

5.64 Bathgate is well served by bus and rail. Accessibility will be further enhanced with the re-opening of the Bathgate - Airdrie railway. A new station at Bathgate, and at Armadale, will create further opportunities.

5.65 Accordingly, in Livingston and Bathgate, office development is encouraged as a preferred town centre use. By replacing the site-specific uses previously assigned for Almondvale Town Centre, in Livingston, flexibility of opportunity is introduced as well as encouraging mixed-use.

5.66 While it is envisaged that larger companies will locate in Livingston smaller class 4 development will be encouraged in Bathgate and other centres, including the local neighbourhood centres in Livingston.

Policy EM 7

Almondvale Centre, Livingston, is the favoured location for major office developments. Bathgate town centre is suitable for small to medium sized office development. Other sites are identified in Appendix 5.1.

Offices will be encouraged in or adjacent to the centres of urban areas and in local neighbourhood centres, as long as the following criteria are met:

- a. proposals would protect and enhance amenity and heritage features;
- b. locations are well related to public transport and do not lead to unacceptable traffic generation; and
- c. parking and access requirements are met.

Design standards and environmental improvements

5.67 New industrial and business developments must be designed to a standard appropriate for their location. There is also a need to balance the requirements of different sectors of economic development, with minimising the loss of greenfield land. Generally, single-user and high-amenity occupants tend to require lower density developments in parkland settings. However, such developments need not adversely impact on the environment, and can bring about enhancement through management agreements, appropriate landscaping, and inclusion of design features within the layout of the development.

5.68 On single-user and other high-amenity sites, development with the highest standard of design and landscaping will be necessary. On more general employment sites, developers will be expected to at least match the standard of design already set by existing neighbouring developments. Should buildings be visible from surrounding areas, attention should be given



to roof and plant details, cladding, the location of storage and parking areas and the potential for planted embankments and quality screen fencing. The council will prepare design briefs where necessary.

Policy EM 8

Development proposals for all employment uses will only be permitted where density, layout, scale, mass, design and landscaping conform to the highest standards.

Within the high amenity sites identified in Appendix 5.1, the council will require especially high and/or innovative standards of building designs incorporating landscaping as an integral part of the scheme.

Promoting green awareness



5.69 In assessing employment proposals, businesses should be aware of the opportunities to introduce better operational and construction practices which emphasise the importance of sustainable development principles. Whilst the council would generally welcome industries active in the renewable energy and recycling sectors (subject to any concerns about environmental impact), it will also encourage developments that promote good practice in construction and recycling, and in pursuing energy efficient operations. One example would be a layout that maximised the use of solar gain or natural light; another would be introducing operations and facilities that maximised the recycling of waste products. The council is active in providing advice to businesses in relation to renewable energy, recycling and resource efficiency.

Policy EM 9

When submitting a planning application for employment uses, developers should be able to demonstrate that they have given appropriate consideration to the following factors:

- a. promoting sustainable building construction, layout and design principles; and
- b. minimising the generation of waste and maximising opportunities to recycle waste and other materials used in production and operational processes.

Small-scale industrial sites and units

5.70 Small sites, workshop units and yards are necessary for the development of established small business and to encourage the start-up of new enterprises. All the main communities in West Lothian have a range of these sites. Many are close to residential areas and the majority have been provided by the public sector.



5.71 Similar small-scale sites, suited to class 4 business developments, will also be accepted within settlement boundaries, and are particularly encouraged where they would involve the re-use of vacant or derelict land and premises. In some cases, there may be an opportunity to develop a house and yard on such small sites, and proposals would be considered on merit. However, any proposals, either public or private sector sponsored, would need to satisfy planning requirements relating to amenity, traffic, access, noise and pollution.

Policy EM 10

Small scale industrial and business development, as single enterprises or groups of starter units, including new build and change of use, will be permitted within settlement boundaries. Any proposal would need to be proven acceptable against the following criteria:

- a. compatibility with adjacent uses;
- b. impact on residential amenity;
- c. measurements of noise, vibration and air pollution;
- d. traffic, access, circulation and parking requirements; and
- e. impact on any special architectural or heritage designations (including listed buildings and conservation areas).

Rural areas

5.72 It is especially important to encourage employment opportunities to take place in the more remote areas of the district, such as the smaller villages of west West Lothian, which are less accessible to the main employment centres. Employment-related development in rural areas can often be accommodated without detriment through careful consideration of locale and design.

5.73 Sites suitable for industrial or business development not identified by local plans occasionally become the subject of planning applications. Scope may exist for such developments just outwith settlement boundaries or identified employment areas. Scottish Planning Policy 15 *Planning for Rural Development* (SPP 15) requires that development plans set criteria against which employment proposals on unallocated sites are considered. As a result of the potential sensitivity, developers will have to demonstrate the absence of alternative sites within the settlement and the impracticality of developing brownfield sites or vacant/derelict buildings in preference to greenfield sites.

5.74 There are several clusters of former Ministry of Agriculture smallholdings, mostly in the eastern part of West Lothian, often comprising a house, outbuildings and a yard. They provide valuable premises for the operation of small-scale businesses and service uses.

5.75 Provided the existing amenity of adjoining residents and the predominant rural character of these areas are not prejudiced, small-scale business and service use will be acceptable on smallholdings. In some cases, these sites might also provide opportunities in support of the council's policies on low density housing development in the countryside.



Policy EM 11

Outwith settlement boundaries or employment areas, proposals for industrial or business uses will be permitted on the edge of settlements, defined as having a conterminous boundary with the settlement boundary (which are shown on the proposals map), if all the following criteria are met:

- a. the character, scale and location of the proposals are compatible with landscape settings in terms of design, position and materials;
- b. proposals respect areas of natural, built and archaeological importance;
- c. proposals are not sited in a designated landscape area or countryside belt as identified in Chapter 3 *The countryside of West Lothian*;
- d. there is a lack of development opportunities within the settlement;
- e. applicants can demonstrate that the use/re-use of vacant or derelict land and buildings is not practical;
- f. traffic generated would not create an unacceptable adverse impact on road safety or amenity; and
- g. proposals would not harm the amenity of nearby residents or other land uses.

Policy EM 12

Small-scale business uses will be accepted in existing buildings and yard areas at smallholdings on existing farms and in 'lowland crofting' developments, provided that neighbouring residential amenity and the rural character of the area are not adversely effected. Large buildings, open air storage and activity, retail uses, intrusive advertisements and uses generating significant additional traffic will not usually be acceptable.



Chapter 6 Housing

Chapter 6 Housing

INTRODUCTION

6.1 A key priority of this local plan is to ensure that sufficient land is available to meet identified housing requirements. This requirement must, however, be consistent with the broader aims of the plan regarding urban renewal, protection of the built and rural environment, the principles of sustainable development and the need to ensure that infrastructure is available to support housing development.



6.2 Housing development can bring about environmental improvements, especially by developing derelict or contaminated land within urban areas. Maximising the use of brownfield sites helps limit the need to bring forward greenfield sites to meet housing demand. The use of such sites aids urban regeneration, supports local services and makes best use of existing infrastructure.

6.3 There is a need to ensure that making land available for housing is undertaken in a manner which protects the quality and value of the environment. Unfettered housing growth can impact on the quality of life in towns, through pressures on local facilities and services, as a result of traffic congestion and through loss of amenity.

Uncontrolled development on the fringes of settlements can consume or threaten the rural environment and its habitats and impact on the landscape setting of towns and villages.

6.4 The housing market is a major sector of the local economy, as housebuilding creates jobs in construction and related industries. High quality businesses investing in West Lothian must be assured of an adequate supply of high quality housing to meet the needs of all their employees. There is, therefore, a clear link between the policies in this chapter and those in Chapter 5 *Employment*.

6.5 The marketability of West Lothian has significantly improved over the last ten years, and this is reflected in an increase in housebuilding activity. This trend is expected to continue over the plan period as the district has a relatively young and growing population. Therefore, a choice of sites must be made available to provide for a full range of housing types, from volume building by the larger housebuilding companies to niche markets, such as executive housing.

6.6 There is a need to ensure the provision of housing both for varying needs and at affordable rents. Historically, local authorities met these needs through their own programmes of public sector housebuilding, but constraints on local government expenditure and the creation of bodies funded from central government, such as housing associations, has seen the responsibility shift. Whilst West Lothian Council still has responsibilities to help meet such provision, the approach has moved towards partnerships, involving Communities Scotland, registered social landlords and other social housing

providers and, increasingly, the private sector. Scottish Planning Policy 3 *Planning for Housing* (SPP 3) places a responsibility on the council to ensure that mixed public-private sector initiatives are implemented, and the means of achieving this include ensuring sites in private ownership that are capable of providing affordable housing do so. The council will continue to play a direct role in meeting the needs of individuals requiring affordable housing to rent. It is a major landlord, owning and renting some 13,500 properties, and in 2007/2008, committed to a significant new building programme of its own which will yield another 700 new council homes for rent before 2012.

NATIONAL CONTEXT

6.7 The Housing (Scotland) Act 2001 aims to support a vibrant housing market that provides sufficient good quality, affordable, warm housing in a variety of tenures to meet individual and community needs and aspirations.

6.8 The Scottish Government's guidance on housing land requirements is set out primarily in SPP 3, supported by Planning Advice Note 38 *Housing Land* (PAN 38).

6.9 The key aims identified in SPP 3 are to:

- Create high quality residential environments which make a positive contribution to the built and rural environments by promoting good design, specifying the requirements for landscaping and open space, and indicating where higher densities will be suitable;
- Guide new housing developments to the right places. New housing areas should be easily accessible by public transport and well integrated into walking and cycling networks. Extensions to towns and villages or new settlements should be developed in a sustainable way;
- Deliver housing land. Planning authorities should meet the housing land requirement for each housing market area in full and provide greater certainty and be more responsive by:
 - ensuring that local plans provide a supply of effective land to meet requirements for at least 5 years and monitor completions, land availability and future requirements through a housing land audit;
 - carrying out regular reviews of plans, making alterations when necessary, and taking steps to ensure that land is made available if there are delays in plan preparation.

6.10 SPP 3 makes it clear that planning authorities have a role to play in the provision of affordable housing, where housing needs assessment identifies a shortfall of affordable housing. Advice on delivering affordable housing is given in Planning Advice Note 74 *Affordable Housing* (PAN 74). Council policy on Affordable Housing is set out in policy HOU 10 later in this chapter.

6.10a The Scottish Government has published Consultative Draft Scottish Planning Policy 3 *Planning for Housing* (SPP 3). However, it has already been made clear that the intention is to further strengthen and re-inforce



planning policies to help meet new priorities on the provision of new housing in Scotland. The declared aim is to refocus the role of planning on the delivery of housing, away from debates around the calculations of housing requirements and land availability, to building a better, more diverse range of houses. Specifically, the Government has announced that the rate of new housing supply is to be increased to at least 35,000 houses every year by the middle of the next decade. The growth provided for in this plan is consistent with these aspirations.



6.11 Design guidance is provided in Planning Advice Note 44 *Fitting New Housing Developments into the Landscape* (PAN 44), Planning Advice Note 67 *Housing Quality* (PAN 67), Planning Advice Note 72 *Housing in the Countryside* (PAN 72) and Planning Advice Note 78 *Inclusive Design* (PAN 78).

6.12 Planning Advice Note 61 *Planning and Sustainable Urban Drainage Systems* (PAN 61) and Planning Advice Note 65 *Planning and Open Space* (PAN 65) also provide guidance which is relevant to housing developments.

STRUCTURE PLAN CONTEXT

Structure Plan housing policies

6.13 *The Edinburgh and the Lothians Structure Plan 2015* (E&LSP) estimates a gross housing land requirement for an additional 70,200 dwellings over the period 2001 – 2015, or over 5,000 dwellings per annum for the Lothians. The structure plan requirement will be met from a number of sources, a significant majority of which will come from land already identified through the planning system. Structure Plan Policy HOU 1 supports the development of:

- a) existing housing sites identified in *Housing Land Audit 2001* (effective and constrained); and
- b) emerging local plan sites, identified in the supporting statement.



6.14 A total of 43,800 units are already identified, leaving a shortfall of 26,400 units, Lothian wide. The structure plan identifies the means of meeting this shortfall from a combination of windfall sites and further specific allocations, including strategic housing allocations within CDAs. It is anticipated that windfall sites will yield land for 14,000 houses, Lothian wide, over the structure plan period, of which 1,000 are expected from sites in West Lothian.

6.15 Combining the existing housing sites with windfall assumptions, leaves a shortfall of 12,400 houses, Lothian wide, at the base date of the structure plan. The structure plan acknowledges that all allocations may not be fully developed by 2015 and it would be prudent to have a level of flexibility built in. Therefore, additional allocations for 18,200 dwellings, are required Lothian wide.

6.16 The housing land requirement for West Lothian is intended to meet both local requirements and requirements generated from Edinburgh and elsewhere. Based on a regional assessment, the structure plan requires housing land allocations, in West Lothian, which this local plan must address.

Requirements for West Lothian

6.17 Chapter 2 *Strategy*, sets out in detail, the housing requirements for West Lothian and the council's response to these requirements. In summary, the structure plan requires three Core Development Areas (CDAs) in West Lothian which are capable of accommodating, in total, a minimum of 7,000 dwellings and a maximum of 12,000. Chapter 7 *The core development areas* describes the new strategic allocations and identifies a strategy for delivering 12,000 houses within the CDAs – the maximum required. This chapter focuses on the housing allocations outwith the CDAs, although the non-site specific policies in this chapter will apply to developments within the CDAs.

6.18 Structure Plan policy HOU 5 Infrastructure identifies the need for all necessary infrastructure to be provided, or its funding committed, before the development of housing sites can proceed. Structure Plan policy HOU 6 identifies the need for any deficiency in local community facilities and amenities which arise from proposed housing development to be addressed. The provision and funding of infrastructure and local amenities will be achieved through a number of mechanisms, but primarily by the development industry.



6.19 The structure plan, through policy HOU 8, identifies a presumption against the development of greenfield sites which are outwith the CDAs, or are not already included in *Housing Land Audit 2004* or included in emerging local plans. Linlithgow and north-west West Lothian, constrained by infrastructure, landscape and environmental considerations are identified in the structure plan as areas of restraint.

6.20 Within settlements in the west of West Lothian, Structure Plan policy HOU 9 identifies scope for new allocations to be brought forward where the land supply is likely to be exhausted within five years as a result of increased completion rates or where there is a need to support local services. The structure plan also supports infill housing where infrastructure capacity exists.

6.21 Table 3.2 of the structure plan identifies the need for 16,100 houses to be completed in West Lothian over the structure plan period to 2015. However, the structure plan recognises that achieving this level of completions will require the allocation of land with a capacity in excess of this level. It also allows for allocations above the minimum requirements in CDAs to provide a longer term settlement strategy. Consequently, this local plan identifies land with a capacity for around 23,456 units from the following sources:

Established supply (Housing Land Audit 2004) (sites not yet under construction)	5,988 units
Other sites with planning support (including Post Audit 2004 sites)	205 units
New allocations brought forward in this local plan	2,776 units
CDA allocations	12,000 units
Number of units still to be completed on sites identified under construction	2487 units
Total land supply	23,456 units

6.22 The land supply in this local plan is based on *Housing Land Audit 2004* which has a base date of 31 March 2004. Therefore, when comparing the land allocations in this local plan with the structure plan requirements, completions between the base date of the structure plan (31 March 2001) and the base date of this plan must be taken into account. Completions over this period were as follows:

Completions 1 April 2001 to 31 March 2002	1,281
Completions 1 April 2002 to 31 March 2003	875
Completions 1 April 2003 to 31 March 2004	1,158
Total Completions 1 April 2001 to 31 March 2004	3,314

6.23 Appendix 6.1 gives details of each of the base supply housing sites and the new allocations in this plan. In a small number of cases the capacity of a site in the appendix is different from that shown in *Housing Land Audit 2004*. This only occurs where the capacity is now known to be significantly different from that shown in the audit. Changes, and the reasons for them, are fully



detailed in Appendix 6.1. It should also be noted that sites with a capacity of less than 5 units are no longer shown individually in the audit. As a result some small sites shown in previous local plans, or earlier stages of this plan, are no longer identified in the appendix, or on the proposals map. However, these sites will continue to be supported for the development of housing provided they satisfy the policies of this plan.

6.24 The structure plan requirements cover all tenures and there is an expectation that a range of tenures will be provided. Structure plan Policy HOU 7 requires local plans to include policies requiring the appropriate provision of affordable housing, where identified and justified by a local needs assessment.

POLICIES

Housing land supply in West Lothian

6.25 The existing supply of housing land includes sites which already have planning permission and other sites included in local plans. The effective sites are included in *Housing Land Audit 2004*. Existing housing sites and new housing sites brought forward through this local plan are shown as dark brown on the proposals map and further details given in Appendix 6.1 *Housing sites*.

6.26 Lowland crofting schemes, sites which primarily involve the conversion of buildings and sites of less than five houses, are not shown on the plan, or listed in Appendix 6.1. Also, the developable area of sites may be less than that shown on the proposals map following detailed assessment through the preparation of development briefs and the consideration of planning applications.

6.27 In identifying the new housing allocations outwith CDAs, the main objectives have been to:

- make best use of brownfield and re-development sites in urban areas, where these do not impinge on other planning or environmental objectives;
- conform to the other protective policies of the local plan applying to the natural and built environment;
- identify sites that are accessible by public transport (or most capable of becoming so);
- identify sites close to other compatible uses and facilities, to encourage walking and cycling;
- use available education and water and sewerage capacity, or by ensuring that the housing could be served by expansion to such infrastructure; and
- support the regeneration of settlements in the west of West Lothian.



6.28 Most of the new allocations are of a non-strategic nature and are generally located within established settlement boundaries. The largest new allocations at Blackridge and Westfield are brought forward in accordance with the aim of the E&LSP to support the regeneration of settlements in the west of West Lothian. The estimated number of units for the new allocations, outlined in Appendix 6.1, is notional at this stage as densities can only be confirmed where a detailed planning application has been approved, particularly for sites identified for mixed uses.

Policy HOU 1

The sites listed in Appendix 6.1, and shown on the proposals map, are identified as housing sites which contribute to meeting the housing requirements over the local plan period, and the longer term.

Development guidance

General guidance for development within settlement boundaries

6.29 Settlement boundaries define an acceptable edge for each town and village for the plan period. Excluding the CDA allocations, and those settlements in the west of West Lothian, only minor adjustments to the existing settlement boundaries are proposed to accommodate the new non-strategic allocations. Within settlement boundaries, there is a general presumption in favour of housing development which satisfy the criteria outlined in policy HOU 2, so long as the site is not already identified for another use.

Policy HOU 2

Within the settlement envelopes shown on the proposals map:

- a. there is a general presumption in favour of new development provided: there is no adverse impact on adjacent uses; sites can be serviced without excessive resource commitment; the site is not already identified for an alternative use in this local plan; the site is not of important open space value (where policy COM 2 would apply);
- b. higher density development will be encouraged where appropriate in town centres and other settlements which have existing significant public transport facilities, subject to the requirements of policy HOU 9;
- c. development in conservation areas, or areas of special control, must be of the highest quality and of a scale and design appropriate to their setting;
- d. infill developments will be resisted where they would exacerbate problems of infrastructure or traffic congestion to an unacceptable level, or adversely affect the character of the settlement; and,
- e. development briefs, will be prepared where appropriate.

Linlithgow and Linlithgow Bridge

6.30 The adopted *Linlithgow Area Local Plan (1994)* established the principle that Linlithgow had reached its environmental capacity. Problems of traffic congestion and parking in and around the High Street and station area are particularly acute and of justifiable concern to the community. The E&LSP acknowledges this issue and identifies Linlithgow as an area of restraint. While the council has introduced traffic-management measures and reviewed parking arrangements, the basic problem of congestion caused by predominantly local traffic will remain.



6.30a The area of restraint policy does not prohibit housing development within the settlement envelope identified on the proposals map. Indeed at the same time as introducing the area of restraint policy, the *Linlithgow Area Local Plan* identified significant areas for housing development at Kettlestoun, Avon Mill and Grange Knowe together with a number of smaller sites. Infrastructure capacity was available to support these developments and most have been built out over the last ten years. Few planned opportunities now remain,

but the plan continues to support appropriate infill development within the context of the area of restraint. If appropriate development is not permitted, there would be a risk that these sites would fall into dereliction.

6.31 The cumulative impact of small-scale and infill development in Linlithgow could add to existing pressures. Therefore, although there is no moratorium on new housing development, housing opportunities within the settlement boundary of Linlithgow will be assessed against their impact on local infrastructure and services – especially on traffic and on school capacity.

6.32 Pressure may be managed by programming development over a longer period. The impact may also be influenced by dwelling type. For example, non-family or special needs housing may have little or no impact on schools capacity, and in some cases, may have less traffic impact. While low-density development may ease pressure on schools and generate less traffic, for townscape reasons, higher density development will be encouraged within the vicinity of the historic core of the town although there are few development opportunities of this type remaining.



Policy HOU 3

Proposals for infill or brownfield housing developments within the settlement boundary of Linlithgow and Linlithgow Bridge will be resisted where they significantly exacerbate problems of infrastructure or traffic congestion or adversely affect the character of the town. Proposals will only be supported where they:

- a. meet special needs housing requirements or;
- b. make use of a vacant site unsuitable for other uses or;
- c. offer significant environmental, amenity, land improvement or traffic benefits and;
- d. otherwise conform to the requirements of policies HOU 4 – HOU 10 inclusive; and
- e. do not raise education capacity issues, or are phased to the satisfaction of the council as Education Authority.

Avoiding town cramming

6.33 While in most town centres higher density developments will be encouraged, over-intensive development will be resisted. There is often pressure to cram too many houses on small infill sites, resulting in cramped rooms and unacceptably small gardens, with little or no privacy and insufficient space, giving a visual impression of too much built development. The council has issued Supplementary Planning Guidance, *Single plot & small scale infill residential development in urban areas – how to avoid town cramming*. This guidance takes into account the potential effect such development may have on neighbouring properties and on the character of an area.



Policy HOU 4

Developments, which result in town cramming, as defined in Supplementary Planning Guidance, *Single plot and small scale infill residential development in urban areas – how to avoid town cramming*, will be resisted in order to protect the character of an area and the residential amenity enjoyed by existing residents and others.

Open space provision

6.34 There is a need to ensure there is an adequate provision of open space for recreational and amenity purposes within new housing development and that those areas are properly managed and maintained.

6.35 The requirements for, and type of, new open-space provision will vary depending on local circumstances, including proximity of existing provision. The council has approved an Open Space Strategy (see Chapter 10 *Community, sports and education facilities and open space* (paragraphs 10.19 – 10.20) and it will be a material consideration in the determination of planning applications.

6.36 It is important to ensure that the provision of open space, whether formal, informal, planted or set out with play equipment, is subject to appropriate maintenance arrangements. Adoption of such spaces by the



council will be considered but will require the developer to provide a financial contribution to the council. The mechanisms to be put in place to manage and maintain the strategic landscape areas being proposed as part of the CDA master plans will be agreed in advance of the Section 75 Agreement. In cases of non-strategic landscape areas, a factoring arrangement may be acceptable.

6.37 Developers are strongly recommended to consult the council at an early stage to determine, and agree, the need for open space provision and arrangements for maintenance in all new housing developments. The council has adopted a Code of Practice (1988) and a policy statement on the provision of play areas (1991) covering, in detail, the provision of open spaces in private developments, planning and design, landscape requirements, play areas and procedures. The council's *Residential Development Guide (2002)* includes guidance on the need for open space, play areas and maintenance arrangements. The following key principles will be applied:

- amenity and landscaped open space should be provided, as far as possible, as consolidated areas that are usable, and not as numerous isolated areas within the development;
- planning applications should detail landscaping proposals, while existing landscape features should generally be protected;
- the provision and maintenance of play equipment should be of the highest play value and safest standards which satisfy relevant British and European Standards;
- developers should ensure a body with the requisite public liability insurance maintains play areas. If this is the council, the developer must provide the council with sufficient funds to allow it to discharge its maintenance obligations;
- amenity and recreational open space should be easily accessible for maintenance purposes; and
- arrangements for open space maintenance must be agreed with the council prior to commencing development.

6.38 Not all land within settlement boundaries will be made available for development. Formal, informal, public and private open space will be protected where it is of value. policy COM 2 sets out the council's policy for protecting existing open space (see Chapter 10 *Community, sports and education facilities and open space*).

Policy HOU 5

Developers shall provide recreational and amenity open space in accordance with the council's *Residential Development Guide*.

Housing developments – density, design and layouts, parking and amenity

Density

6.39 For Appendix 6.1, the *Housing Land Audit 2007* and details from planning permissions granted since 1 April 2005, have been used to determine the capacities of existing housing sites. For new housing allocations (excluding the mixed use sites within the CDAs), sites have been categorised as either high density (45 units per hectare), medium density (30 units per hectare) or low density (15 units per hectare) depending on their location and site characteristics.

6.40 In the interests of sustainability and design, higher densities in town centre sites and along key transport routes will generally be encouraged, subject to the requirements of other relevant policies in this local plan.

6.41 To meet the needs of the various market sectors, actual development densities will vary from the notional figures given and the capacity of each site will only usually be established when determining a detailed planning application.



Policy HOU 6

The council encourages high-density housing development, especially within and adjacent to town centres, adjacent to public transport facilities and along key transportation corridors. The council will consider the densities proposed at the time of the submission of a planning application and these will be assessed on merit, taking into account the character of the site, its size, adjacent densities, and traffic and services considerations.

Design and layout

6.42 All new housing development must achieve a high standard of design and amenity. Developers should consult the council at an early stage to establish key requirements. Where appropriate, the council will use planning conditions to achieve satisfactory housing designs and layouts.

6.43 There is also a need for developers to adopt housing designs and layouts that better achieve energy efficiency. Development should take account, where possible, of any local climatic factors, and the possibility of maximising the use of solar gain and natural light, while minimising exposure and heat loss (e.g. by planting and mounding). Developers must also comply with the best practices of the Sustainable Urban Drainage Systems (SUDS) and must also avoid flood risk. These requirements are covered in detail in Chapter 12 *Implementation*.

6.44 Paragraph 7.48 of Chapter 7 *The core development areas* sets out design principles for the CDAs. Where appropriate, these same principles will

be taken into account by the council in considering housing proposals outwith the CDAs.

6.45 PAN 44, PAN 67 and PAN 72 (see paragraph 6.11) will be taken into account by the council, where relevant, in the determination of planning applications.

Policy HOU 7

The council will require developers to incorporate the highest quality of design and layout within new housing developments. Developers shall have regard to energy efficiency principles in proposing layouts, housing designs and use of materials, and should conform to the guidance provided in the *Residential Development Guide* (WLC) and where appropriate, to the design principles set out in paragraph 7.48. The council will also seek compliance with the requirements of SPP 6: *Renewable Energy* and the relevant Building Standards.

Access and parking

6.46 Roads in new housing developments must be designed as part of an integrated network which gives priority to pedestrians and cyclists. New



housing developments should include traffic-calming measures, road markings, signage and other design features that achieve this key safety objective.

6.47 Residential layouts should be pedestrian friendly, providing convenient and well-lit footpath links to shops, bus stops, local facilities and schools. These factors will be especially important in larger housing developments where an integrated path network will be required. The council will use planning conditions, where appropriate, to secure these objectives. Developers should conform to the parking standards adopted by the council.

Mandatory 20 mph zones serving new housing developments will require to be provided by developers. Further details on transportation are included in Chapter 8 *Transport and accessibility*.

Policy HOU 8

New housing developments must be designed and laid out to help reduce vehicle speeds on local residential streets (up to and including general access roads) to 20 mph and include safe and direct footpath and cyclepath routes to the existing footpath network. New footpath and cyclepath routes must be in place prior to the occupation of houses which they serve.

Residential and visual amenity

6.48 Amenity is a generic term which has been defined as *the element in the appearance and layout of town and country which makes for a comfortable and pleasant life...and...the quality which a well designed building estate or neighbourhood will have.*

Source: Ministry of Town and Country Planning Progress Report 1943-1951

6.49 The amenity currently enjoyed by existing residents and other occupiers should not be significantly affected by new development, whether from new housing or other proposed uses. Various policies in this local plan require residential and visual amenity to be taken into account in the determination of planning applications. Policy EM 10 in Chapter 5 *Employment* is one such example.

6.50 The scope of amenity considerations is wide, and anything dirty, noisy, crowded, destructive or intrusive may injure the interests of amenity, associated either with the on-site activity of the proposal or the traffic generated. While residential amenity may be a more obvious issue associated with impact from new non-residential development, it may also arise in cases of change of use proposals or even housing development.



Policy HOU 9

Development proposals will be assessed against the need to protect the residential and visual amenity of existing residents and other occupiers. Developments shown to adversely impact on amenity to a significant degree will not be supported.

Infrastructure

6.51 New housing will only be allowed to proceed where the necessary infrastructure to support it has been provided or its funding has been committed. The council's position on infrastructure capacity and provision is set out in Chapter 12 *Implementation*.

Affordable and special needs housing

6.52 SPP 3 gives the following definition of affordable housing:

"Broadly defined as housing of a reasonable quality that is affordable to people on modest incomes". This definition is supported in Planning Advice Note 74 *Affordable Housing* (PAN 74). Given that this is described as a 'broad definition', it is supported by a West Lothian Local Housing Strategy (WLLHS) and local plan interpretation as :

Housing that is for sale or rent to meet the identifiable needs of people who cannot afford to buy or rent housing generally available on the open market. It includes social rented accommodation, shared ownership forms of accommodation and subsidised housing for sale. Modest income is considered to be relative to the market conditions in the area where the affordable housing is proposed.

6.53 In addition to the definition of affordable housing, the following definition of need is used for both the WLLHS and the local plan:

*The term **need** describes the circumstances where a household is living in housing which falls below an acceptable standard or fails to meet their essential needs in other ways and the household does not have sufficient income to rent or buy even the cheapest housing at prices prevailing in the housing market. The definition also applies to people who are homeless*

and to those who would like to live independently but who cannot find accommodation at a price they can afford.

6.54 The principal drivers of affordable housing requirements are household growth, the reduction in affordable stock, primarily through Right to Buy, and the limited capacity to provide new socially rented accommodation.

6.55 The council has already sought to address the need for affordable housing through a number of initiatives. These include mixed tenure developments promoted by WESLO/Miller Homes and by Gladedale/West Lothian Housing Partnership and through direct provision by the council. However, these initiatives, and other provision supported by Communities Scotland development funding have limited levels of resources and have not fully met the need for affordable housing.

6.56 To achieve appropriate levels of affordable housing contributions developers of residential development sites will be required to transfer fully serviced land capable of delivering 15% of the total site capacity (in terms of the number of units authorised by a planning permission) as affordable housing to: the local authority; a registered social landlord (RSL); or a social housing provider to be nominated or otherwise agreed by the council for the provision of affordable housing for rent.



6.57 The scale of development proposed in core development areas affords the opportunity to create mixed communities as described in SPP3. While these areas are unlikely to yield a significant number of completions over the initial five-year period of the WLLHS, they will contribute significantly in subsequent period of the strategy. Consequently, it is prudent at this stage to identify that 15% of the capacity of housing land within the core development is reserved for transfer to an RSL or social housing provider.

6.58 In addition to the 15% land contribution for sites within core development areas, the council will require 10% of house completions on the balance of land within the CDA to be affordable in terms of the definition given in PAN 74. This includes shared ownership, shared equity, discounted low cost sale and housing without subsidy. Provision of low cost home ownership options within the CDAs should improve the overall housing choice available in West Lothian, particularly to those on lower incomes. The additional requirement should ensure the provision of mixed communities with a range of house types and tenures as promoted in SPP 3. Section 75 Agreements will be required to ensure that affordable houses contributing to the additional 10% requirement remain affordable in perpetuity.

6.59 The findings from the supporting housing needs assessment, the details of the affordable housing need calculation, the means of delivery of the affordable housing requirements, possible alternative means of satisfying the requirement, situations where exemptions from the requirement will be considered and the process of reviewing the affordable housing policy, are set out in supplementary planning guidance associated with the local plan.

Policy HOU 10

Developers of residential development sites will be required to transfer fully serviced land capable of delivering 15% of the total site capacity (in terms of the number of units authorised by a planning permission) as affordable housing to: the local authority; a Registered Social Landlord (RSL); or a social housing provider, to be nominated or otherwise agreed by the council.

For sites where there are sound reasons for not transferring part of the development site, at the discretion of the council, one of the alternative forms of affordable housing contribution as explained in SPG may be agreed. The provision of commuted sums will automatically apply on all sites with a capacity of less than 20 houses.

In addition to the 15% contribution for socially rented housing, developments within E&LSP CDAs will be expected to make an additional affordable housing contribution equating to 10% fully complete affordable houses (in accordance with Planning Advice Note *Affordable Housing* (PAN 74), the developer would make the same effective level of contribution had it been provided in the form of serviced land - but the developer is not precluded from offering a higher percentage in any individual development). These units can be entry level houses for sale by the developer (housing without subsidy), shared equity houses or any other form of provision conforming to the categories of affordable housing identified in PAN74 *Affordable Housing*. The exemptions to the above required levels of contribution are detailed in the relevant SPG.

All affordable housing contributions shall be secured by Section 75 Agreements or Section 69 Agreements.



Gypsies/travellers

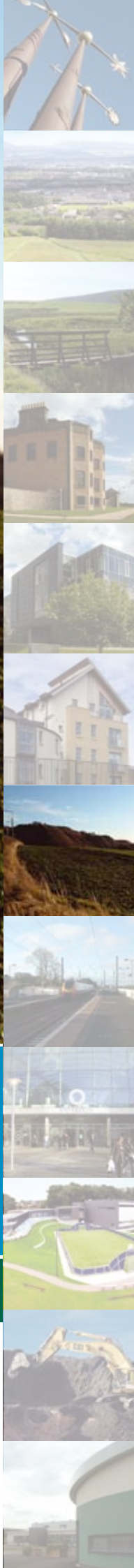
6.60 Scottish Planning Policy 3: *Planning for Housing* (February 2003) (SPP3) requires councils to set out policies in development plans for dealing with planning applications for small privately-owned sites for gypsies/travellers. West Lothian Council recognises the right of the gypsy/traveller community to travel and continue their traditional way of life. The council has provided permanent pitches for the travelling communities at Sibbalds Brae, Bathgate since the early 1990s. The site comprises twenty-one permanent pitches with service compounds, grazing land and an on-site manager. Although there has been only limited demand for private sites through the planning process, there is a need to provide a policy basis within which proposals for private sites can be assessed.

Policy HOU 11

Proposals to establish private sites for the accommodation of Gypsy Travellers will be supported provided that they:

- a. do not conflict with environmental protection policies ENV 2 (Local Biodiversity Action Plan species), ENV 3 (European designated sites), ENV 4 (nationally designated sites), ENV 5 (local sites) and ENV 11 (woodlands and trees);
- b. will not result in the loss of prime agricultural land (ENV 7);
- c. do not conflict with landscape protection policies ENV 19 (Areas of Great Landscape Value), ENV 21 (Areas of Special Landscape Control), ENV 22 (Countryside Belts), ENV 26 (Rights of Way), ENV 27 (Core Paths);
- d. would not have an adverse environmental impact on neighbouring uses and, in particular, housing through an increase in noise, road traffic movements and other disturbances;
- e. are not located within or adjacent to an established residential area, strategic employment land or recreational area;
- f. can be made compatible with the character and appearance of the surrounding area through appropriate landscaping and screening;
- g. can reasonably access local services and facilities e.g. shops, hospitals, schools and public transport;
- h. can achieve appropriate access and parking; and
- i. do not create a danger to the health and safety of gypsy travellers.

In addition, the site must be easily accessible, but not conspicuous from any view from a major road.



Chapter 7

The core development areas

Chapter 7 The core development areas

INTRODUCTION

7.1 The *Edinburgh and the Lothians Structure Plan 2015* (E&LSP) identifies three Core Development Areas (CDAs) which will be the focus of new development in West Lothian over the structure plan period and beyond. The CDAs are Armadale, Livingston and the Almond Valley, and Winchburgh/East Broxburn/Uphall.

7.2 The council's strategy for the CDAs is to link new housing closely with jobs, facilities and public transport. Requirements which are currently anticipated for the CDAs are set out in this local plan to guide the preparation of masterplans and to identify key infrastructure and facilities that are likely to be needed if strategic objectives are to be fulfilled.

7.3 The requirements should not be regarded as an exhaustive list as other issues will inevitably emerge in the preparation of masterplans and when planning applications are being assessed. Some requirements might change where circumstances change over time. Additionally, some requirements may be delivered differently from the method currently envisaged.

7.4 During the development control process, proposals will be rigorously examined and detailed assessments will reveal the full traffic and environmental impact of proposals. Measures will then require to be identified to mitigate these impacts. Proposals will be rejected by the council where their impacts cannot be acceptably mitigated.



7.5 Various sites are identified to satisfy the strategic requirements of the E&LSP. Land for up to 2000 houses is identified in Armadale, for up to 5000 houses in the Winchburgh/East Broxburn/Uphall CDA and for up to 5000 houses in the Livingston and Almond Valley CDA. These sites are brought forward to meet the strategic housing allocations required by policy HOU 3 of the E&LSP. Guidance on the distribution of residential units within the Winchburgh/East Broxburn/Uphall CDA and within the Livingston and Almond Valley CDA is provided but some flexibility has been built in. To provide a degree of choice and to meet short to medium term needs, a number of other small scale housing allocations within existing settlement envelopes within the CDAs are identified in the housing chapter. Additionally, it is anticipated that there will remain development opportunities on windfall sites within the CDAs. Such proposals will require to be considered against policy HOU 2 and other relevant policies in the local plan (see Chapter 6 *Housing*).

7.6 In bringing forward the new and expanded communities, the council aims to deliver the very highest quality of residential and urban development and standards of design to create high quality environments in which people will choose to live and work. The new and expanded communities will be balanced communities with a wide range of housing, including affordable housing.

7.7 The CDA strategy identifies a need for developers to work together to fund and deliver new schools and other key infrastructure and facilities as it is unlikely that major public funds will be available. Joint working will be particularly important at Winchburgh/East Broxburn given the amount of common infrastructure and degree of physical integration required between the two areas and at Calderwood and West Livingston/Mossend given the need for developers to work together to fund a secondary school. The funding of a new denominational secondary school is a district wide issue and will affect all CDA proposals.

7.8 Paragraphs 7.9 to 7.53 below provide general guidance for the CDA proposals. Paragraphs 7.54 to 7.97 provide specific guidance for each CDA.

GENERAL PRINCIPLES AND POLICIES

The need for developer contributions

7.9 As a result of constraints on public sector funding and a trend towards more wide ranging planning objectives having to be satisfied in the pursuit of sustainable development and environmental quality, it is becoming more common for developers to provide or fund the infrastructure, facilities and amenities which are required to facilitate their developments. While the council will explore other sources of finance, it is expected that substantial developer contributions will be necessary to implement the CDA strategy in West Lothian. The CDA Action Plan reflects this (see Appendix 7.1).

7.10 Planning agreements are one of the main mechanisms for securing developer contributions. In all cases, contributions from CDA developers will be sought in accordance with SODD Circular 12/1996. The circular requires that all planning agreements should serve a planning purpose, have a relationship to the proposed development, are related in scale and kind, and are reasonable. The scale of contributions will therefore reflect the likely impact of development. In all cases, developer contributions for the CDA developments will be based on the most up to date information available at the time planning applications are being considered. Contributions which have not been used for their identified purpose within 5 years of the date they are made, shall be returned to the developer, except in exceptional circumstances where it can be demonstrated that the infrastructure, facilities or amenities cannot be delivered within such a period. Further guidance on the level of developer contributions and other details will be provided in SPG which are being prepared to support the local plan. Where financial contributions are agreed with the council in lieu of direct provision, indexation of the sums payable will be required to make them inflation proof.

7.10a The scale of CDA proposals is such that it is expected that an extraordinary burden will be placed on council services. It is acknowledged that it would be inappropriate to request contributions to the funding of services through planning agreements. However, in order to ensure the timeous delivery and proper co-ordination of CDA proposals, the council will explore ways in which developers can assist in the delivery of council services,

but only where these can be directly attributed to their proposal. In connection with this, the council may need to explore the potential for contributions to be made under more general powers. The council also wishes to consider, along with developers, other more innovative ways in which the council services, directly attributable to their development, can be delivered and proper co-ordination achieved. To this end, the council intend to consult developers before preparing new guidance. The council will explore all other sources of potential funds to assist in service delivery.

Action plans

7.11 An Action Plan has been prepared to support the E&LSP. The E&LSP Action Plan identifies strategic requirements necessary to implement the regional strategy and is to be updated every two years to take account of changing circumstances. The current E&LSP Action Plan did not require to be approved by Scottish Ministers as part of the E&LSP and consequently has the status of non-statutory planning guidance.

7.12 The council has taken account of the E&LSP Action Plan in preparing this local plan. A more detailed CDA Action Plan, which sets out the actions which the council anticipates will be required to implement the CDA strategy in West Lothian, has been prepared (see Appendix 7.1). The content of the CDA Action Plan is not the same as the E&LSP Action Plan as it has been drawn up to address the specific CDA allocations brought forward in the local plan. This approach is consistent with policy IMP 4 of the E&LSP which allows local plans to supplement the E&LSP Action Plan with site specific requirements and allows planning authorities to vary the requirements at their discretion.

7.13 As is the case with the E&LSP Action Plan, the CDA Action Plan can only be a guide because circumstances change and it is not realistic to anticipate all impacts that a development will have at the local plan stage, prior to masterplans and detailed assessments being prepared. The council therefore reserves the right to alter developer requirements where there are sound planning reasons for doing so. The CDA Action Plan identifies infrastructure which it is anticipated will be required to make the sites effective. Alternative proposals not identified in the CDA Action Plan may also make sites (or parts of sites) effective. Given this approach, the council intends to prepare and publish an annual monitoring report on items of infrastructure, local facilities and amenities required and developer contributions. In some cases, interim solutions could be brought forward in advance of the main infrastructure identified in the CDA Action Plan. For example, the implementation of local junction improvements at Winchburgh could delay the need to implement the access strategy for the Winchburgh CDA. A flexible approach will be necessary to ensure that development is not unduly delayed.

Infrastructure capacity

7.14 Policy HOU 5 of the E&LSP requires that development of new housing land should not proceed beyond the existing infrastructure capacity of each area until the required improvements are provided or its funding is committed. In this context, infrastructure is defined as the schools, public transport facilities, roads, sewers, water mains, supplies of gas, electricity and other utilities which are needed to allow developments to take place. Planning permission will therefore not be granted for housing development within the CDAs until the infrastructure which is required to serve the proposed development is provided or committed. In this context, the term committed shall mean expenditure which has been agreed as part of a funding programme or secured by the planning authority from developers through a legally binding agreement. The same principles will apply to other forms of development proposed on the mixed use sites which are identified in policies CDA 7 - CDA 9 and to development proposals on the employment sites which are brought forward (see paragraphs 5.45 – 5.52 and 7.35 – 7.37).

7.15 In some cases, infrastructure may require to be provided before any new houses are occupied. In other cases, it may be possible to construct a substantial number of new houses before new infrastructure is required. The *triggers* for the timing of infrastructure provision will be determined at the planning application stage once transport and other infrastructure assessments are available and agreed.

School provision

7.16 The greatest infrastructure costs associated with the housing developments within the CDAs relate to school provision. Generally, there is little or no spare capacity in the secondary schools of West Lothian and this will remain the case over the life of the local plan. As a result of the scale of housing development planned within the CDAs, two non-denominational secondary schools and one denominational secondary school will be required.

7.17 As a result of constraints on public sector spending, it is anticipated that developers will need to fund new schools and school extensions. This will include funds to cover construction costs, professional fees, furnishing, fitting out and other reasonable commissioning costs associated with delivering the new schools and school extensions. For the avoidance of doubt, commissioning costs will be those costs necessary to deliver a turn key project and make the school building/campus operational.

7.18 The new secondary schools will contain community facilities where practical which the local community can access (e.g. swimming pools, sports halls, playing fields etc). Accommodation schedules and briefs for each school, to be agreed with developers, will be prepared by the council outlining detailed requirements. It will be essential that building specifications meet the council's standards.

7.19 The procurement route, timing and/or phasing for the new schools will be key issues and must be approved by the council. Early consultation between the council and developers will be required.

7.20 Schools are major generators of travel and should be located to maximise their accessibility by public transport, walking and cycling. Safe walking routes will require to be provided. Drop off, parking and traffic management facilities will also be required. Developers and/or landowners must take these factors into account when preparing their masterplans and detailed design layouts.

Non-denominational secondary schools

7.21 Non-denominational secondary schools will be required at Winchburgh and Calderwood to support the CDA strategy. The anticipated funding arrangements for these schools are set out in paragraphs 7.66 and 7.90 and in the CDA Action Plan. The location of these schools and their catchments will be the subject of separate statutory consultations by the council as education authority.

Denominational secondary school

7.22 The need for additional education infrastructure in West Lothian for the denominational secondary sector is two-fold. Firstly, it is required to provide extra capacity for housing developments with support in the local plan referred to in paragraph 1.9. Secondly, it is required to serve the new housing allocations in West Lothian (including CDAs) and to support the new housing in rural West Edinburgh (including the Newbridge/Kirkliston/Ratho CDA) within the administrative area covered by the City of Edinburgh Council. Contributions towards the funding of additional education infrastructure for the denominational secondary sector will be required from all applicants seeking permission for housing development in West Lothian because these developments could not proceed without additional school capacity being provided. This requirement is included in the CDA Action Plan in Appendix 7.1. Contributions from the Newbridge/Kirkliston/Ratho CDA developers will also be sought.



Supplementary planning guidance on developer contributions for a new denominational secondary school has been prepared by the council. The council intends to explore options for extending St Margaret's Academy with a view to providing extra school capacity for the denominational secondary sector in advance of a new denominational secondary school being provided. The existing supplementary planning guidance for developer contributions will need to be updated if the council proceeds with proposals to extend St Margaret's Academy in Livingston. Consultation will be carried out on any revised supplementary guidance.

Supplementary planning guidance on developer contributions for a new denominational secondary school has been prepared by the council. The council intends to explore options for extending St Margaret's Academy with a view to providing extra school capacity for the denominational secondary sector in advance of a new denominational secondary school being provided. The existing supplementary planning guidance for developer contributions will need to be updated if the council proceeds with proposals to extend St Margaret's Academy in Livingston. Consultation will be carried out on any revised supplementary guidance.

7.23 Given the location of the two existing denominational secondary schools in West Lothian, in Blackburn and Livingston, to the west and centre of the district and the fact that the majority of the new housing development

within the CDAs will take place in the east of the district, a site in Winchburgh is proposed for the new denominational secondary school. A school in this location will also be well placed to serve the new housing in the Newbridge/ Kirkliston/Ratho CDA.

7.24 In the interests of cost efficiency, the possibility of the non-denominational and denominational secondary schools being co-located on a single campus at Winchburgh will be explored as a preferred option. If a single campus solution at Winchburgh cannot be delivered, for whatever reason, other options will be considered.

7.25 The council will carry out consultation on the location of the denominational secondary school and undertake catchment area reviews to establish a catchment for the new school. This is a separate statutory process to the local plan process. For the avoidance of doubt, CDA proposals in West Lothian will be unable to proceed until additional education infrastructure for the denominational secondary sector is provided or committed.

Primary schools

7.26 Within the CDAs, only limited capacity is available at existing primary schools. New primary schools and extensions to some existing schools will be required to facilitate the scale of housing development. It is anticipated that developers will fully fund the cost of the new primary schools and school extensions required to serve their developments. Accommodation schedules and briefs will be prepared by the council for each new single and double stream primary school and for any school extensions which are required. These will include requirements for nursery provision, wraparound care, playing fields and community facilities. The CDA Action Plan in Appendix 7.1 gives an indication of the likely requirements for primary school provision.



Transport infrastructure

7.27 Significant investment in roads will be needed to support the CDA strategy. The key requirements which are anticipated are set out in the CDA Action Plan in Appendix 7.1. At this stage, it is not possible to show definitive road proposals as transport assessments, environmental assessments and masterplans have still to be prepared by the developers. Once detailed analysis has been carried out, the preferred road alignments will be identified.

7.28 Of equal importance to investment in roads is investment in public transport and in pedestrian and cycle networks to ensure that the CDA proposals are based firmly on sustainable development principles. The key requirements for promoting sustainable travel patterns are set out in the CDA Action Plan in Appendix 7.1 and include park and ride facilities at railway stations, the provision of bus subsidies over an agreed period and contributions to public transport corridor studies and initiatives.

7.29 The transport infrastructure required to implement each CDA proposal must be delivered in phase with proposed developments.



Travel plans

7.30 The production and monitoring of travel plans within the new and expanded communities will be vitally important in ensuring that sustainable travel objectives are met. Accordingly, it is envisaged that all CDA developers will make funds available to allow the council to appoint a travel plan co-ordinator. The council intends to give further consideration to the issues of co-ordinating, managing and monitoring travel plans (see paragraph 8.28).

Policy CDA 1

Planning permission will not be granted for the development of the sites listed in Policies CDA 7 - CDA 9 for housing and other uses until all relevant infrastructure is provided or committed. Planning conditions and legal agreements will be used to secure the funding and proper phasing of development.

The anticipated requirements for infrastructure to meet sustainable aspirations and to serve the housing developments and other uses within these sites is set out in the CDA Action Plan in Appendix 7.1. The council retains the right to vary these requirements.

In all cases, contributions from CDA developers will be sought in accordance with SODD Circular 12/1996 on Planning Agreements.

Local facilities and amenities

7.31 Policy HOU 6 of the structure plan requires contributions from developers and/or landowners to remedy deficiencies in local facilities and amenities which result from additional housing. Planning permission will not therefore be granted until agreement is reached with applicants on the level and timing of contributions necessary to provide the appropriate range of local facilities and amenities to serve proposed housing. As is the case with infrastructure provision, the timing of the provision of facilities and amenities will be determined at the planning application stage.

Community facilities

7.32 The new and expanded communities will require new community facilities. Wherever it is practical and reasonable, these will be contained in or integral to new schools. In some cases, it will be necessary to secure land for community facilities such as new or expanded health centres. The council will liaise with healthcare and other providers and with developers to identify sites within and adjacent to the various CDAs and promote opportunities for joint initiatives. In delivering community facilities, the aim will generally be to provide these with no detriment caused to the existing level of provision in adjacent communities. In some cases, the improvement of existing facilities may be an alternative to new facilities being provided. A *partnership centre* where a number of public services are delivered from the one building has proven to be a success at Strathbrock, Broxburn. Similar partnership centres to serve other new and expanded communities will be explored (see paragraphs 10.21 and 12.21 - 12.22).



Recreation and open space facilities

7.33 Recreation and open space facilities must be provided in accordance with the three strategies referred to in paragraph 10.19 (see Chapter 10 *Community, sports and education facilities and open space*).

Retailing

7.34 Given the scale of new development within the CDAs, new retail facilities will be required to serve the new and expanded communities. Retailing proposals within the CDAs will be assessed against Policies TC 9 – TC 11. In all CDAs, local neighbourhood centres will be required to meet the day to day needs of each new neighbourhood.

Policy CDA 2

In addition to the infrastructure requirements in policy CDA 1, contributions will be required from the developers of the sites listed in Policies CDA 7 – CDA 9 to remedy deficiencies in local facilities and amenities which result from their proposed developments.

The anticipated facilities and amenities to serve the developments within the new and extended communities are listed in the CDA Action Plan in Appendix 7.1.

Employment allocations

7.35 Policy ECON 2 of the E&LSP allows employment land to be brought forward in the three CDAs in West Lothian to support the growth of the district, to allow choice and build on the locational advantages of West Lothian in supporting the Lothians economy.

7.36 Given the aims of the local plan to ensure that new development is based on sustainable principles, new employment land within the CDAs is allocated close to the proposed new housing areas. This will enhance accessibility to jobs and will potentially lessen the need to commute to work outwith the new and expanded communities. The specific sites which are brought forward are listed in paragraphs 5.45 – 5.52 (see also policy EM 3).

7.37 The new employment sites will require to be developed to a high standard and be well served by public transport. The council will wish to agree with developers a phasing plan for servicing and marketing employment sites. A variety of plot sizes and tenures will also be required to provide choice and flexibility. Economic development will only be permitted in circumstances where the council is satisfied that infrastructure will be delivered in phase with development.

Policy CDA 3

Planning permission for the development of the CDA employment sites referred to in policy EM 3 will not be granted until developers can demonstrate that infrastructure is to be delivered in phase with the development.



Housing mix and density



7.38 It is an important strategic objective that the housing needs of all sectors of the community are met. Therefore, a mix of house types and tenures must be provided within the CDAs. Avoiding uniform densities will not only ensure that a choice of housing is provided to meet different lifestyles, it will also create a more varied urban form. The council will ensure that a diversity of house types is provided by requiring masterplans and design guides to identify opportunities for low, medium and high density residential development meeting all sectors of the housing market. Opportunities for self build house plots will be required in some locations in each CDA.

7.39 To sustain local services and public transport, minimise *land-take* for new development and promote social inclusion, net residential densities within housing areas should average at least 25 residential units per hectare. The design principles in paragraph 7.48 provide guidance on locations that will be most suitable for higher density forms of development.

Affordable housing

7.40 An element of affordable housing will be required within all CDAs to ensure that balanced communities are created. Housing developments within the CDAs must accord with policy HOU 10 (see Chapter 6 *Housing*).

Policy CDA 4

A diversity of house types, tenures and densities must be provided within the new housing developments within the Core Development Areas.

Within the mixed use areas listed in policies CDA 7 - CDA 9, net housing densities shall average at least 25 residential units per hectare.

Affordable housing shall be provided within the Core Development Areas in accordance with policy HOU 10.

Land use patterns

7.41 Detailed land use patterns cannot be established at this stage as insufficient information is known about ground conditions and other technical aspects which may constrain development. Some land may not be suitable for building (e.g. due to past mining operations or because there is a risk of flooding). Transport and environmental assessments will be key factors in determining the pattern of land uses. To retain a degree of flexibility, few site specific allocations are made at this stage.

MASTERPLANS

Vision

7.42 A clear framework for the development of each area will be required so that development does not take place in an ad-hoc fashion. The vision for an area should therefore be illustrated in a masterplan. A vision will focus community aspirations and provide a long term aim for all participants. It will provide a strategy for the future that people can agree upon and work towards over a period of time. The areas to be masterplanned are indicatively illustrated in Appendix 7.2. The precise masterplan boundaries should be agreed with the council at the earliest opportunity.

7.43 A distinctive identity for each development is sought. The vision for Winchburgh may therefore differ from the vision for Calderwood. This approach will provide each development with a unique identity and sense of place and will ensure that a wide range of housing choice is available.

Implementation programmes

7.44 Developers will be required to provide implementation programmes to show how the implementation of the masterplans will be phased. These must:

- identify when key infrastructure will be constructed;
- provide information on the anticipated number of house completions per annum;
- identify the order in which the development of sites will take place.
- identify when strategic open spaces will be formed and when structure landscaping will be planted; and
- identify measures to be taken to minimise the impact of construction work and traffic on existing communities.

7.45 Where common infrastructure is required to support more than one CDA proposal, the council will wish to see evidence that there is agreement amongst all developers on the phasing of the infrastructure provision. For the Winchburgh and East Broxburn proposals, a Strategic Integration Plan will also be required (see paragraph 7.87).

Policy CDA 5

Indicative masterplan boundaries for the major CDA schemes are shown in Appendix 7.2. The council will require masterplans to be prepared for these areas (or other areas subsequently agreed with the council). The masterplans shall address the strategic aims of the local plan, show the proposed land use pattern and the proposed transport/movement network.

Each masterplan shall be supported by an implementation programme showing how the development will be phased.

Piecemeal development within the masterplan boundaries which would prejudice the successful implementation of the wider CDA proposals will be resisted.

Supplementary planning guidance



7.46 Developers should have regard to the council's *Residential Development Guide 2002* (see Chapter 6 *Housing*, paragraph 6.37) and *Delivering the next round of major housing developments in West Lothian: A Guide to Development* (September 2003) or any subsequent revision to these documents. These set out in some detail the council's aspirations and requirements for the delivery of high quality new residential development. Developers should also take on board the council's approved open space and indoor and outdoor sports facilities strategies (see Chapter 10 *Community, sports and education facilities and open space*).

Design statements and design guides

7.47 An urban design strategy for each new and expanded community must be set out in design statements and guides to be prepared by developers. It is envisaged that design statements establishing broad principles will be submitted at the outline planning stage with more detailed design guides providing information on *character areas* and *design codes* following later.

Design principles

7.48 Detailed design guidance for each CDA is beyond the scope of this local plan. It is, however, appropriate for the local plan to outline design principles which should be addressed in the masterplans, design statements and design guides. These are set out below:

- reduce car dependence by facilitating walking, cycling and by improving linkages by public transport; (public transport should be the key factor in shaping the pattern of development);
- place the needs of people before ease of traffic movement in designing the layout of residential areas;
- minimise the visual impact of parked cars;
- there should be integration and connection between new development and existing communities;
- create a sense of community through design, layout and allocation of space; layouts should be designed with crime prevention in mind;
- housing neighbourhoods should be mixed use areas based on the distance that most people will walk to daily facilities located within a *local neighbourhood centre*;
- neighbouring uses should be compatible to minimise conflict and maximise synergy; the amenity of existing properties should be respected;
- mixed and inclusive communities should be created which offer a choice of housing and lifestyles, avoiding the creation of large areas of housing of similar characteristics;
- higher density development should be provided in and around town centres/village centres/local neighbourhood centres and close to public transport nodes/routes;

- houses should generally be within 400m of a bus stop and within 800m of a primary school;
- energy efficiency should be considered from the outset;
- soil sustainability principles should be adopted;
- existing topography should be taken into account;
- a landscape framework must be considered from the outset to mitigate adverse visual impact of new development; advance woodland and shelter belt planting should be carried out to provide a landscape structure within which development can take place (the landscape framework should be based on the concept of Forest Habitat Networks);
- an open space strategy should be prepared so that a variety of open space types is provided (e.g. playing fields, informal recreation open spaces, *village greens*, civic squares, local parks, communal gardens etc). A network of connected open spaces should be provided and these should integrate with access routes in the surrounding countryside. These will provide wildlife corridors and should encompass cycle and footpath routes;
- existing rights of way should be respected;
- existing mature trees/woodlands/water courses which contribute to the quality of an area should be retained and enhanced, and established wildlife corridors taken into account and respected where appropriate;
- *green* residential environments should be created to enhance environmental quality, assist the permeability of land for storm drainage and contribute to biodiversity;
- a holistic approach should be taken to drainage issues; sustainable urban drainage (SUDs) features should be designed in from the outset and the risk of flooding should be assessed; existing habitats should be protected and a matrix of new habitats created, including wetlands created through SUDs;
- river corridors, and their settings, should be protected and enhanced;
- archaeological issues should be assessed and important features protected;
- the setting of scheduled monuments and listed buildings should be respected; and
- noise impact should be mitigated either through design or attenuation measures.



Policy CDA 6

Masterplans and design guides shall have due regard to the design principles in paragraph 7.48.

Community consultation

7.49 Early consultation with affected communities and businesses will be required in the preparation of draft master plans in advance of outline

planning applications being submitted. Developers and/or landowners must agree the consultation mechanisms with the council and should submit with their outline planning applications a publicity and consultation report which describes the consultations that have been undertaken and summarises the outcome. This consultation with affected communities will help develop a shared vision for the development of each area and identify the requirements for local facilities and amenities. Once detailed design guides have been prepared by developers and are made available, the council will liaise with communities and technical consultees and will adopt the detailed design guides as supplementary planning guidance once agreement is reached. Consultation with affected communities and businesses will be undertaken on any material changes proposed to approved masterplans.

SPECIFIC GUIDANCE AND POLICIES FOR EACH CORE DEVELOPMENT AREA

Mixed use allocations to create sustainable communities

7.50 Successful communities require a full range of local services and facilities including education, community, leisure, retail, recreation, open space, health, employment and civic uses. This must be the basis of the masterplans for the three CDAs to ensure that the strategy is based firmly on sustainable development principles. A mix of uses in each CDA will ensure that:

- there is convenient access to facilities;
- long distance commuting is lessened;
- there are opportunities for social integration; and
- there is visual stimulation and diversity with different buildings in close proximity.

7.51 Mixed use areas which will primarily be for residential development are identified in Policies CDA 7 - CDA 9 and on the proposals map. Such uses must be compatible to minimise conflict. Non-conforming uses within primarily residential areas will therefore not be allowed. For this reason, large scale employment developments are directed to sites on the edges of the main housing areas. Not all parts of the mixed use areas will be developed; some parts will require to be laid out as open space; in other parts, existing properties and areas of woodland will remain. Existing businesses within mixed use allocations may have to be accommodated in situ and in such cases this must be reflected in masterplans.

7.52 Predicting the housing yield from potential development sites is difficult at this stage as full details of the ground conditions and other environmental or potential constraint factors are not yet known. It is also difficult to predict how much land will be required for local facilities. As a result of these uncertainties, some flexibility has been built in to the distribution of residential units within each CDA. It will not be until detailed assessments have been undertaken, and masterplans have been prepared, and agreed, that the land use pattern will be finalised.

7.53 The remainder of this chapter is devoted to specific guidance and policies for each CDA. It covers mixed use areas, schools, roads, public transport, key facilities and amenities, employment land and other environmental issues related to individual CDAs. This section should be read in conjunction with the CDA Action Plan in Appendix 7.1 and Chapter 12 *Implementation*.

THE ARMADALE CORE DEVELOPMENT AREA

Mixed use areas

7.54 Armadale has seen a substantial increase in house building in recent years. In particular, the character of the Lower Bathville area is being transformed with the re-development of the Atlas Steelworks site and the Ibstock Brickworks site. To build on this momentum and further transform this part of the town, the re-development of other land at Lower Bathville, formerly safeguarded for employment use, is encouraged although care will be required to ensure that the layout of development respects continuing industrial use, having regard to the potential incompatibility of neighbouring residential and industrial uses.



Greenfield allocations are also proposed at Standhill to the west, Colinshiel to the north east and around Netherhouse, Tarrareoch and Trees Farm to the south of Armadale. It should be noted that part of the mixed use allocation at Colinshiel was allocated for 70 residential units in the previous version of the finalised plan. To reflect this, policy CDA 7 allows up to 2070 residential units so that 2000 new units can be accommodated in accordance with the maximum permitted by the E&LSP for the Armadale CDA.

Policy CDA 7 – Armadale

The following sites in Armadale are allocated as mixed use areas which will primarily be for residential development. The combined sites shall accommodate up to 2070 residential units. Non-residential developments which are compatible with residential use and do not conflict with other policies in the local plan will be supported within these sites:

- Colinshiel (CS)
- Lower Bathville/Tarrareoch (LT)
- Netherhouse (NH)
- Standhill North (SN)
- Standhill South (SS)
- Trees Farm (TF)

The boundaries of the mixed use areas are shown on the proposals maps. Where existing non-residential development is likely to remain in situ, the layout and design of new residential uses must take account of the need to achieve compatibility between adjoining uses.



Schools



7.55 The council has identified a need to provide additional secondary school capacity in the non-denominational sector in Armadale to support the local plan development strategy. An extension to Armadale Academy as part of the PPP scheme has been abandoned and a new build solution is underway. The developers of housing sites within the catchment area for Armadale Academy will be expected to contribute to the cost of the new build school. Supplementary planning guidance will be prepared (see paragraph 12.4 and Policy IMP 1).

7.56 In terms of primary school provision, the equivalent of three new single stream primary schools will be required given the overall scale of development proposed. The masterplan for Lower Bathville/Tarrareoch shall identify land for one new primary school and the masterplan for Colinshiel shall identify land for two new primary schools. The size of the schools will be determined in consultation with the council as education authority once individual site capacities are established.

Roads

7.57 Key road proposals to facilitate the expansion of Armadale include a new distributor road linking the Lower Bathville area with the A801, the dualling of part of the A801 and the construction of a new distributor road linking East Main Street with the B8084. Improvements to the B8084 will also be required. Transport assessments will determine the final road network and junction improvements necessary to support the Armadale CDA proposals.

Public transport

7.58 Land will require to be safeguarded in the masterplan for the southern expansion of the town for a new railway station and park and ride (see paragraph 8.52 in Chapter 8 *Transport and accessibility*). Land for park and ride will require to be safeguarded on the north and south sides of the former railway line. It is anticipated that the Scottish Government will fund the provision of the park and ride facility to the north of the former railway line and that Armadale CDA developers will contribute towards the cost of the park and ride facility to the south. The CDA Action Plan also envisages that the Armadale CDA developers will contribute to public transport corridor initiatives.

Key facilities and amenities

7.59 To help integrate the new developments into the surrounding area, the CDA Action Plan, in Appendix 7.1, identifies requirements for new woodland planting in various locations on the edge of Armadale. The CDA Action Plan also envisages that funds for town centre improvements will be made available.

Employment land

7.60 Employment land is identified at Northrigg to capitalise on the re-opening of the Bathgate - Airdrie rail line and proximity to the M8 and the A801 link to Falkirk/Stirling (see Chapter 5 *Employment* policy EM 3).

THE WINCHBURGH/EAST BROXBURN/UPHALL CORE DEVELOPMENT AREA

Mixed use areas

7.61 A number of greenfield sites are identified for mixed use at Winchburgh, to the north and west of the existing community. Expansion to the south has been avoided to protect the setting of the canal, the scheduled bings, Niddry Castle and to avoid coalescence with Broxburn. Until the Auldathie Landfill site is properly restored to the satisfaction of the council, housing development or other buildings in close proximity will not be permitted for environmental reasons. For the same reason, no other buildings with the exception of operational buildings required for the restoration of Auldathie will be permitted in close proximity to the landfill site until it is properly restored. In preparing the CDA masterplan for Winchburgh and in working up detailed proposals for the Glendevon area, the amenity setting and biodiversity of Glendevon Pond must be protected, and its water sources not disrupted.

7.62 At East Broxburn, opportunities for the re-development of existing vacant and employment sites for mixed use are identified. These include the Albyn and Candleworks sites and a site at Greendykes Road which are already allocated for housing development. The *Finalised West Lothian Local Plan (2001)* assumed that the Albyn and Candleworks sites would yield 350 and 100 houses respectively, contributing a total of 450 units to the established housing land supply. A total of 50 units was assumed for the Greendykes Road site. The capacity of these sites has been reviewed in the light of the CDA proposals and they should now be developed at a higher density to provide a more sustainable development pattern. For auditing purposes, it is now assumed that these sites can yield a total of 650 units. In recognition of this, policy CDA 8 allows up to 5500 units so that 5000 units, the maximum permitted by the E&LSP 2015 for the Winchburgh/East Broxburn/Uphall CDA, can be brought forward.

7.63 The Albyn and Candleworks sites will require to be included in the area to be masterplanned at East Broxburn to ensure that a comprehensive approach to the development of the wider area is achieved.

7.64 A number of greenfield sites are identified for mixed use development. The inclusion of these sites on either side of North Greendykes Road and West Wood provides scope for a strategic network of roads to be constructed.

7.65 With the re-development of the Albyn and Candleworks sites and the development of greenfield sites at North Greendykes Road, the character of the area will be transformed. This would be completed with the re-development of the Greendykes Industrial Estate, primarily for housing but with the potential





for mixed use. The re-development of this site is encouraged as it would substantially reduce the amount of industrial traffic in this part of the town. Due to the existence of existing businesses on this site, and a fragmented land ownership, the re-development of this site may not proceed in the early years of the local plan.

Policy CDA 8 - Winchburgh and East Broxburn

The following sites in Winchburgh are allocated as mixed use areas which will primarily be for residential development. The combined sites shall accommodate approximately 3450 residential units. Non-residential developments which are compatible with residential use and do not conflict with other policies in the local plan will be supported within these sites. Where existing non-residential development is likely to remain in situ, the layout of new residential uses should take account of the need to achieve compatibility between adjoining uses.

- Claypit (CP)
- Glendevon North (GN)
- Glendevon South (GN)
- Myreside (MS)
- Niddry Mains North (NN)
- Niddry Mains South (NS)

The following sites in East Broxburn are allocated as mixed use areas which will primarily be for residential development. The combined sites shall accommodate approximately 2050 residential units. Non-residential developments which are compatible with residential use and do not conflict with other policies in the local plan will be supported within these sites:

- Albyn (AL)
- Candleworks (CW)
- Greendykes Industrial Estate (GI)
- Greendykes Road East (GE)
- Greendykes Road West (GW)
- West Wood (WW)

The boundaries of the mixed use areas are shown on the proposals maps. Where existing non-residential development is likely to remain in situ, the layout of new residential uses should take account of the need to achieve compatibility between adjoining uses.

Phasing of greenfield development at Winchburgh and East Broxburn will be linked to an overall regeneration strategy which deals with brownfield and derelict land and environmental improvements which improve the marketability of these areas.

The number of residential units on the combined sites at Winchburgh and East Broxburn shall not exceed 5500. The distribution of residential units between the Winchburgh and East Broxburn schemes is indicative and may be varied slightly from that stated above at the discretion of the council.



Schools

7.66 A new non-denominational school will be required for the Winchburgh/East Broxburn/Uphall CDA. As there is already a non-denominational secondary school at Broxburn Academy and a substantial expansion of Winchburgh is planned, it is proposed that the new non-denominational school is located in Winchburgh. This is a sustainable approach as it will minimise the need to bus children to school. It is envisaged that this school would serve Winchburgh and the new housing at East Broxburn. Catchment area reviews will be undertaken by the council to establish a catchment for the new school.

7.67 The CDA Action Plan envisages that the new non-denominational secondary school for the Winchburgh/East Broxburn developments will be funded jointly by the Winchburgh and East Broxburn developers as public funds are not available and neither of these developments could proceed without a new non-denominational secondary school being provided within the CDA. The council will require a binding commitment to the provision of this school before planning permission will be issued for housing development in any part of the CDA.

7.68 To serve the existing village of Winchburgh and the urban expansion proposed to the village, additional primary school capacity will require to be provided so that the equivalent of 5 - 7 single stream primary schools will be available in Winchburgh, with actual requirements depending on the number of children coming forward from the planned new housing development. There are a number of options on how this scale of provision could be configured. Winchburgh and Holy Family Primary Schools will also require to be extended. At East Broxburn, a double stream primary school (or two single stream primary schools) will be required in addition to the extension of existing primary schools.

Roads

7.69a Key road proposals to serve the Winchburgh/East Broxburn developments are identified in the CDA Action Plan and include improved north-south connections between Winchburgh and East Broxburn. It is envisaged that these improved connections will be funded jointly by the Winchburgh and East Broxburn developers as they are integral to both proposals. Given the scale of the Winchburgh allocation, there may be a need for a connection to the strategic road network the detail of which will be subject to the formal appraisal/approval process of the Scottish Government. Options which could be explored include:

- A stand alone junction on the M9, as anticipated in the E&LSP and the E&LSP Action Plan 2 Interim Update.
- Connection to the road network associated with the Replacement Forth Crossing (RFC).



7.69b To ensure conformity with the E&LSP, the local plan safeguards land for a stand alone motorway junction on the M9 at Winchburgh pending decisions by stakeholders on implementation (see paragraph 8.64 and TRAN 28).

7.69c It is acknowledged that the proposed access strategy will be informed by the outcome of the ongoing study into the road connections necessary to serve the RFC. Scottish Ministers confirmed proposals for a RFC in December 2007, after the public local inquiry into the WLLP ended and this national project is a material consideration which will influence the access strategy for the Winchburgh CDA. Appropriate road connections between the Winchburgh CDA and the strategic road network will improve marketability of the area for residential and economic development, maximise potential for park and ride and assist in diverting traffic away for unsuitable routes in the interests of safety, to mitigate congestion and to protect residential amenity.

7.70 The CDA Action Plan links the necessary road connections associated with the access strategy for the Winchburgh CDA only with the Winchburgh CDA proposal, although it is recognised that the East Broxburn developer may be requested to contribute depending on the outcome of Transportation Assessments. It is possible that part of the Winchburgh CDA proposal could proceed before the access strategy is fully implemented. The phasing requirements will be determined once a transport assessment has been carried out. If a stand alone junction is demonstrated to be required through the appraisal process mentioned above, one possibility would be to locate the junction to the south of Duntarvie Castle. Alternative access arrangements could have implications for the pattern of land use within the masterplan. The proposals for appropriate access to and from the strategic road network and the land use pattern will ultimately be determined through the masterplan process and will need to have regard to the proposals for the RFC, a national project. All material considerations will be taken into account in the assessment of masterplan proposals. It may be necessary to build in flexibility to the masterplan to keep options open for the future. Any new stand alone motorway junction requires approval from the Scottish Government who will have regard to SPP 17 *Planning for Transport*, PAN 75 *Planning for Transport* and PAN 66 *Best Practice in Handling Planning Applications Affecting Trunk Roads* in the decision making process. If the proposed access strategy includes a stand alone junction, this will be supported by appraisals and STAG reports.



7.71a It is possible that the Winchburgh CDA will proceed before the detailed design of the RFC has been settled or before the RFC can be constructed. To facilitate the development of the CDA, and the important housing and education benefits that this brings, a stand alone junction onto the M9 may be shown to be acceptable from the Scottish Government appraisal process. However, it would need to be demonstrated that such a junction did not prejudice the implementation of the RFC. Any stand alone or interim junction proposal will need to go through the formal approval process of Scottish Government. Development prior to the formal approval of this motorway junction will be subject to the requirements of policy HOU 5 in the E&LSP

and policy CDA 1 in the WLLP and subject to supporting assessments which enable phasing requirements to be fully incorporated into the necessary legal agreements and/or planning conditions.

7.71(b) If it is clear that the access arrangements for the Replacement Forth Crossing will accommodate appropriate access for the Winchburgh CDA development, or that access arrangements for the Replacement Forth Crossing will be constructed in a way which does not preclude the provision of a separate dedicated junction for the Winchburgh CDA development, then development at Winchburgh will be permitted to proceed subject to the requirements of policy HOU 5 in the E&LSP and policy CDA 1 in the WLLP and subject to supporting assessments which enable phasing requirements to be fully incorporated into the necessary legal agreements and/or planning conditions. If any transport options emerging for the Winchburgh CDA need to be included within the infrastructure options supporting the Replacement Forth Crossing, then appropriate contributions to Scottish Government/Transport Scotland will be required in accordance with Circular 12/1996.

7.71(c) The council will liaise fully with Transport Scotland with a view to agreeing an appropriate access strategy for the Winchburgh CDA.

7.71(d) The council will have regard to a number of factors when considering how much development will be allowed to proceed prior to formal approval of the key road connections which will form part of the access strategy for the Winchburgh CDA. These will include the transportation assessment and the phasing plan for the approved masterplan. Until the key road connections associated with the access strategy have been formally approved, development will only be allowed to proceed in locations adjacent to, or close to, the existing built up area of Winchburgh. This will ensure that development does not take place which might preclude the re-assessment of the extent of the Winchburgh CDA at a later date if it becomes clear that key road connections which form part of the access strategy will not be approved.

7.72 Transport assessments will determine the final road network and junction improvements necessary to support the Winchburgh/East Broxburn CDA proposals. The potential for road closures at Fauchledean (Winchburgh) and North Greendykes Road (East Broxburn) will be considered and will be promoted if there is community support.

Public transport

7.73 The provision of a new railway station at Winchburgh with park and ride facilities will be important to ensure that sustainable aspirations are met. The CDA Action Plan links the need for the railway station only with the Winchburgh CDA proposal. Part of the Winchburgh CDA proposal will be permitted to proceed before the railway station is constructed. The masterplan process will determine the location of the station. The phasing requirements will be determined at the planning application stage. It will be a requirement of any permission for the Winchburgh CDA that the rail station at Winchburgh



is provided as soon as practically possible after the Edinburgh to Glasgow Improvement Project (EGIP) is complete and/or timetabling constraints are removed. If it is demonstrated that a station cannot be provided then an alternative public transport strategy providing similar benefits will require to be put into place. Until a station is provided or it is satisfactorily demonstrated that it cannot be provided, an interim public transport strategy will require to operate. Both the interim and alternative strategies will require to be approved as a part of the planning application process.

7.73a The Edinburgh Airport Rail Link (EARL) received Royal Assent on 19 April 2007. The Private bill grants powers to permanently acquire land for the construction and operation of EARL and also grants power to temporarily acquire land during the construction phases of the EARL project. However, the Scottish Government formally abandoned EARL in September 2007. The bill grants compulsory purchase powers for a period of five years from 19 April 2007 and therefore the masterplan phasing should take account of EARL land requirements until such times as the bill's powers cease to have effect.

7.74 Park and ride facilities at Kilpunt (Broxburn) and at the new M9 junction at Winchburgh will minimise the need to travel by car. The CDA Action Plan also envisages that the CDA developers will contribute to public transport corridor initiatives.

Enhancement and management of bings



7.75 Fauchledean Bing (a locally important wildlife site) and most of Greendykes Bing are scheduled ancient monuments and will require to be preserved as reminders of the areas' mining past. There is a presumption against their alteration and any alterations would require Scheduled Monument Consent from the Scottish Ministers. The preservation of their settings is a material consideration for any new development within their proximity (see Chapter 4 *The built and archaeological heritage* paragraphs 4.32 – 4.34).

7.76 The scheduled bings should be managed as heritage assets and given their proximity to the expanded communities at Winchburgh and East Broxburn, the developers must jointly prepare a management plan for the bings and their immediate surroundings and put in place arrangements to implement the plan. The management plan must address the long term stability and condition of the bings, safety and public access issues and identify proposals to enhance the appearance, setting and biodiversity of the bings. Consultation with Historic Scotland and the local communities will be required.

7.77 To improve the environment of the new housing areas at East Broxburn and improve the setting of the Union Canal, the part of Greendykes Bing which is not scheduled should be rehabilitated. The CDA Action Plan envisages that these works will be jointly funded by the Winchburgh and East Broxburn developers as part of the integrated approach to the development and enhancement of the overall area.

7.78 Niddry Bing is currently being depleted gradually as it continues to be worked for uses such as road building. This bing is a dominant feature in the landscape at Winchburgh and detracts from the character and appearance of the area. The council will support proposals to accelerate the rate of extraction and rehabilitate the bing. Parts of the bing may prove to have development potential in the longer term but it may be more realistic to restore the bing to amenity woodland. A strategy for rehabilitating the bing will require to be prepared by the Winchburgh CDA developer.

Retention of a green corridor

7.79 Between the expanded Winchburgh and East Broxburn communities, a *green corridor* should be preserved to avoid coalescence and ensure that the communities of Winchburgh and Broxburn retain their separate identities. Accordingly, the area between the two communities is identified as countryside belt by policy ENV 22. The area will require to be managed and the Winchburgh and East Broxburn developers must jointly prepare a countryside management plan for the area. A single management plan for the bings and the green corridor should be produced.

7.80 The formation of a *Heritage Park* within part of the green corridor should be explored by the developers with the council and other relevant bodies. This park could contain a large area of open space which could be used by both communities. Woodland planting to develop the Forest Habitat Network concept of native trees and expand the relict ancient woodlands in the locality should be provided within the area. The park could also contain a network of paths linking to the surrounding countryside, a small car park and heritage interpretation facilities explaining the history of the canal and the shale mining industry associated with the area. It is anticipated that much of the *green corridor* will remain in agricultural use. It will be important therefore that any proposals for this area are not detrimental to estate management operations.

7.81 To provide a landscape framework for the northern extension of East Broxburn, an extension to the Broxburn Community Woodland will be required.

Auldathie landfill site

7.82 The abandoned landfill site at Auldathie, lying to the west of Winchburgh, requires to be restored. The council will use enforcement powers to achieve this objective as appropriate and this may result in the site's restoration. The council will explore other various options for restoring the site, including the remediation of the site in the context of the Winchburgh CDA proposals to improve the marketability of the area for housebuilding. Unless the issue is resolved before proposals for the Winchburgh CDA are brought forward, the Winchburgh CDA developers will be required to produce a strategy for restoring the site. The site has potential for outdoor recreational use such as playing fields and/or golf course or could be restored to amenity woodland or parkland. The strategy should include a timescale for implementation (also see paragraph 11.63 – 11.64 on landfill in Chapter 11 *Natural resources, waste management and renewable energy*).



The Union Canal



7.83 The recently completed Millennium Link project has raised the profile of the Union Canal as a visitor attraction. The CDA proposals at Winchburgh and East Broxburn present opportunities for new nodes of activity to be created along the canal but improved canal related facilities would be required to achieve this aspiration. This could include the formation of new marinas, basins and docking areas. Developers should explore opportunities and safeguard, through their masterplans, land necessary to implement improvements which will raise the profile of this part of the canal. Any proposals shall have regard to the Edinburgh-West Lothian Union Canal moorings study prepared by British Waterways.

A new town centre for Winchburgh

7.84 In Winchburgh, it is envisaged that the scale of development will justify the creation of a new town centre. This should be located centrally to serve the existing and new communities. The location and size of the town centre will be determined through the masterplan process. The construction of a supermarket in the new town centre is supported in principle by the council. A retail capacity assessment will be needed at the outline planning application stage so that the council can be satisfied that the scale of retail development which is proposed will not adversely affect the viability of other nearby town centres. (see also paragraph 9.39 in Chapter 9 *Town centres and retailing*).

Community facilities

7.85 Land will be required for a new health centre in Winchburgh as it is known that the existing health centre in Winchburgh is not large enough to cope with the expected number of patients from the expanded community. Consultation with West Lothian NHS Trust will be required (also see paragraph 10.21 in Chapter 10 *Community, sports and education facilities and open space*).

Employment land

7.86 Major new employment sites are identified at Myreside, north Winchburgh to capitalise on the proximity of the preferred location for a new junction on the M9. In the event that the access strategy for Winchburgh provides connection onto the M9, the occupation of units on these sites will only be allowed to proceed once the motorway junction has been constructed. Phasing of the infrastructure required to service the employment sites will require to be agreed with the council. A smaller business site is identified at East Broxburn as an extension of East Mains Industrial Estate (see Chapter 5 *Employment policy EM 3*).



Strategic integration plan

7.87 Whilst it will be acceptable for separate masterplans to be prepared for the Winchburgh and East Broxburn developments, there are significant spatial and funding links between the two schemes and for this reason there is a need to ensure that both are well integrated and co-ordinated. A Strategic Integration Plan should therefore be prepared for the Winchburgh/ East Broxburn proposals to illustrate how these developments fit together and to explain how common infrastructure, facilities and amenities will be delivered and phased. This should be prepared jointly by the Winchburgh and East Broxburn developers and agreed by all parties. It should be submitted at the earliest opportunity and will be required before the determination of any planning application submitted in respect of these developments.

THE LIVINGSTON AND ALMOND VALLEY CORE DEVELOPMENT AREA

Mixed use areas

7.88 The main allocation at West Livingston is centred around Gavieside Farm. There is also a separate but related extension of the north of West Calder on the site of the former village at Mossend and at Cleugh Brae to capitalise on proximity to the railway station.

7.89 The Calderwood allocations comprise the Almondell mixed use allocation to the north of the B7015 and the Raw Holdings West mixed use allocations closer to East Calder. The Raw Holdings West allocation is a key area which will require very careful consideration by the council who will have regard to comments made by the local community when considering masterplan proposals for the area. The masterplan process will determine the land use pattern for the area and number of houses. The masterplan will be informed by the Design Statement, Environmental Statement and the Transportation Assessment prepared to support the planning submission and by the council's *Residential Development Guide*. The key objective for the Raw Holdings West allocation is to ensure that the existing community at East Calder and the Almondell allocation are fully integrated through appropriate higher density, well designed development, with good footpath, cycleway, public transport, and road links. Strong and substantial landscaping treatments are required at the eastern and southern boundaries of the Calderwood allocations in order to provide containment and prevent development creepage. The existing quarry within the allocations should be assessed and infilled if necessary.





Policy CDA 9 - West Livingston/Mossend and Calderwood

The following sites at West Livingston/Mossend are allocated as mixed use areas which will primarily be for residential development. The combined sites shall accommodate approximately 2200 residential units. Non-residential developments which are compatible with residential use and do not conflict with other policies in the local plan will be supported within these sites. Where existing non-residential development is likely to remain in situ, the layout of new residential uses should take account of the need to achieve compatibility between adjoining uses.

- Cleugh Brae (CB)
- Gavieside Farm (GF)
- Mossend (MO)

The following sites at Calderwood are allocated as mixed use areas which will primarily be for residential development. The combined sites shall accommodate approximately 2800 residential units. Non-residential developments which are compatible with residential use and do not conflict with other policies in the local plan will be supported within these areas:

- Almondell (AD)
- Raw Holdings West (RW)

The boundaries of the mixed use sites are shown on the proposals maps. The masterplan for the Calderwood allocations shall take account of the key objective identified in paragraph 7.89. Where existing non-residential development is likely to remain in situ, the layout of new residential uses should take account of the need to achieve compatibility between adjoining uses. The number of residential units on the combined sites at West Livingston/Mossend and Calderwood shall not exceed 5000. The distribution of units between West Livingston/Mossend and Calderwood may vary slightly from that stated above at the discretion of the council.

Schools

7.90 One non-denominational secondary school will be required for the Livingston and the Almond Valley CDA. To minimise the need to bus children to school, it is proposed that the non-denominational secondary school is located at Calderwood. It is envisaged that this school will serve Calderwood and East Calder although a formal catchment area review will be required to exclude these areas from the current catchment area for West Calder High School. Reducing the catchment area for West Calder High School by excluding East Calder will free up capacity at that school which would be utilised to serve the proposed housing development at Gavieside.

7.91 The location for the new non-denominational secondary school within the Calderwood allocations will be influenced through the masterplanning process taking into account the key objective for Raw Holdings West. Statutory consultation under the Education (Scotland) Act 1980 will be required before the school location can be finalised. The CDA Action Plan envisages that this new school will require to be funded jointly by the developers of the Calderwood and West Livingston/Mossend developments as public funds are not available and neither of these developments could proceed without the provision of a new non-denominational secondary school within the CDA. The council will require a binding commitment to the provision of this school before planning permission will be issued for housing development in any part of the CDA.

7.92 The equivalent of three single stream primary schools and an extension to St. Paul's RC Primary School including the land and an improved access, will be required to support the Calderwood proposals. To support the West Livingston/Mossend proposal, a double stream primary school will be required at Gavieside Farm. Additionally, St. Mary's RC Primary School (Polbeth) and Parkhead Primary School (West Calder) will require to be extended.

Roads

7.93 The key road proposals in the Livingston and Almond Valley CDA include a new distributor road network to the west of Livingston to serve the new community at Gavieside and bypass Polbeth, improved access to West Calder and Kirknewton railway stations and a new distributor road network to serve the Calderwood allocations. The CDA Action Plan also envisages that a northern relief road at Wilkieston to connect the A71 with the B7030 will be necessary.

7.94 Transport assessments will determine the final road network and junction improvements necessary to support the Livingston and Almond Valley CDA proposals. The potential for road closures at Mossend (West Calder), Polbeth Road and at Raw Holdings (East Calder) will be considered and will be promoted if there is community support. Additionally, the potential for a road closure at Clifton Road/ West Clifton Road will be investigated as a part of the masterplanning and Transport Assessment processes for the Calderwood allocations.



Public transport



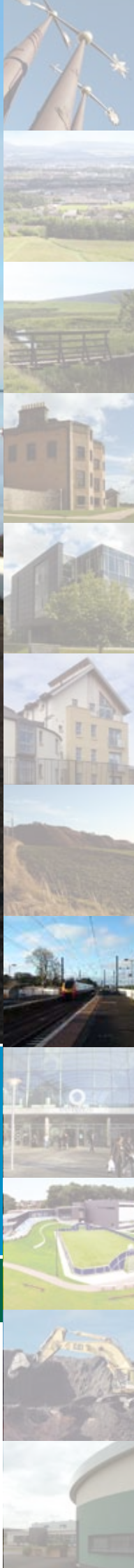
7.95 Key public transport requirements include the provision of park and ride facilities at Gavieside, West Calder railway station and Kirknewton railway station. The Gavieside park and ride facility will allow the Livingston Fastlink to be extended to serve the new housing and employment proposed in this part of the CDA. Land should be safeguarded in the masterplan for a possible future extension of this park and ride facility to serve Livingston Town Centre (see Chapter 8 *Transport and accessibility* paragraph 8.47). The CDA Action Plan also envisages that developers will contribute to public transport initiatives.

Key facilities and amenities

7.96 Local neighbourhood centres are envisaged at Gavieside and the Almondell allocation at Calderwood to provide a focus for communities. The CDA proposals also present an opportunity to expand the existing village centre at East Calder (see paragraph 7.89). Land for community facilities will be required at Gavieside and Calderwood but, at this stage, the precise details are not yet known. Consultation with West Lothian Healthcare NHS Trust will be required on health centre provision (also see paragraph 10.22, Chapter 10 *Community, sports and education facilities and open space*). At Calderwood, land should be safeguarded either for the extension of the existing health centre or for the construction of a new health centre to serve both East Calder and the allocations. Additional requirements at Calderwood are: land for an extension to Mansefield Park; land for additional public parking for the proposed centre of East Calder; and land for a new cemetery.

Employment land

7.97 Employment land is allocated at Almond South and Almond North to capitalise on the proximity to the successful major employment areas at Kirkton Campus and Alba Campus. These employment sites are close to the Wilton and Grangemouth Ethylene Pipeline. In accordance with Policy IMP 12, HSE and the pipeline operator will be consulted about any development within the consultation zone. Planning permission will not be granted unless it can be demonstrated by a reasoned risk assessment in line with PADHI current guidance that there are no unacceptable risks to new development. Additionally, an extension of Camps Industrial Estate is proposed to increase the supply of employment land in the eastern part of the District (see Chapter 5 *Employment* policy EM 3).



Chapter 8

Transport and accessibility

Chapter 8 Transport and accessibility

INTRODUCTION

8.1 West Lothian is strategically located within the Central Belt. It straddles the major road and rail links between Edinburgh, Glasgow and Stirling and is a focus of population and employment growth.

8.2 Given the rapid economic and population expansion of West Lothian, it is imperative that the associated transportation strategy minimises car based traffic growth and maximises use of public transport. In this respect, new development will require to be accessible to public transport services and, by providing local jobs, shops and facilities close to housing, shorter trips will be encouraged.

8.3 The local plan identifies the infrastructure necessary to support the anticipated growth in movement throughout West Lothian in a sustainable manner. The delivery of major infrastructure, such as motorway junctions, will not only depend on developer funding but also on the approval of the Scottish Government. This approval is essential for West Lothian to achieve its vision of sustainable transport.



8.4 In keeping with policies and guidance in *SPP 17 Planning for Transport* and *PAN 75 Planning for Transport*, development proposals will seek to promote alternative transport modes and encourage sustainable development. However, even with good infrastructure and access to rail and bus links, a number of trips will continue to be made by car, and this needs to be recognised. West Lothian is a semi-rural district with many small and scattered settlements near to larger cities and towns that exert a strong pull, including Livingston and Bathgate within the district, as well as Edinburgh and Glasgow. Its transport problems and needs differ from those of a densely populated city. Many residents will, therefore, continue to travel to other towns by car for basic and less routine trips. Therefore, the car will still have a role to play as one part of the overall transport provision in West Lothian.

8.5 More people are living and working in West Lothian than ever before. However, there is now more of a balance between the number of resident workers and jobs in West Lothian when comparing the 1991 and 2001 census periods. For example, around 35% of the West Lothian workforce commute out, while those who live outside West Lothian occupy 31% of the jobs in the district. This compares with a figure of about 50% for both these statistics at the time of the 1991 census. When taken with the growth in internal trips, this raises new transportation challenges both for the internal road network of West Lothian, as well as for trips across its boundary to Edinburgh, Glasgow, North Lanarkshire and Falkirk. Problems of localised congestion, environmental deterioration and road safety will emerge if not adequately dealt with in assessing development proposals. In West Lothian, car ownership grew by a third between 1991 and 2001, although there has also been an increase in the number of households that do not have access to a car.

8.6 The *Regional Transport Strategy*, produced by SESTRAN (2003) sets out the vision, aims and objectives for strategic transport in south east Scotland, centred on Edinburgh, and identifies the projects required to achieve that vision. The document indicates that funding for the delivery of the strategy is unconfirmed at this stage. Funding sources will have to be identified if these projects are to be delivered. At a local level, the council's *Local Transport Strategy (2000)* brings together all transport policies and proposals and puts them within the context of short and long term transport strategies.

NATIONAL CONTEXT

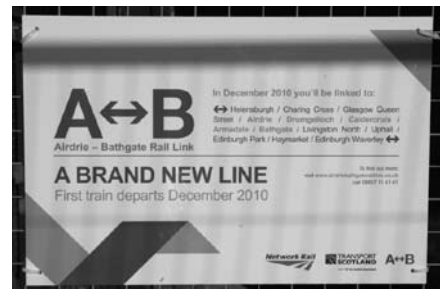
8.7 The *National Planning Framework for Scotland (2004)* sets out a vision for Scotland and identifies priorities for investment in strategic infrastructure. It stresses the need for good transport links between Edinburgh and Glasgow and refers specifically to the reopening of the Bathgate – Airdrie rail line as being key in promoting the economic development of Central Scotland.

8.8 National planning guidance on transport and planning is contained in SPP 17 and PAN 75 both titled *Planning for Transport*. This guidance continues to reinforce the importance of integrating land use, economic development, environmental issues and transport planning. In particular guidance is provided on issues relating to different modes of transport and how structure plans and local plans should take transportation issues on board.

8.9 SPP 17 maintains the requirement for national maximum parking standards and these are supported and apply to significant travel generating land uses. The standards are supported by a new Development Control Referral Direction, which requires any development which breaches these threshold standards to be referred to the Scottish Ministers. While most of the guidance in SPP 17 is supported by the council, the general presumption against new motorway junctions raises concern, given the need for two additional junctions in West Lothian identified in the *Edinburgh and the Lothians Structure Plan 2015* (E&LSP). The implementation of these junctions will support the development strategy of this local plan.

8.10 The White Paper *Scotland's Transport Future 2004* seeks to promote economic growth, social inclusion, health and protection of our environment, through a safe, integrated, effective and efficient transport system. A key provision of the White Paper is to reduce reliance on the private car and develop a sustainable and integrated transport framework, reducing the need to travel. It is recognised that, to develop an integrated transport policy, there is a need to not only promote integration between different modes of transport but also between transport and the environment, land use planning and policies for education, health, social inclusion and the economy.

8.11 The White Paper recommended the formation of a National Transport Agency with the key task of developing a new long-term national transport agency. Transport Scotland was created on 1 January 2006. Statutory regional transport partnerships were established on 1 December 2005. The council is a member of SESTRAN and the funding and operation of the partnership



currently continues to influence how major transportation provision is planned in West Lothian.

STRUCTURE PLAN CONTEXT

8.12 The *Edinburgh and Lothians Structure Plan 2015* (E&LSP) pursues similar overall strategic objectives to the guidance found at national level. The structure plan has developed land use strategies for the period through to 2015. These have to be integrated with parallel policies that address strategic transport issues.



8.13 While focusing on Edinburgh, as the hub of the Lothian-wide transport networks, it includes other policies that are region-wide or specific to West Lothian. It acknowledges that, outside Edinburgh, transport problems of a different character and intensity have emerged. Policies give priority to pedestrians, road safety, public transport, and focusing new development in areas with, or having the potential for, good public transport. The transport policies of the structure plan aim to:

- ensure that the location and design of new development, especially major new development, reduces the need to travel by car and encourages the use of public transport, walking and cycling;
- maximise accessibility for all of the community by foot, cycle and public transport;
- manage car use through parking policies, particularly by applying development control maximum parking standards, in conjunction with public transport improvements;
- encourage the movement of freight by rail and sea or, where road freight is dominant, along the strategic road network;
- support transport strategies by safeguarding land for improvements to transport networks and prioritising the provision of new transport infrastructure required to support the development strategy; and
- ensure that development caters for its transport needs.

8.14 The land-use strategy encourages infill development and urban expansion so that most new houses and jobs will be served by rail or bus. It states that reducing car use must be reinforced by the way development is planned, by offering easy access to public transport and that developments offering a variety of facilities locally will make longer distance trips less necessary.

8.15 The structure plan identifies the following key transportation proposals for West Lothian.

Public transport

- tram network extension to Broxburn, Uphall and Livingston (medium term);
- enhancement of Shotts railway line, including an Edinburgh-Livingston-Glasgow express service (medium term);

- East Calder Parkway Station (medium term);
- Bathgate line upgrading including new station at Boghall with park and ride and interchange, and reopening to Airdrie (under construction); and
- M8 rapid transit, bus park and ride and interchange (medium term).

Road network

- A801 completion at Avon Gorge (with Falkirk Council) (short term); and
- new motorway junctions at Whitburn and Winchburgh (short term).

Local plan strategy

8.16 The national and regional transport and accessibility policies in this local plan are developed within more specific policies, objectives and strategies, which aim to:

- contribute to meeting national and local road traffic reduction and environmental targets;
- maximise accessibility for all and minimise the need for travel, especially by car;
- ensure adequate means of access, especially by public transport, to existing and proposed strategic employment locations, major public attractions and key development sites;
- enhance the convenience and attractiveness of non-private car travel, whether by public transport, cycling or on foot;
- improve road and pedestrian safety;
- reduce the adverse effects of traffic in residential areas, in town and village main streets, and in the countryside; and
- sustain the viability of commercial centres.



POLICIES

General

8.17 Transport investment will be necessary to make conditions safe for pedestrians, while maintaining accessibility. Measures will incorporate a mix of traffic management and traffic calming, improved parking and public transport, and cycling and pedestrian priorities. The council has a three-year programme, which is updated annually, to implement local schemes in the district. Consultation with the local community and local businesses will take place as proposals are developed further. For more strategic schemes, the council is working with other agencies, including SESTRAN and the Scottish Government, in promoting and implementing jointly funded solutions. The council regularly meets and consults with community councils, and interest groups, as schemes are brought forward.



8.18 The policies identified in the council's *Local Transport Strategy* (LTS) must integrate with the local plan. The strategy looks at both the strategic and

local dimension and incorporates the local road traffic reduction plan which sets targets for controlling and reducing traffic levels. The LTS will be revised (in line with Scottish Government guidance and timetable) to identify scheme priorities.

8.19 The term *major development* is used in a number of policies below. For the purposes of this chapter, *major development* will be defined as all development requiring a transport assessment (see paragraphs 8.20 – 8.22).

Policy TRAN 1

West Lothian Council will co-operate with other agencies in preparing investment programmes to enhance the environment by improving traffic conditions, public transport facilities and parking management in its towns and villages.

NEW DEVELOPMENT

Transport assessment

8.20 The council requires developers to consider the wider implications of their proposals and to carry out transport assessments covering access by all modes of travel where the development proposal is likely to have a significant transport impact, no matter the size. In particular all significant development proposals will be assessed in the context of national policy and advice as contained in SPP 17 *Planning for Transport*, PAN 75 *Planning for Transport* and PAN 66 *Best Practice in Handling Planning Applications Affecting Trunk Roads*.

8.21 Information for the preparation of transport assessments is available within the document *Transport Assessment and Implementation: A Guide* (published by Scottish Executive 2005). The council supports the principles contained in the document and will require developers to adopt this approach.

8.22 The council considers it premature to set modal share targets at this stage as data is not readily available and bus and walking figures are difficult to predict with any degree of accuracy. However, an investigation of the potential for introducing modal targets in transport assessments will be carried out and, if appropriate, they will be introduced into the next revision of the LTS.

Policy TRAN 2

Development will only be permitted where transport impacts are acceptable. This will be established through a Transport Assessment which covers all modes of transport and has been approved by the council.

8.23 In accordance with SPP 17, the council has established development control practices which create a balanced mix of travel choices, including walking, cycling and public transport, in order to reduce dependency on the car.

8.24 Appropriate traffic and environmental management measures should be provided by developers where they can be justified in relation to new developments. Similarly, developers will be the principal providers of new roads and parking directly serving their developments. For example, in Almondvale Town Centre, Livingston, the council has worked with developers to introduce road closures, traffic-management measures and new signalling which has enhanced accessibility by bus and made the core of the centre more environmentally attractive. To achieve sustainable policy objectives it is important that public transport, pedestrian and cycling access is provided in all major employment concentrations.

Policy TRAN 3

Developers will be required to provide, or contribute towards, the provision of travel improvements including traffic and environmental management measures, road network improvements and measures to promote trips by public transport where these would be justified as a result of new development or redevelopment.



Transport fund and associated measures

8.25 Where it would be inappropriate for developers to provide, or fund, transport infrastructure in its entirety, financial contributions to a transport fund maintained by the council will be required. For example, a traffic model has been developed for West Livingston and a transport study has been undertaken which identifies a package of measures to serve future development. Developers have contributed to the measures, including traffic management schemes, network improvements and sustainable transport initiatives. At Alderstone Road, Almondvale, Braehead and Campus Roundabouts, the hospital T-junction and the access arrangements into the football stadium have all been improved. In Kirkton Campus, the Kirkton Link Road has been completed, as has the introduction of signals at the Simpson Parkway and Kirkton South junction.

8.26 Another more strategic traffic model (using paramics, a micro - simulation model) has been developed to predict broad changes in travel movement. This will assist in decision making for development and travel initiatives in West Lothian as a whole. This is particularly relevant for the growth planned within the Core Development Areas (CDAs) (see Chapter 7 *The core development areas*).

Policy TRAN 4

Where a package of transportation measures for the improvement of an area can be justified by the council and where major new development is proposed, developers seeking planning permission in that area will be:

- (i) required to contribute towards a fund managed by the council for the provision of these measures, or
- (ii) implement an appropriate part of these measures, in proportion to the potential impact of the development on the surrounding transport network.

Travel plans

8.27 In accordance with SPP 17 and PAN 75, developers will be required, in appropriate cases, to submit a travel plan as part of their planning application. The travel plan will demonstrate how the development satisfies more sustainable travel patterns by promoting public transport, car sharing and journeys by cycling and walking. The council's policy on travel plans will be developed through the LTS. Procedures will cover:

- thresholds at which travel plans are required;
- the legal mechanism for their introduction;
- setting of modal targets; and
- penalties to be imposed.

The detailed information needed for travel plans will not be available at outline application stage. However, SPP 17 clearly links modal share to the Transport Assessment and therefore, a framework of how the travel plans will be developed to achieve this will be required in support of the outline applications.

8.28 The council intends to give further consideration to the issues of co-ordinating, managing and monitoring travel plans. In connection with this, the council wishes to explore ways in which developers can assist in these processes, but only where they can be directly attributed to their proposal. While it is acknowledged that it would be inappropriate to request contributions to the funding of a council staff resource through planning agreements, the council may need to explore the potential for contributions to be made under more general powers. The council also wish to consider, along with developers, other more innovative ways in which this service could be delivered. The council intends to consult developers before preparing new guidance. The council will explore all other sources of potential funds to assist in providing the service.

Policy TRAN 5

Travel plans will be required to support planning applications for major developments.

Almondvale town centre - Livingston

8.29 The recent rapid expansion of Livingston, with its new shops and offices, raises particular issues about traffic and transport needs. Traffic levels grew much faster in Livingston than anywhere else in West Lothian in the period 1999 to 2003.

8.30 There is scope for an expansion of the Almondvale town centre within the boundary of the town centre on the proposals map. Chapter 9 *Retailing and town centres*, details the opportunities which exist. The council will introduce initiatives to manage the predicted growth in vehicular traffic and, where possible, encourage the use of public transport as an alternative to the private car associated with key town centre developments.

8.31 The council will work with developers to achieve these aims. A Strategic Livingston Transport Plan will be required to identify what network and sustainable transport improvements are necessary within the town centre. Traffic models will be used to help develop the plan. The completed plan will inform developers of the expectations of the council in the submission of transport assessments in support of the development proposals. The types of initiatives that could be identified include a northern link road (Almond Interchange – Howden South Road), increased bus priority and variable message signing.

Policy TRAN 6

Where major development is proposed within Almondvale Town Centre, as shown on the proposals map, developers will be required to :

- (i) contribute towards the cost of preparing a Strategic Livingston Transport Plan; and
- (ii) contribute towards a fund managed by the council for the implementation of initiatives which will be identified in the Strategic Livingston Transport Plan. Through agreement with the council, the direct implementation of appropriate road network improvements or sustainable transport initiatives by developers may be acceptable as an alternative to a financial contribution.

Pedestrians and cyclists

8.32 Walking is the most appropriate mode of short distance travel for most people and will be encouraged by providing a comprehensive network of safe, well-lit and convenient footpaths (both road-side and segregated) within new residential areas with links to schools, local centres, bus and rail stops and workplaces.

8.33 Cycling will be encouraged through the provision of off-road cycle routes and traffic-management measures that give cyclists priority. As part of its local transport strategy, the council will encourage walking and cycling, identify links to the national cycle route and other key routes such as the route along the A89/A7066/A706/B7066 (the former A8 corridor). A link between Sellars Path and East Mill Road should be safeguarded on the north side of the A803 to complete a round Linlithgow recreational walking and cycling route.

8.34 The National Cycle Route 75, linking Edinburgh to Gourock, runs through West Lothian from Kirknewton to Blackridge. Opportunities exist to form additional connections to the route especially at Armadale and Calderwood. The route may have to be re-aligned in places in connection with the re-opening of the Bathgate – Airdrie railway line. The council will also work with other local authorities and interested parties, including Sustrans, to provide an Edinburgh–Linlithgow–Stirling cycle route (NCR 76) as an extension to the national cycle network. In addition, the council intend to consider the merits of providing a good quality, safe cycle route along the A71.



Policy TRAN 7

The council will encourage walking and cycling by providing and improving safe and attractive pedestrian facilities, footpaths and cycle routes.

Policy TRAN 8

Developments must give priority to pedestrian and cycle access and provide facilities including traffic calming, controlled crossings, new paths and secure cycle parking.

Policy TRAN 9

The National Cycle Route 75 and links to it as shown on the proposals map are safeguarded.

Policy TRAN 10

The main footpath / cycleways shown on the proposals map, including that part of the National Cycle Route 76 and links to it, are safeguarded.

Home zones

8.35 Home zones are streets where people and vehicles share the whole of the road space safely, and where the quality of life takes precedence over ease of traffic movement. In 2002 the Scottish Executive published *Home Zones* a draft consultation document giving general guidance on home zones and sources for design guidance, which can be adapted by local authorities to suit local circumstances. The council supports this approach to new housing development.

Policy TRAN 11

The council will promote the introduction of Home zones in proposed new housing developments.

Road, footpath and cycleway design

8.36 Road and footpath design within new development should conform to West Lothian Council's design standards and ensure that they allow for efficient bus services and ease of pedestrian access to bus stops. The council has published a *Residential Development Guide (2002)* as the framework for the design of housing layouts. A key point requires all roads in housing estates to be subject to 20mph speed restrictions and designed to accord with this level of speed (see also Chapter 6 *Housing*).

Policy TRAN 12

The council will require, through development briefs and the determination of planning applications, that road, footpath and cycleway design within new development, provides for efficient bus services and ease of pedestrian and cycle movement, access to bus stops and transport interchanges.

Policy TRAN 13

Mandatory 20mph zones serving local residential streets (up to and including general access roads) in new housing developments will require to be provided by developers.

Safer routes to school

8.37 Reducing the high proportion of children (currently approximately 25% overall) who are driven to school is a high priority. The council therefore has a programme of *safer routes to schools* initiatives, to ensure that children and parents can travel to school safely, using well-lit walking and cycling routes of a good standard that minimise contact with road traffic.

8.38 The council has implemented 20mph speed restrictions at all primary schools in the district and is in the process of extending these restrictions to cover all secondary schools. The 20mph zones are supported by a network of safer pedestrian routes to schools where necessary. The council will require developers to provide additional, safer walking and cycling routes to schools serving new housing developments where these are necessary and reasonable. For the avoidance of doubt, developers will only be required to remedy infrastructure deficiencies which result from additional housing. Requirements will be assessed through a transportation assessment.



Policy TRAN 14

Future layouts of roads around schools must be designed to mandatory 20mph levels to ensure low speeds. New school facilities will be required to incorporate facilities for drop off/pick up parking in safe locations. New schools must be provided in locations with good public transport access which are convenient for walking and cycling or where this can be provided.

Policy TRAN 15

The council will work with, and require contributions from, developers towards the capital costs of the infrastructure necessary to protect, or provide, safer walking and cycling routes to schools and other local facilities.

Public transport

General

8.39 While rail links from some settlements to central Edinburgh and, to a limited extent, Glasgow are of a high standard, and are well used, bus services remain the only option for most public transport journeys in, and around, West Lothian.

8.40 The district has a comprehensive internal bus network and reasonable links to adjacent major towns and cities. However, accessibility by public transport from the more remote settlements, and to some major employment areas, could be improved.

8.41 Most trips made by rail and bus occur during the morning and evening commuting peak periods. However, public transport is also important in making other daytime, weekend and evening trips for those without access to a car.



Bus

8.42 Bus services have historically been based on a strategic network of services to and from Edinburgh, supported by local services. Bus services to Glasgow, Falkirk and Lanarkshire have been improved, and more direct links to Fife are being sought. Town services in a number of communities have been introduced (Bathgate, Broxburn and Whitburn), as well as direct links from more parts of the district to St John's Hospital, Livingston. Subject to resources, the council will continue to promote improvements to public transport services within West Lothian and to towns outwith the district, including providing fully accessible shelters with easy access kerbs and travel information at bus stops. The council will require development proposals to contribute to further enhancements to public transport accessibility.



Policy TRAN 16

Developers will, where appropriate, be required to incorporate measures aimed at improving bus facilities, including the provision of stops and shelters.

Public transport corridors

8.43 If bus services are to compete with the car for travel to and from West Lothian, speed and comfort are paramount. A key initiative is the Fastlink proposal between Livingston and Edinburgh. The main aspects of the project are the provision of bus halts on the A899 with pedestrian linkages, local park and ride facilities, the re-configuration of the Houstoun Interchange and the signalisation of Deer Park roundabout. The main construction project is complete and bus services are operational.

8.44 The original Fastlink concept included the re-configuration of Cousland Interchange, electronic passenger information and additional footway and cycle facilities. The council will look to developer contributions and/or a further grant from the Scottish Government to implement the remainder of the scheme and to support new bus services. This will apply to the re-development of Almondvale Town Centre and to the CDA areas at Gavieside and Winchburgh / Broxburn. The re-configuration of Cousland Roundabout will allow the release of land for the formation of a park and ride facility to serve Almondvale Town Centre and land will be safeguarded for this purpose. This would only apply to the north west quadrant where the expense of re-locating an electricity sub station would render development for another land use uneconomic.



8.45 To realise the full potential of Fastlink, facilities are required on the M8 to prioritise bus travel. The council is in discussions with the Scottish Government to introduce bus facilities along this route, including the possible use of the hard shoulders as bus lanes. As the trunk road authority the Scottish Government is required to approve proposals for a hard shoulder running scheme. Elsewhere within West Lothian, opportunities may arise to develop express bus halt and interchange facilities close to the M8 junction including

a park and ride facility at Beugh Burn A899 / Uphall West, North Livingston. The provision of a new junction on the M8 at Cowhill, Whitburn (see paragraph 8.60), associated with the development of the adjacent site will include the provision of an express bus facility and halt link serving Whitburn and wider West Lothian.

8.46 If Edinburgh City Council's proposal to introduce bus priority along the A720 city by-pass is realised, then Fastlink could extend its catchment to Midlothian and Southeast Edinburgh where the Edinburgh Royal Infirmary is located. Also, there is the potential to connect Fastlink to the West Edinburgh Bus System (WEBS) initiative which will link to Edinburgh city centre and serve the Gyle Business Park.

8.47 A second phase of Fastlink includes similar bus facilities serving Broxburn and Uphall connecting to Edinburgh's greenways or WEBS systems. This would include a major park and ride facility at Kilpunt, which would have a dual role of providing express bus services to both Edinburgh and Almondvale Town Centre. In the longer term this second phase of Fastlink could be developed into a light rapid transit system, as an extension of Edinburgh's Tramline 2 initiative to Newbridge. Fastlink would also be extended to the west to link with the park and ride proposal within the West Livingston/Mossend CDA proposal (see Chapter 7 *The core development areas*). This would afford good bus connections to the employment sites proposed at West Livingston and, in the other direction give good linkages to Almondvale Town Centre, and beyond to Edinburgh. Supplementary planning guidance setting out requirements for developer contributions will be provided.

8.48 The local plan supports a major new employment allocation at Beugh Burn/Uphall West, near Uphall. In order to support sustainable transportation principles, it is proposed to include park and ride initiatives within the masterplan concept, to serve both rail and bus services. A site at Beugh Burn, North Livingston has been identified as a possible location for park and ride facilities for coach services linking to the M8 rapid transit corridor study.

8.49 To further enhance integrated transport, rail based park and ride with associated bus facilities is identified for the Uphall West site. This rail based park and ride would be in addition to current proposals next to Uphall Station.



Policy TRAN 17

The council will require financial contributions to further phases of Fastlink from developers where future residents or employees are expected to use the facility. The extent of each contribution will be assessed on merit having regard to the location of the site and the scale of the development.

Policy TRAN 18

Land released as a result of the completion of the second phase of the Fastlink project, at Cousland roundabout (Northwest quadrant), will be safeguarded for development of park and ride facilities.

Policy TRAN 19

A halt for express coach services, with associated park and ride, will be safeguarded at Cowhill, Whitburn and Beugh Burn at Uphall West, North Livingston.

A site at Uphall West/Beugh Burn is also safeguarded for integrated bus and rail park and ride associated with the major new employment allocation.

The extent of the safeguarding in each case will be established through study work.



8.50 A study of the route from Newbridge to Livingston Town Centre has been carried out to identify sustainable travel initiatives along the A89 corridor. The requirement for a park and ride site at Kilpunt has already been identified. Developers within the Winchburgh / East Broxburn / Uphall CDA and around Almondvale Town Centre, will be required to contribute to the costs of initiatives arising from the study. The extent of the land safeguarding for these initiatives will be established in detail as part of the study (see also Chapter 7 *The core development areas* and Chapter 9 *Retailing and town centres*). Supplementary planning guidance setting out requirements for developer contributions will be provided.

Policy TRAN 20

The council will bring forward initiatives to enhance sustainable transport options for travelling along the A89 / A899 corridor between Livingston Town Centre and the West Lothian / City of Edinburgh boundary. A study will be carried out to identify the specific initiatives and land will be safeguarded adjacent to the route for these initiatives and confirmed in detail upon completion of the study.

Contributions to the costs of initiatives arising from the study, will be required from developers seeking planning permission within the Winchburgh / East Broxburn / Uphall CDA and around Almondvale Town Centre.

Land will require to be safeguarded in the masterplan for the East Broxburn CDA for a park and ride site at Kilpunt.

8.51 The A71 has a key role to play in promoting sustainable travel into Edinburgh. A study has been undertaken by the council and City of Edinburgh Council, to identify initiatives to enhance sustainable transport options for travelling between Livingston and the Calders and Edinburgh. Contributions to initiatives arising from the study, will be required from the developers within the Livingston and Almond Valley CDAs and within Almondvale Town Centre. In addition, the council intend to consider the merits of providing a good quality, safe cycle route along the A71. The extent of the land for safeguarding these initiatives will be established as part of the study (see also Chapter 7 *The core development areas* and Chapter 9 *Retailing and town centres*). The following public transport and road improvements are safeguarded as a result of the findings of the A71 corridor feasibility study:

- bus priority at the Kirknewton traffic light junction;
- bus priority and new roundabout at the B7031 junction;

- bus priority on the B7015 at the A71 junction;
- a bypass to the north of Wilkieston.

Supplementary planning guidance setting out requirements for developer contributions will be provided.

Policy TRAN 21

The council will bring forward initiatives to enhance sustainable transport options for travelling between Livingston and Edinburgh along the A71 corridor. Further detailed studies will be carried out to identify specific initiatives. Land will be safeguarded adjacent to the route for these initiatives once the requirements are identified. Contributions to the costs of initiatives arising from the study will be required from developers seeking planning permission within the Livingston and Almond Valley CDA. In addition, the council intend to consider the merits of providing a good quality, safe cycle route along the A71.

Rail travel

8.52 West Lothian has the benefit of three main rail lines, the Edinburgh – Glasgow (via Shotts) line, the Edinburgh – Glasgow (via Linlithgow) line and the Edinburgh – Bathgate line. Service enhancements have been carried out on the Bathgate line including platform lengthening and the introduction of six carriage trains. Also, as a result of a Scottish Government Public Transport Grant, additional parking spaces at Uphall Station, Livingston North, Livingston South and Bathgate stations have been provided.

Edinburgh - Bathgate - Airdrie line

8.53 There is a longstanding aspiration to extend the Edinburgh - Bathgate rail route to Airdrie and Glasgow (Queen Street). A study into the engineering feasibility of re-opening the Airdrie - Bathgate rail line indicates that the operation of a 15 minute frequency service is viable. It is intended that the line will be electrified and double tracked from Newbridge to Airdrie. The Airdrie to Bathgate Rail Bill received Royal Assent on 9 May 2007 and construction work has commenced. It is intended that the line is re-opened by 2010. West Lothian Council is supporting three new stations, with associated park and ride facilities at Blackridge, Armadale and Bathgate (replacing the existing station). A halt at Boghall is not included in the current proposals under construction because of the proximity to the site to the new Bathgate Station. However, an additional stop at Boghall will continue to be safeguarded because this is required to conform with the structure plan.



The need for safeguarding will be reviewed when the Strategic Development Plan for Edinburgh and South East Scotland is prepared.

Policy TRAN 22

The re-opening of the former Bathgate - Airdrie line is supported. Land for the provision of the track and for the potential expansion of the existing stations at Livingston North and Uphall Station is safeguarded. Land for new station sites at Boghall, Bathgate, Armadale and Blackridge, associated park and ride facilities and new road links to the stations is also safeguarded.

Any sections of the National Cycle Route (75) removed as a result of accommodating the new rail line will be replaced. Pedestrian / cycle routes severed by the new alignment will require to be re-instated along appropriate routes.

Glasgow Queen Street- Edinburgh line

8.54 The Edinburgh Airport Rail Link (EARL) received Royal Assent on 19 April 2007. The Private bill grants powers to permanently acquire land for the construction and operation of EARL and also grants power to temporarily acquire land during the construction phases of the EARL project. However, the Scottish Government formally abandoned EARL in September 2007. Improvements to the Edinburgh to Glasgow (via Falkirk) main line were identified as part of the Strategic Transport Projects Review undertaken for the Scottish Government and included alternatives to EARL. The Edinburgh to Glasgow Improvement Project (EGIP) includes measures to reduce travel times by train between Edinburgh and Glasgow and also proposes a new chord at Dalmeny linking to a new station at Gogar, which connects to the Edinburgh Tram scheme to the airport. The EGIP scheme would also give the opportunity to provide a new station at Winchburgh on the existing Edinburgh - Glasgow / Dunblane line. The M9 corridor is currently the subject of a study to investigate initiatives to enhance public transport travel along this route. Pending the outcome of this study, the provision of a new station, and associated park and ride facility at Winchburgh, is supported. The requirement for a new station at Winchburgh has been identified as part of the CDA proposals (see Chapter 7 *The core development areas*).



Policy TRAN 23

Land for a railway station and associated park and ride facilities will require to be safeguarded in the masterplan to be prepared for the Winchburgh CDA proposal. Land for rail links associated with the Edinburgh Airport Rail Link is safeguarded.

Shotts line

8.55 Of the three rail routes serving West Lothian, the Shotts line is the most in need of upgrading. For a wide part of West Lothian it provides the only rail link to Glasgow. A bus-rail interchange at West Calder and improvements to Addiewell stations are required and land will be safeguarded for these purposes. In accordance with rail inspectorate requirements to improve and remove level crossings nationally, land is now required, and will be safeguarded to facilitate the closure of West Lothian's only crossing at Kirknewton. While the council supports this only on the basis that Kirknewton retains two fully operational access points, it acknowledges that there is a safety issue at the

level crossing and that urgent action requires to be taken. If a more suitably funded solution cannot be brought forward, it will be necessary for Network Rail to promote a full barrier system.

8.56 Proposals are under consideration for improved rail services on the Shotts line. *The Caledonian Express Study (2004)* indicated there was the potential to upgrade stations along the route. The study recommends the introduction of a new hourly fast service using Class 170 trains. The need for additional park and ride facilities at Fauldhouse station will be kept under review.



8.57 The CDA developments at Calderwood and West Livingston / Mossend, will require enhanced park and ride facilities at West Calder and Kirknewton stations (see Chapter 7 *The core development areas*).

Policy TRAN 24

Development of the Edinburgh–Glasgow (Central) rail route via Shotts is supported with sites for bus interchange and parking safeguarded at Addiewell, Kirknewton and West Calder stations.

The council supports the removal of the level crossing at Kirknewton and will safeguard land for this purpose. The extent of the safeguarding will be established through study work.

8.58 The structure plan requires that land for a new railway station is safeguarded for a parkway station at East Calder. This is safeguarded pending further study.

Policy TRAN 25

Land for a parkway railway station at East Calder is safeguarded, pending further study.

Light Rapid Transit

8.59 The structure plan identifies an extension of Light Rapid Transit (Edinburgh Tramline 2) from Newbridge to Broxburn, Uphall and Livingston. This is a long-term objective, which the council strongly supports as a second phase of the improvements for travel identified along this route and for which purpose land will eventually need to be safeguarded. The extent of the safeguard will be established in the A89 / A899 studies.

Policy TRAN 26

Land for the extension of Light Rapid Transit (Edinburgh Tramline 2) to Broxburn, Uphall and Livingston will be safeguarded following a study of the A89 / A899 corridor.

Roads

Strategic network

8.60 West Lothian's economic recovery and rapid growth is predicated upon its location at the centre of the Scottish motorway network. This enables employers to recruit skilled staff from a wide catchment area, and

makes the district competitive for service and distribution businesses. It is also a key strength in attracting high-quality commercial, residential and leisure development required to continue the diversification of West Lothian's economic base. The E&LSP 2015 requires land to be safeguarded for new motorway junctions. The motorway junctions require approval from the Scottish Government as trunk road authority. The proposed access strategy will be supported by appraisals and STAG reports.

8.60a In approving the E&LSP 2015 the Scottish Ministers required a land use/transportation modelling exercise to be carried out by the structure plan authorities. This work is underway. The findings from this work will be one of a number of factors which will inform a review of the structure plan which the Scottish Ministers directed should commence in 2006. It is likely that an early review of the *West Lothian Local Plan* will be required in order to maintain conformity with the structure plan. Any necessary changes to the structure plan and local plan resulting from the land use/transportation modelling exercise will be addressed through this review process.

The M8

8.61 The M8, which links Edinburgh and Glasgow, is the principal artery serving West Lothian. This local plan brings forward major development allocations in the Whitburn area as part of its strategy to distribute economic opportunities along the M8. A new junction on the M8 is essential to enhance the prospects of promoting the major mixed-use site at Cowhill and this is identified in the structure plan. This would provide direct access to the development and allow the introduction of express bus links and a transport interchange. Such a connection would also integrate with the development of the major land restoration scheme at *Heartlands*, immediately to the south, allocated for housing and other uses. This connection will also reduce the impact of the development on the A801 /A706 corridors and at Junction 4 of the M8.

8.62 The *Heartlands* project requires a new distributor road linking the A706 at Blaeberryhill to the B7066 at Cultsykefoot. Though a self-standing requirement, this road could link with the new M8 junction, making the whole area more accessible and attractive to developers. While the responsibility for the approval of a new motorway junction rests with the Scottish Government, the council strongly supports this proposal and land will be safeguarded for the new junction.

Policy TRAN 27

The provision of a new junction on the M8 at Whitburn will be supported, to stimulate and promote major regeneration, housing and employment development adjacent to the motorway (at Cowhill). Land is safeguarded for the new junction and an associated express bus park and ride facility.



The M9

8.63 The M9 passes through the Linlithgow area, which is an area of development restraint. Junction 3 on the M9, at Burghmuir, has only east-facing entry and exit slip roads. Westbound traffic joins at Junction 4, Lathallan, and can generate congestion through Linlithgow. The recent expansion of Sun Microsystems and resulting increasing traffic pressures on the town strengthens the case for an all directions junction at Burghmuir. The slip road on the north side lies within Falkirk Council area and is safeguarded in the *Bo'ness Local Plan*. The local plan similarly safeguards land for this scheme and an associated park and ride facility that will allow a local bus connection to Linlithgow town centre and railway station together with an express coach park and ride stop. Provision of all-ways slips at Burghmuir Junction will need to be addressed by a recognised appraisal methodology and would require the full approval of the Scottish Government as the trunk road authority.



8.64 The E&LSP identifies a new junction on the M9. This may be necessary to support the development of the CDA in the Winchburgh area. A stand alone junction on the M9 at Duntarvie is safeguarded to conform with the E&LSP (see Chapter 7 *The core development areas*).

Policy TRAN 28

The provision of a new junction on the M9 at Winchburgh is safeguarded in this local plan pending decisions by stakeholders on implementation. If such a junction is approved, the provision of an associated express park and ride at this location will be supported in tandem with the Winchburgh CDA.

The A801

8.65 North-south strategic links in West Lothian are inadequate. The A801 connects central West Lothian to Falkirk-Grangemouth. The current single carriageway road will require a capacity upgrade, especially at its junctions, if major development occurs nearby. The existing link across the River Avon Gorge is a hazard and inhibits traffic movements and linkages between west West Lothian and the Falkirk / Grangemouth and Stirling areas. Planning permission has been secured for a new Avon Gorge crossing and West Lothian and Falkirk councils are actively seeking funding from the Scottish Government for construction of this and associated works. Land will be safeguarded for the proposal. The closure and removal of through traffic from existing routes associated with the A801 will create opportunities to improve accessibility and local links to the Avon Valley Heritage Trail.



8.66 The Scottish Government has abandoned the concept of a *Fastlink* from the M8 (Junction 4) at Whitburn to the M6. A route corridor was identified in the *Bathgate Area Local Plan* which bypassed the main West Lothian settlements on the A71 and A706 (Whitburn, Longridge, Breich, West Calder and Polbeth) still affected by through traffic. At present it is unlikely

that such a route will secure funding in the plan period, so the safeguarding is abandoned.

8.67 This local plan includes large-scale development allocations on sites that would impact on the A801 at its southern end linking with the M8, including the CDA proposal at Armadale, the employment sites at Pottishaw/Riddochhill and further afield at Polkemmet and Cowhill. Accordingly, to retain options to further improve this important strategic north-south link road, including widening, the land flanking the road will be safeguarded from development. Supplementary planning guidance setting out requirements for developer contributions will be provided.

The A71

8.68 The A71 is a key element of West Lothian's east-west road network. An off-line upgrade from Hermiston near the Edinburgh City bypass to Wilkieston has been designed, but is unlikely to be pursued by the City of Edinburgh Council. A short length falls within West Lothian and will continue to be safeguarded pending a commitment and funding from developers and stakeholders to implement the findings of the June 2005 A71 corridor study. It is anticipated that development of the Calderwood CDA area will require a northern relief road for Wilkieston (see Appendix 7.1). The safeguarded dualling of the A71 through Livingston (Bankton Road) has been abandoned.

The A8000

8.69 The strategic route from West Lothian to Fife and north-east Scotland is the M9 spur, which has replaced the A8000 as a key strategic link. Its upgrade to achieve free flow at, or near, motorway standard is supported in the structure plan to meet the needs of businesses and public transport. The council also recognises the capacity and maintenance difficulties associated with the Forth Road Bridge crossing and will accordingly support studies to address this issue.



8.69a On 19 December 2007 the Scottish Government approved the choice of a cable stayed bridge as a Replacement Forth Crossing (RFC). The proposed bridge will be located close to the existing bridge and the provision of the access and connection roads on the south side of the Forth may have an impact on the access strategy for the Winchburgh CDA (see also Chapter 7, *The core development areas*).

Policy TRAN 29

Land is safeguarded for the following strategic road schemes:

- the A801 River Avon Gorge crossing;
- the westbound slips at Junction 3 of the M9 at Burghmuir, Linlithgow and associated coach park and ride facility;
- A801 road widening;
- the A71 bypass at Wilkieston (pending review with the City of Edinburgh Council); and
- a relief road north of Wilkieston.

Other roads

8.70 There is a limited number of local and distributor road schemes that would improve local access, provide relief from traffic to towns and villages, or assist the development strategy in this local plan.

8.71 In Broxburn, the eastern section of the town centre relief road proposed in the *Broxburn Area Local Plan*, between Greendykes Road and East Mains Industrial Estate is safeguarded as a necessary link in the CDA development proposals for the area. This link is required to discourage traffic passing through the main centre of Broxburn.

8.72 The remaining missing section of the western part of the Broxburn town centre distributor road, between Clarkson Road and Greendykes Road, is safeguarded to complete the road between the A89 (via Blythe Road / Clarkson Road) and Greendykes Road, in order to provide relief to West Main Street/ Greendykes Road in Broxburn. Provision of this link to Greendykes Road and an improved junction at Greendykes Road is a prerequisite to the development of the allocation at the Candleworks site for a variety of uses that include housing and for the development of the East Broxburn CDA area (see Chapter 7 *The core development areas* and Appendix 7.1).



8.73 Appendix 6.1 provides further details on the local and distributor roads associated with other major housing sites identified in the local plan. These include developments at Drumshoreland, Pumpherston, Wester Inch at Bathgate and 'Heartlands' at Whitburn.

8.74 The provision of the Houston Road–Drumshoreland Road link at Pumpherston, will serve the new housing allocation at Drumshoreland, and allow the closure of Drumshoreland Road. The major housing-led development at Wester Inch, Bathgate requires the provision of new distributor roads linking east to west and north to south through the site. This will allow the introduction of bus routes linking this development area to Bathgate town centre and the rail station. Phase 1 of the distributor road is under construction, but there is the potential to connect through the Edgar Allen site to Whitburn Road to give a better distribution of traffic to Bathgate Town Centre from Wester Inch (see Chapter 9 *Retailing and town centres*). The provision of a distributor road associated with the major development proposals at *Heartlands*, Whitburn, will provide a complete southern distributor road linking to the town and providing some relief to the town centre. Land will be safeguarded for the provision of a distributor road to access the employment site at Linhouse, which is identified as a site of national importance.

8.75 In Livingston, a new distributor road network will be required on the west side of the town to provide access to the West Livingston/Mossend CDA (see Chapter 7 *The core development areas*). This will link Toll Roundabout to the A71 in the south with connections to Alba Campus and Kirkton Campus.

8.76 A number of inherited schemes are now abandoned as part of the policy to promote transport by means other than the private car. These include the A71 dualling (Bankton Road / A71, including its possible dualling to the south of Lizzie Brice Roundabout) and part dualling of Houstoun Road and Cousland Road.

Policy TRAN 30

Land for the following road schemes will be safeguarded which would be realised through development:

- Houston Road – Drumshoreland Road link, Pumpherston;
- A706 – B7066 link, Polkemmet, Whitburn;
- Wester Inch – Bathgate Town Centre link road;
- The Broxburn Distributor Road (Clarkson Road – Greendykes Road); and
- Linhouse access road.

Parking provision and standards

8.77 In town centres there is a need to ensure that parking spaces are provided to support town centre activities while regulating on-street parking in order to avoid congestion where this has become a problem.

8.78 Maximum parking standards as detailed in SPP 17 will be applied. In the spirit of this guidance, the council intends to develop new parking standards in association with its LTS which is currently under review. The parking standards outlined in SPP 17 take priority over the council adopted standards, although these will continue to apply to certain land uses not included in SPP 17.

8.79 Where the strict application of maximum standards, as specified in SPP 17, could lead to on-street road safety problems, developers seeking planning permission will be required to provide a reasoned argument, including mitigation measures, to support parking provision above maximum standards. This supporting evidence for higher parking levels will be submitted to the Scottish Government for its approval. To assist in the application of the standards, applications for planning permission should clearly demonstrate a significant reduction in reliance on private cars. In this context, the use of travel plans will be a pre-requisite to ensure that the development is well served by public transport (see policies TRAN 5 and 6). There may also be opportunities to provide shared parking, within mixed use development, if peak occupancy rates occur at different times.

This will apply to Almondvale Town Centre and within other town centres.

Policy TRAN 31

Shared car parks in town centres will be required.

Policy TRAN 32

Parking levels for development shall conform to the maximum parking standards set out for different land uses in SPP 17 *Planning for Transport* (table 2). Levels below the maximum will be encouraged in line with sustainable objectives, where modal evidence supports a reduction. Levels above the maximum will only be supported in exceptional circumstances where there are sound reasons for doing so.

Policy TRAN 33

For land uses not included in SPP 17 vehicle parking levels for development shall conform to the current council adopted standards, although lower levels of provision will be encouraged in line with sustainable objectives, where modal evidence supports a reduction.

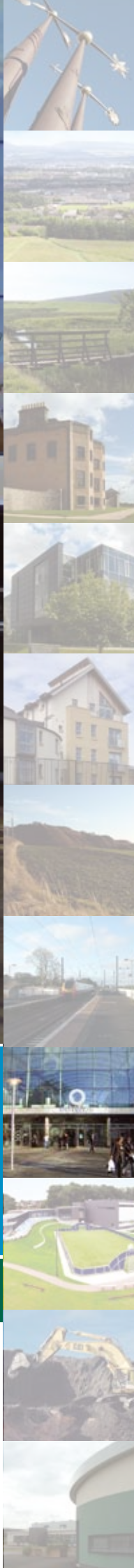
8.80 A study into travel in the Linlithgow Corridor identified a problem with long-term on-street parking in Linlithgow associated with commuters using the station. The current level of on-street long-term parking is causing problems for residents, shoppers and tourists wishing to park in the town and a parking management scheme is being developed to improve shorter term parking opportunities. Consultation with the local community and local businesses will take place as any proposals are developed further.

Policy TRAN 34

A parking management scheme will be developed for Linlithgow town centre.



Chapter 9 Town centres and retailing



Chapter 9 Town centres and retailing

INTRODUCTION

9.1 Access to the widest possible range of retail, leisure and cultural facilities is of obvious importance. West Lothian benefits greatly from its proximity to Edinburgh and Glasgow, and Chapter 8 *Transport and accessibility* identifies remaining issues relating to access to the Central Belt cities and other town centres. It will always be the case that *higher order* shops and facilities will be provided in the cities, serving a wider population catchment, although, as West Lothian expands, more facilities will increasingly be provided within the district.



9.2 At the same time, national policy emphasises reducing the need to travel and encourages concentration of such facilities in accessible local centres. Within West Lothian this focuses on Livingston, as the planned sub-regional centre, which took great strides forward in the 1990s towards becoming a vibrant and mixed-use centre serving the main part of the district.

9.3 Below this level, market forces have, for some time, been running against investment in traditional local centres other than for convenience or specialist shopping. It is central to the council's regeneration policy to sustain appropriate commercial and community facilities in these towns, not least by encouraging continuing population growth to support them.

NATIONAL CONTEXT

9.4 The key guidance on retailing and town centres is provided in Scottish Planning Policy 8 *Town centres and retailing* (SPP 8). It sets out the Scottish Government's broad policy objectives for maintaining an efficient, competitive and innovative retail sector, to sustain and enhance the vitality, viability and quality of town centres, and ensure compatibility with the principles of sustainability.

9.5 SPP 8 also sets out the principles of *sequential testing* for new retail developments, giving priority to town centre locations for new shopping developments, followed by the consideration of sites on the edge of the town centre. Out-of-centre developments need to satisfy a number of rigorous criteria, before permission would be granted. SPP 8 also extends the sequential testing to include commercial leisure developments, to encourage the range of uses found in town centres and to help secure their vitality and viability.

9.6 SPP 8 notes there will be a continuing demand for non-food superstores and warehouses in retail parks, which compete with, and impact on, town centres. SPP 8 encourages plans to ensure that new retail warehouses are developed either in or on the edge of a centre, or as part of an existing retail park. In making provision for retail parks, a planning authority must be clear how a proposal fits into the existing pattern of shopping. Emphasis is given to the re-use of premises and vacant sites within existing centres. The

guidance indicates that the development of factory outlet centres outwith existing town centres should not usually be permitted. Underpinning the guidance generally is the need to minimise travel and encourage public transport and other non-car based trips.

STRUCTURE PLAN CONTEXT

9.7 The *Edinburgh and Lothians Structure Plan 2015* (E&LSP) develops the policy guidance of NPPG 8, and provides a hierarchical retail framework for the Lothians, recognising the predominance of Edinburgh in that hierarchy. Policies RET 1 and RET 2 of the structure plan replace the previous concept of *strategic shopping centres* with the theme of *town centres* on which to base the sequential approach. The structure plan reflects the likelihood that substantial new retail space will be needed over the plan period to keep pace with growing demand.

9.8 The structure plan identifies a number of town centres that provide a range of facilities and services, and which also benefit from being the focus of the community and public transport. These centres are expected to serve more than just the local area. Within West Lothian, the Almondvale Centre, Livingston, Armadale, Bathgate, Broxburn/Uphall, Linlithgow and Whitburn are identified. The particular policy support given to Almondvale, Livingston, as found in previous structure plans, is maintained, where retail development is supported to consolidate its status as the sub-regional town centre of the Lothians (policy RET 4).

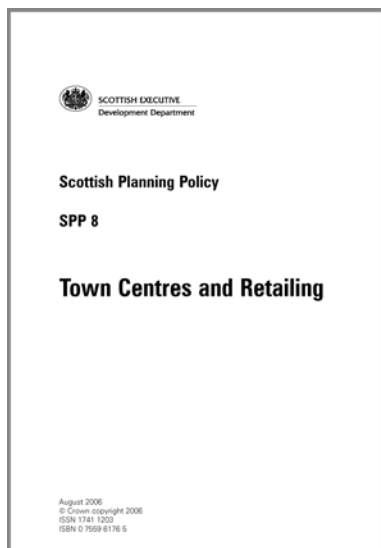
9.9 Policy RET 5 requires that town centre boundaries be defined through local plans or other initiatives and the vitality and viability of centres should be kept under review, improvements introduced, and new developments be well integrated into the local townscape. Local plans should also make appropriate provision for new local shopping facilities in areas of planned growth. In the case of West Lothian, the centres where this would most apply are Armadale, Bathgate, Broxburn, Whitburn, Winchburgh, and the CDAs at Calderwood, and West Livingston.

STRATEGY

9.10 The local plan strategy aims to:

- secure the progress of the Almondvale Town Centre, Livingston's town centre, towards achieving full potential as a sub-regional centre, by promoting retail, business, educational, leisure and entertainment uses;
- strengthen and enhance Bathgate Town Centre as the district centre;
- sustain the vitality of local centres and encourage retail and community facilities commensurate with their status;
- resist retail development outwith Livingston, Bathgate and the other centres identified in the structure plan, and shown on the proposals map, where these would detrimentally affect the identified town centres;

- improve the physical environment of existing centres, through the council integrating its own programmes of action with those of agencies, developers, traders and local communities with whom it works in partnership; and
- promote new retailing provision in the key areas of major planned growth in West Lothian, identified in this local plan, but commensurate with supporting the existing nearby centres.



POLICIES

The sequential requirement

9.11 Together, SPP 8 and the structure plan provide the overarching policy regarding the location of retailing, which is founded on the principles of sequential testing. This favours, in the first place town centre then edge-of-centre locations for retailing. After these preferred locations out of centre, or out of town, locations may be considered.

Policy TC 1

New retail, commercial leisure and other developments appropriate to town centres should be located in accordance with the following sequential principles, depending on the availability of suitable opportunities:

- within a town centre as defined on the proposals map of this local plan failing which;
- on the edge of a town centre as defined in **a** above, or on a site that would form an effective extension to the centre, failing which;
- within another established shopping location whereby the development should be appropriate in scale to meet only a local quantitative or qualitative deficiency, failing which;
- on the edge of a centre included in **c** above, where good public transport, pedestrian and cycling links can be provided; and failing which
- elsewhere within an existing or planned urban area defined in the local plan.

9.11a Under the sequential approach, some additional considerations have to be satisfied. For developments in or on the edge of a town centre indicated on the proposals map, proposals must show that there is no significant threat to the vitality or viability of any other town centre identified by the council, either individually or cumulatively with other developments, and that the development plan strategy in support of such a town centre is not jeopardised. For developments elsewhere, these considerations apply to any town centre or major shopping centre identified by the council.

Livingston - the sub-regional centre

Existing provision

9.12 The Almondvale Town Centre, Livingston, is the designated sub-regional centre for West Lothian. It is intended to provide quality, convenience and comparison shopping on a scale which retains a substantial share of retail expenditure in the district and generates related employment within West Lothian. Almondvale has the potential to become comparable in status to centres such as Falkirk or Perth. Comparison shopping includes clothing and footwear, DIY goods, household goods (such as furniture, carpets, and electrical appliances) and other less frequently purchased goods. Convenience shopping includes food, drink, tobacco, newspapers and other frequently purchased items. To perform as a true town centre, Livingston must acquire a balanced complement of civic, leisure, recreational, cultural, educational and commercial activities, supported by a choice of access by bus, car, walking and cycling, set within a high quality environment.



9.13 The first phase of the Almondvale Centre was refurbished in 2000. This significantly improved the quality of the shopping environment. The superstore at the east end of the centre was re-developed in 2002. This work included improvements to pedestrian circulation and the road network.

9.14 The Designer Outlet Centre also opened in 2000, adding around 21,000 sqm gross retail floorspace, consisting of around 100 units providing primarily clothes and specialist comparison shopping. It is linked to the Almondvale Centre by a covered walkway. It includes other town centre uses, including a multi-screen cinema, pubs, catering and food outlets, and a health club introducing more varied activities and nightlife to the town centre. As part of the development, a modern bus terminal located at the heart of the town centre has now replaced the previous poor quality bus station. Importantly, the completion of the Designer Outlet Centre establishes a better link between the main shopping malls and the retail parks, by centralising parking, removing intrusive road embankments and providing better pedestrian links.

9.15 The town centre includes three retail warehouse parks, totalling around 40,000 sqm Almondvale South Retail Park (previously known as Dedridge North) is currently being extended to accommodate a further DIY store and supermarket.

9.16 There has been further development to the north-west of the town centre, on sites around the football stadium including a modest-sized discount supermarket, along with office floorspace as part of the stadium structure itself. Sites are still available for commercial and bar/restaurant uses. A planning brief has been prepared. The site at the Campus roundabout has been developed as a hotel.

9.17 The status of the town centre has been further re-inforced with the opening of West Lothian College in 2001, which includes a reference library open to the public.



9.18 One sign of confidence in, and maturity of, Almondvale Town Centre, has been the increase in the provision of office floorspace. The office park to the west of the main town centre, the Almondvale Business Park, is being developed in phases, consisting of business units located within a high-quality landscaped setting. There remains a number of vacant, speculatively built, office units to the south-east of the centre. These opportunities should meet demand in the medium term.

9.19 The relative health and buoyancy of the centre is perhaps best reflected through the willingness of the operators to re-invest within existing phases, in order to keep the retail offer apace with modern retail trends and customer expectations, along with site re-development, floorspace extensions, and the recent development of a number of the remaining available sites. There are very few shop vacancies. This buoyancy can be expected to continue, given the continued growth in population, households and retail expenditure.

Town centre growth opportunities

9.20 Almondvale still lacks a full range of leisure and cultural attractions, such as a performance space, visual arts facility, or indoor sports and recreational facilities. Some of these activities are beyond the scope of the public sector to provide, and opportunities for private and partnership investment will be explored. There also remains a lack of housing in the centre, so mixed use and high density flatted developments will be encouraged on the remaining sites, or through re-development, to improve the variety of built form and increase the vitality of the centre generally. In addition, as the centre matures and development becomes more integrated, a greater expectation and emphasis will be placed on the importance of quality design and materials.



9.21 Most of the sites identified within the earlier *Livingston Local Plan (1996)* have now been developed, or are committed. In accordance with SPP 8 and the principles of sustainable development, there is a preference to maximise the use of existing buildings and sites within the centre. The Designer Outlet Centre demonstrates the principle well, with integrated two-level retail and leisure development at a much higher density than previously envisaged for this site.

9.22 The former bus station site has temporarily been developed as a car park and is now available for re-development, preferably as an extension to the Almondvale Centre. Development of the Centre West Car Park as an extension to the Almondvale Centre, including a multi-storey car park, is nearing completion. Land devoted to the car can be minimised by shared parking arrangements, multi-storey provision, staff travel plans and judicious application of parking standards. Better quality uses will be supported through the re-development of both low-quality buildings, such as the first-phase retail warehouses, and the earlier office developments, potentially including the Police Headquarters. The former Nikon site, adjacent to Kirkton Campus, is identified for re-development as a site for the sale of retail bulky goods subject to the provision of a suitable access.

9.23 There may be some scope for further developments by rationalising the road network and parking areas. To ensure compatibility of land use and planning objectives, a Strategic Livingston Transport Plan will require to be produced, to detail network and public transport improvements and direct developers in submitting transport assessments in support of their proposals (see also Chapter 8 *Transport and accessibility*, paragraph 8.31).

9.24 Retail expenditure levels are forecast to increase over the plan period as the population grows, and as the local economy expands. Proposals to meet growth will be evaluated against:

- integration with the existing retail core;
- the delivery of a range of town centre facilities and uses and encouragement of mixed use and higher density development; and
- the promotion of sustainable transport initiatives and road and parking requirements that minimise congestion.

9.25 The council will work with the main centre operators to expand, improve and re-develop the centre, applying these principles. This is the process that has been used to date in expanding Livingston as the sub-regional centre.



9.26 The council proposes to relocate a number of its widespread office functions within a new civic centre, to be located within the town centre north of the River Almond. The area is under-used, and the quality of the riverside walkway and planting is generally poor. The proposed development will bring together a number of public services, including the Police, and the Sheriff Court. Integral to any proposal would be a major enhancement to the recreational and landscape quality of the stretch of open space lying to the north of the River Almond, to maximise the potential of an attractive riverside location. A site for the civic centre will be safeguarded, as shown on the proposals map.

Policy TC 2

Within the boundary of Almondvale town centre, shown on the proposals map, there will be a presumption in favour of retail, leisure, offices, business, recreational and civic developments, and higher density and flatted housing, as mixed use developments.

Policy TC 3

Almondvale Town Centre is the preferred location for major retail, leisure and entertainment developments appropriate to town centres. Proposals for such developments outwith Almondvale Town Centre which fail the sequential test or which detract from the centre achieving full sub-regional status, will be resisted.

Policy TC 4

A site is safeguarded for a proposed new civic centre to the north of the River Almond, and is shown on the proposals map. Any planning application must be supported by an Environmental Impact Assessment, including a transport assessment, which must show

how the development would integrate with the landscape, and enhance recreational use and public access within this important riverside setting.

Policy TC 5

Major development proposals in Almondvale Town Centre will be expected to incorporate a share of facilities currently lacking in the centre, including cultural space, and leisure and recreational attractions. Developments will achieve high standards of urban design and include town centre open space, footpaths, cycleways, and public art.

Policy TC 6

Town centre space devoted to the car will be minimised and rationalised by arranging shared parking provision, developing on or over existing car parks and roads, and by adopting travel plans for staff.

Policy TC 6a

The former Nikon site on the south east edge of Kirkton Campus is identified as having potential for re-development for the sale of retail bulky goods subject to a suitable access being provided from Charlesfield Road.

Bathgate - the district town centre

9.27 Bathgate Town Centre is an asset of considerable importance to West Lothian. Not only is it the district centre for convenience shopping in the western half of the district, but its traditional character and supply of smaller, affordable premises gives it the potential to complement Livingston in providing specialist shopping services.



9.28 The shopping core of Bathgate comprises George Street and George Place together with King Street, Hopetoun Street, and North and South Bridge Streets. Its status has been consolidated by environmental improvements, such as the Steelyard, traffic calming, improved parking provision and the redevelopment of 'gap' sites.

9.29 Recent changes reflect restored confidence in the town centre and in Bathgate. The opening of the retail park at Whitburn Road now means the town has an improved provision of comparison shopping floorspace. Any further retail proposals, as well as for other town centre uses, would be considered in terms of impact on the vitality and viability of the town centre.

9.30 A convenience superstore opened on Blackburn Road in 2000 and has recently been extended. Though lying outwith the town centre, and not defined as a centre, in its own right the store is well placed to serve the major housing development at Wester Inch (see Chapter 6 *Housing*).

Further development potential in Bathgate

9.31 There are few potential development sites in the town centre. The most significant opportunities are at Gardners Lane/Whitburn Road (should the open market be re-developed) and at Jarvey Street, where residential

development is being promoted to revive this corner of the town centre. A development brief is available. The Edinburgh Road Coalyards site suffers poor ground conditions but development for offices and/or flats will be considered.

9.32 Similarly the foundry at Whitburn Road (Edgar Allen) now represents an inappropriate use in this location, where the works provide an intrusive barrier, both visually and in terms of access, between the town centre and the major housing expansion to the south-east, at Wester Inch. The foundry is expected to relocate as outline planning permission has recently been granted for the re-development of the foundry site for a supermarket and housing. This allows the opportunity to provide an improved link to the town centre from the major housing development at Wester Inch.



9.33 Given the pending re-development of the foundry site, coupled with the possible relocation of the rail station in association with re-introducing the Bathgate - Airdrie rail line (see Chapter 8 *Transport and accessibility*) and the development potential of sites along Edinburgh Road, the boundary of the town centre has been extended to encompass these areas. The boundary is shown on the proposals map.

9.34 Mixed use developments will be required in order to promote a vibrant centre. New developments must achieve high standards of design, and aim to improve civic spaces and landscaping. In appropriate cases, developers will be required to accompany a planning application with an urban design strategy.



Policy TC 7

Retail, commercial leisure, offices and higher density housing will be encouraged in, and on the edge of, Bathgate town centre. Retail and leisure proposals outwith the town centre, that would prejudice its status as a district centre, will be resisted.

The council will work with the other key agencies and landowners in the town centre to promote a re-development strategy that looks to make best use of existing under-used sites in and around the existing town centre, and which aims to integrate the major new housing development site at Wester Inch, and improve local accessibility and circulation.

9.35 The core of the town centre includes a number of buildings of architectural quality which require special recognition in the control of development, including alterations to shop fronts and the erection of advertisements. The Steelyard is a fine urban space, while a number of individual and groups of buildings are also of merit, reflecting the status and the central core as an Area of Special Control. Supplementary policy guidance in the form of a townscape scheme will be prepared and future development proposals will be expected to meet the requirements of the scheme.

Policy TC 8

Special consideration will be given to the control of development and advertisements in the Bathgate Town Centre Area of Special Control as shown on the proposals map, to safeguard its architectural and historic value. Development will require to be in accordance with the requirements of a townscape scheme to be prepared by the council.

Areas of growth

9.36 This local plan identifies a number of areas which are expected to experience significant growth over the plan period. The key areas are Armadale, Bathgate, Broxburn, Whitburn, Winchburgh and West Livingston and Calderwood, East Calder.



9.37 A number of these substantial development areas can be served by nearby town centres, including Almondvale, Armadale, Bathgate, Broxburn, West Calder and Whitburn. The existing centres at East Calder and West Calder will particularly benefit from major population growth. All the major development areas should also incorporate local shops in local neighbourhood centres, to provide a focus for the new communities.

9.38 Broxburn, Whitburn and Armadale offer limited development opportunities within their existing town centres so there may be some justification to look to sites outwith the town centre boundary. In such instances, where local expenditure growth would support additional retail floorspace, any such retail proposals will be assessed against, and must fully satisfy, the sequential testing and other requirements of SPP 8. This would include the derelict site at Candleworks, Broxburn, where retailing is one use that may be considered in promoting the re-development of this site (see Chapter 6 *Housing* and Chapter 7 *The core development areas*).

9.39 In the case of Winchburgh and East Calder, the nearest centres are little more than small neighbourhood centres, with limited existing retail choice and range. Winchburgh offers potential for a new town centre as an integral element of the CDA proposals. Neighbourhood shopping should be located within new local neighbourhood centres that include other community and public uses. In accepting this principle, due regard must be given to revitalising the existing centres, including proposing new, or alternative, uses appropriate to their location, as part of an overall integrated masterplanning strategy. The local communities must be consulted at the earliest opportunity to canvass views as to their requirements.

9.40 More generally, the council will roll out action plans for the main town centres prioritising those linked to the major CDA growth areas, and based on the action plan issued for Bathgate in 2005. These will cover measures and initiatives to support the physical and social well-being of settlements, and will include an assessment of the problems and opportunities that arise in town centres. Whilst many of the actions would be non-land use based, where appropriate, they will include proposals and initiatives to promote and

rationalise the use and re-use of development sites, and to outline schemes to improve the environment and address traffic and transport issues.

Policy TC 9

Further retail provision will be supported in the town centres of Whitburn, Broxburn and Armadale commensurate with serving their expanding town populations arising from the planned major housing developments identified in this local plan. Any proposal outwith the town centres will require to be justified against the guidance of SPP 8.

Policy TC 10

Proposals for new local neighbourhood centres, including retailing, in Calderwood, East Calder, and Winchburgh, will only be supported as part of a masterplanning submission associated with a CDA proposal and where:

- the new provision is integrated within the development, whilst also serving the existing local communities, by means of offering good accessibility; and
- the new provision is promoted within an overall strategy that demonstrates support to the existing town or village centre, which could include re-development proposals.

Policy TC 11

The CDA proposals for Winchburgh should incorporate provision for a new town centre within the vicinity of the existing village centre. The masterplan for the proposals should show this. The scale of any new retail development at Winchburgh shall be commensurate with serving its expanded population arising from the planned major housing developments identified in this local plan. Any proposal will require to be justified against guidance contained in SPP8 *Town centres and retailing*.

Other local centres in West Lothian

9.41 Increasing mobility and consumer choice has reduced the traditional importance of local centres. In some cases, there is now an over-provision of small retail units, and changes of use which lead to consolidation around viable shopping cores will be supported and promoted. Traffic and environmental measures to enhance local centres will also be pursued.

9.42 Linlithgow has three supermarkets, along with a traditional High Street, which offers a number of specialist shops and services catering for visitors and tourists. In expenditure terms, local convenience shopping needs are met, whilst a recently opened modest retail park at Linlithgow Bridge serves the town and helps to lessen trips and trade leakage to elsewhere. The council has also introduced a number of traffic-management measures in the High Street, which make the environment of the town centre more attractive for shoppers and visitors alike. In recognition of the outstanding issues, the council will prepare an Action Plan for the town centre to include issues of retailing, traffic congestion/parking and community needs and full community consultation will be undertaken.



9.43 The council upgrade of Union Square in West Calder, has enhanced the environment and attractiveness of the main shopping precinct. Also, in partnership with the local enterprise company and a private developer, the council re-developed the 1960s shopping mall at Blackburn, partly through demolition and partly through refurbishment. The level of shopping better relates to the local function of the mall and, along with the concurrent proposals for new housing, will regenerate the centre and the town. Re-development opportunities remain to the east of the town centre.



9.43a Similarly, the scale of new housing allocations at Armadale will help support the local specialised and convenience shopping provision.

9.44 To minimise the need for car travel, convenience shops within walking/ cycling distance of residential areas will be encouraged. Developers of large housing estates will be encouraged, where appropriate, to safeguard sites for corner shops. Safe pedestrian links to these sites must be integral to such proposals.

9.45 There are also a number of sites that are safeguarded for expanded or new local neighbourhood centres around Livingston, which will serve the new housing districts and provide facilities within walking distance of the new neighbourhoods. While primarily identified to meet local needs, there may be opportunities in such centres to accommodate small-scale business uses, and mixed uses including flats and/or affordable and special needs housing.

9.45a For the proposed local centre at Bervie Drive and Lyon Drive, Murieston, the council will produce a planning brief. The brief will require a habitat survey to be carried out and will seek to ensure that the residential amenity of adjoining residents is safeguarded. Planning conditions will be imposed to ensure that any necessary mitigation works are implemented.

Policy TC 12

Retail and other town centre uses will be supported within the town centre boundaries identified on the proposals map, and commensurate with serving the catchment area of the town (but not wider). Such proposals outwith the centres, other than those serving only local or neighbourhood needs, would not normally be permitted.

Policy TC 13

Only small-scale retail developments, serving local needs, will be supported within existing and proposed local neighbourhood centres. The existing and proposed local neighbourhood centres, as shown on the proposals maps, will be safeguarded for business, retail, community, leisure and recreation, and small-scale housing uses.

Other town centre activities

Entertainment and hot food premises

9.46 Some of the most controversial planning applications in town centres are for commercial entertainment developments, including hot food shops, amusement arcades, public houses, discotheques and other licensed premises. These can cause problems resulting from traffic, noise and other disturbances, particularly outwith normal shop-opening hours. Yet these facilities also provide a valuable contribution to the life of a town or village and will usually be approved in existing centres where there will be minimal conflict with residential properties. Supplementary guidance explaining the policy on hot food outlets is available.

Policy TC 14

Planning applications for most forms of commercial entertainment, including hot food premises, in town or village centres or in areas of predominantly non-residential use will be looked upon favourably, subject to appropriate conditions where the premises are located close to residential property in separate ownership. Mixed use developments will be encouraged.

Such uses will be refused where they raise issues of noise and traffic, or any other form of disturbance considered relevant by the council, particularly where it is deemed to affect nearby residential areas. In appropriate cases, an applicant will be required to demonstrate that these concerns were either not raised, and/or to show how they would be mitigated, to the satisfaction of the council.

Financial and professional uses (Use Class 2) in town centres

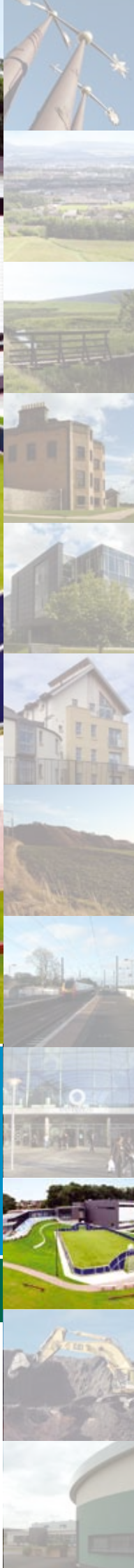
9.47 A preponderance of building societies, banks, insurance brokers and similar office type uses can sap the vitality and interest of main shopping areas. Such uses provide essential services and jobs, however, and help attract customers to town centres. In most centres the balance between these uses and other shopping and town centre uses is generally acceptable. The two exceptions are the main shopping areas of Bathgate and Linlithgow. In the case of Bathgate it is important to ensure that the core pedestrianised area, focusing on George Street, is protected, while a reduction in the number of shops in Linlithgow High Street could detract from the quality of this part of the conservation area.

Policy TC 15

Changes of use from Retail (Class 1) to Finance and Professional Use (Class 2) will generally not be supported in the following streets:

- Linlithgow – The Cross and East High Street; and
- Bathgate – George Street and George Place.





Chapter 10 Community, sports and education facilities and open space

Chapter 10 Community, sports and education facilities and open space

INTRODUCTION

10.1 The provision of good, well-located community and education facilities is fundamental to the well-being of a thriving community. West Lothian has a good level of provision of community facilities inherited from the former county, district and regional councils. The local plan identifies where new facilities are required. It also safeguards land for schools and new health/community centres to meet the needs of a growing population.



10.2 However, local well-being is not just about built facilities. Open *green space* in the form of parks and woodland also contribute to the vitality of a local community. These open spaces can take many forms and sizes and are located within and on the edges of towns and villages. Where appropriate, the local plan protects these assets, and identifies where there is scope for improvements. The plan also recognises several studies are underway on open space and recreational facilities. Any land use changes will be advertised prior to the public local inquiry.

NATIONAL CONTEXT

10.3 Scottish Planning Policy 11 *Sport, Physical Recreation and Open Space* (SPP 11), states that the quality of the environment in which people spend their leisure time should generally be maintained for future generations to enjoy. Leisure opportunities should generally be provided near to where people live, although some facilities create increased traffic generation and noise and should be located in areas not detrimental to residential amenity. Facilities should also be sited in locations accessible to their catchment population by walking, cycling or public transport. Development which is likely to prejudice the use of land essential for open space and recreational use should be resisted.

10.4 Planning Advice Note 65 *Planning and Open Space* (PAN 65) was issued by the Scottish Executive in 2003. All local authorities are advised to prepare open space strategies for their area. This involves an audit and assessment of open space provision and need. The resultant strategy for open space should feed into the development plan providing an informed basis for policy development, spending decisions and if necessary, land disposal.

STRUCTURE PLAN CONTEXT

10.5 The *Edinburgh and the Lothians Structure Plan 2015* promotes investment in town centres that will increase their environmental quality, amenity, and accessibility and improve the range and quality of other facilities, such as local community centres and education facilities. In terms of areas of significant open space within urban areas, local plans are required to define the extent of these interests and include policies and, where appropriate, proposals for their protection and enhancement.

STRATEGY

10.6 The local plan aims to:

- protect and enhance existing public open space, sports and recreational facilities where these are, or may become, of value to the community, and safeguard areas for further provision where deficiencies are apparent; and
- ensure that all publicly available facilities and activities and public open spaces are safe, well maintained and accessible to all members of the community.



POLICIES

Sports and recreation

10.7 A range of sports and recreational facilities is available in West Lothian, including the multi-functional sports centres and swimming pools provided by the council, West Lothian Leisure, and numerous privately run sports and golf clubs. Livingston Football Club plays in a modern stadium at Almondvale, Livingston. Four new sports centres, to complement existing facilities, were provided by the former district council during the mid-1990s, with sports / leisure centres at East Calder and Broxburn, and swimming / leisure centres at Almondvale, Livingston and Kettilstoun Mains, Linlithgow.

10.8 Recent investigations have revealed a requirement for substantial structural and maintenance work at Bathgate Pool on a scale which makes replacement a more viable option. In view of this, it is proposed to safeguard a site at Balbardie Park, adjacent to the existing sports centre, for a new pool.

Policy COM 1

A site, as shown on the proposals map, is safeguarded for a new swimming pool at Balbardie Park, Bathgate.

10.9 The council is now concentrating on a strategic approach to the promotion of sport arising from its *Sports for All Strategy (1998)* and *Football Development Strategy (1999)*. These strategies involve the better use and management of existing clubs and resources. This includes promoting the dual use of education facilities by schools and the community. The new secondary schools in the core development areas may, for example, include community swimming pools. Livingston Football Club was given planning permission in 2002 to construct a football academy around the existing facilities at Craigswood, Livingston which would also be, in part, a public facility.



10.10 Under the council's Education Public Private Partnership schemes and future capital programme projects, each of West Lothian's current 11 secondary schools will be provided with synthetic turf pitches. These new facilities will meet new guidelines from SportsScotland on the physical needs and standards for physical education.

10.11 A small number of isolated, single playing fields and a large number of changing pavilions are in a poor condition. A strategy to address this is under preparation (see paragraph 10.19).

Open space

10.12 In many towns and villages, and especially in Livingston, there are formal parks, playing fields, and informal open spaces within short walking distances for residents. These areas can also act as wildlife habitats, and can be important to the character of an area. Open space is defined in PAN 65 as *vegetated land or structure, water or geological feature in an urban area and civic space consisting of squares, market places and other paved or hard landscaped area with a civic function.*



10.13 Generally, open space provision meets community needs across West Lothian in terms of quantity and accessibility. However, there is a need to improve the physical quality of many existing open spaces to allow them to be functional, safe and attractive for the communities they serve.

10.14 There will be a presumption against the development of open spaces which are important for local recreational, amenity or nature conservation purposes. A number of such areas, particularly those forming district parks, neighbourhood parks and local parks, are identified on the proposals map. The provision of new open space facilities related to residential development is also considered in Chapter 6 *Housing* and Chapter 7 *The core development areas*.

Land to east of Civic Centre

10.14a The open space between the proposed Civic Centre and the Almond Valley Bridge (B7015) merits further assessment to establish how the environment of this part of the town centre can be improved. Included within the west and central parts of the area are former car parks associated with the Almondvale Park recreational facilities. The east area is flat, open space bounded on three sides by roads with the River Almond to the south boundary. The National Cycle Route 75 passes through the area. The land is included within the town centre boundary and is adjacent to the residential district of Howden. The area suffers from vandalism, inadequate street lighting and poor design and contains dense, overgrown planting. These factors all contribute to the area being underused and unwelcoming.



10.14b The council has already approved a package of environmental, landscape and footpath improvements for part of the linear riverside walkway alongside the River Almond as part of the Civic Centre development. The proposals include a new pedestrian bridge to link Howden with Almondvale. There is a need for further environmental improvements to the east of the Civic Centre to enhance this part of the town centre and make it welcoming. These further improvements should address the overall management and safety of the area through better lighting, passive surveillance, improved landscaping, signage and footpath connections.

10.14c Limited development within the area may contribute to meeting the environmental objectives for the area.

The council will therefore consider how development within the area might contribute to making the area safer and more welcoming. Accordingly, three areas between the proposed Civic Centre and the Almond Valley Bridge which are identified on the proposals map as having the potential for development, will be subjected to detailed study. A flood risk assessment will be required due to the proximity of the River Almond.

10.14d Following the preparation of a project brief by the council, an independent study of the river corridor between the Civic Centre to the Almond Valley Bridge will be carried out to identify a package of environmental improvements and consider how these can be funded. The consultants master plan will be subjected to public consultation and, if appropriate, detailed proposals for the area may be progressed through a design competition.



Policy COM 2

Proposals which will result in the loss of urban sports and recreation facilities, or formal and informal open space, will be resisted. These spaces include parks and formal gardens, wildlife habitats, civic spaces and allotments. Proposals to develop or change the use of open space areas will be assessed against the following criteria:

- a. a locational justification for the development;
- b. the importance of the open space for recreation or amenity;
- c. disturbance and loss of trees, woodlands and wildlife habitats or green corridors; and
- d. the availability and accessibility of alternative suitable open space, including the suitability of any replacement provision proposed by a developer.



Policy COM 2a

The open space between the Civic Centre and the Almond Valley Bridge will be the subject of a study to establish how the environment of the area can be improved. The study will explore how limited development within the area might contribute to meeting environmental objectives and make the area safer and more welcoming. Any masterplan proposals will be subject to public consultation.

Armada - Drove Road

10.14e The council wishes to explore the potential for co-located primary school provision in the Colinshiel area of Armadale. Proposals could include community uses, sports pitches (football and rugby) and synthetic turf pitches. Additionally, there is the potential to enhance and enlarge open space and park provision in the north part of the town through the implementation of CDA proposals.

10.14f Once the open space and sports facilities proposals for the Colinshiel part of the CDA have been



established, the council will review the status of the land to the north of Drove Road which lies within a linear area of open space along the Barbauchlaw Burn. The east part of this area was declared as being *non-strategic* open space when the West Lothian Open Space and Sports Facilities Strategies were approved by the council in October 2005.

10.14g If the council concludes that the *non-strategic* site does not require to be safeguarded as open space once the Colinshiel CDA masterplan is approved, it will explore the site's development potential through preparation of a planning brief that will undergo public consultation.

Policy COM 2b

The status of the area at Drove Road, will be reviewed once the overall open space provision for the Colinshiel CDA is established. If the council concludes that Drove Road (East) has development potential, a planning brief will be prepared and will be the subject of public consultation.

School playing fields and grounds

10.15 Most schools in West Lothian have playing fields. Apart from serving the needs of the school and community (in cases of dual use), school playing fields can contribute generally to open space provision or the feeling of *openness* within, or on the edge of settlements. Playing fields have value for both formal sports use and, depending on their quality and setting, as informal open space. They may also have value as wildlife habitats.

10.16 For these reasons, there is a presumption against the development of school playing fields. SPP 11 requires consultation with SportsScotland on development proposals which would lead to the loss of land used as a playing field extending to more than 0.4 hectares.

Policy COM 3

Development of school playing fields will only be considered favourably where it is clearly demonstrated that:

- a. there is an adequacy of alternative playing fields, sports facilities and open space to serve both school and community needs in the area, taking into consideration longer term requirements; or
- b. alternative and adequate replacement playing fields and open space are provided as part of a development proposal (secured by planning condition or other legal agreement); and
- c. the land does not otherwise make an important contribution to the amenity of the area as a formal or informal open space, either on its own or in association with adjacent areas of open space.

Formal and informal recreational opportunities – new proposals

10.17 A longstanding proposal for a park at Eliburn East, Livingston is promoted to cater for the recreational needs of residents in the north and west sides of Livingston and beyond. This is adjacent to Livingston Old Wood and reservoir. Vehicular access would be from Houston Road. The council completed consultation with sports groups and the local community in 2003 on the type and extent of facilities required in the area. Existing and future recreational demand can be met on the west and central parts of the area. Provision will comprise sports playing fields, a changing pavilion and an extensive adventure playground. The eastern part of the area was previously safeguarded but is not now required. Consequently, this part of the site is allocated for residential use, subject to the recreational and new park facilities, including the re-location of the existing kick-about pitch and *striker* goals, being provided (see Chapter 6 *Housing* and Appendix 6.1).



Policy COM 5

A 10 hectare site at Eliburn East (west side), Livingston, as shown on the proposals map, is safeguarded for a district park and leisure and recreational uses. Its development must integrate with the Livingston Old Wood and Reservoir to ensure a balance between recreational, conservation and amenity interests as identified in the proposals map.

10.18 The *Kettilstoun Park Development Study (2003)* concluded that there was a need to extend the existing park and pitch provision to the west of the Linlithgow Leisure Centre to cater for local sports demand. This land is owned by the council. As the site is adjacent to the Union Canal, it would be beneficial if the existing informal access routes, between the canal and the playing fields, were improved to enhance recreational opportunities. This will be explored by the council.

Policy COM 6

Land to the west of Kettilstoun Mains Park, Linlithgow is safeguarded for formal playing pitches and informal park provision as identified in the proposals maps.

Policy development

10.19 On behalf of the council three strategies were prepared by independent specialist consultants. These relate to 1: Indoor sports facilities; 2 outdoor recreational facilities (sports pitches and other formal outdoor provision); and 3 open space (i.e. informal provision).

10.20 Following public consultation these strategies were approved by the council in October 2005. They have identified initial investment priorities for these strategies and numerous non-strategic sites within settlement boundaries. These non-strategic sites have been assessed and are allocated for either housing use or mixed town centre uses depending on their location.



NB: A list of the non-strategic sites arising from the open space and sports facilities strategies as referred to above, that are located within residential areas and considered suitable for housing use, is included in Appendix 6.1 and shown on relevant proposals maps as follows:

Site location/proposed site reference on proposals map –

- Addiewell, Meadowhead Ave & Crescent north (Had7);
- Boghall, NW playing fields (HBg49);
- Blackridge, Woodhill Road (HBr9);
- Livingston, Almond South – junction site (HLv123);
- Livingston, Etive Walk north (Craigs Farm pitch) (HLv125);
- Livingston, Inveralmond CHS Playing field north west (HLv128);
- Livingston, St Ninian’s Primary School north (HLv129);
- Livingston, Oldwood Place, Eliburn east (HLv115);
- Polbeth, Former tennis court (north part)/north park (HWc13);
- Stoneyburn, Workshops north (HSb8);
- Uphall, Johnston Avenue east (HUB34);
- Uphall Station, Infant school (HLv130);
- West Calder, Harburn Road (HWc14);
- Whitburn St Joseph’s Primary School south (HWb13);
- Winchburgh Primary School north (HWh5)

There are several sites within the Livingston town centre boundary that are proposed for town centre mixed uses: These are shown on Proposals Map 3 and listed below:

- Alderstone Road – west;
- James Young CHS (Blaes pitch) north west;
- Almondvale South (former trim track).

Health and communities facilities

10.21 The council has built an integrated health and community centre at Broxburn. This model could be replicated in other parts of West Lothian, particularly in relation to the CDA proposals (see Chapter 7 *The core development areas* paragraph 7.32 and Chapter 12 *Implementation* - paragraph 12.21). There is a temporary health centre at Murieston West, Livingston catering for the southern part of Livingston. However, it may not be large enough to provide a permanent facility given the scale of housing planned for the west of Livingston. A site for a potential health centre at Gavieside should, in the meantime, be reserved within the masterplan for the West Livingston / Mossend CDA pending a final decision on health centre provision in south Livingston by the West Lothian Healthcare NHS Trust (see Chapter 7 *The core development areas* (paragraph 7.96). Land for new health centre provision is also required at East Calder and Winchburgh as part of their masterplans

and at Blackridge to support new housing. The status of sites safeguarded for community/health care services will be reviewed on an annual basis to ensure that safeguarding remains appropriate.

Policy COM 7

Depending on the outcome of studies by West Lothian Healthcare NHS Trust, the following sites are safeguarded in the local plan for community / health service uses:

- Murieston West at Bankton, Livingston;
- East Calder related to the Calderwood CDA proposal;
- Winchburgh as part of the Winchburgh CDA proposal; and
- Gavieside as part of the West Livingston / Mossend CDA proposal.

In addition, a new health centre site will be allocated at:

- Blackridge, south-east of the Craiginn crossroads / A89 as part of a larger residential development site.

Education facilities

10.22 A number of sites previously used for educational purposes or safeguarded for new primary schools are no longer required. As Bellsquarry Primary School has recently been extended, there is no need to retain the site reserved for a new school at the east end of the village and part of the site is now allocated for low density housing.

10.23 The former Beatlie Special School at Winchburgh has relocated to a new campus in Craigshill, Livingston. Along with the former day centre, the site in the village is allocated for residential development. A planning brief is available for the site.

10.24 Elsewhere, the major housing allocation at Westfield (see Chapter 6 *Housing*) requires the developer to provide an extension to the school, or a new school. The expansion of the villages of Pumpherston and Uphall Station will require a new two stream primary school. The two existing primary school sites will be closed as they are surplus to requirements and are suitable for redevelopment. With the redevelopment of the former Bangour Village Hospital site, there will be the need for a new primary school to support the new housing. Finally, various new secondary and primary educational facilities are required to support the CDA proposals. Further details on education requirements are set out in Chapter 7 *The core development areas*, Appendix 7.1 and Chapter 12 *Implementation*.



Policy COM 8

Land will require to be safeguarded through masterplans and planning permissions for the necessary primary school facilities and associated community facilities to serve the following proposed major housing developments:

- Drumshoreland, Pumpherston;
- North Logiebrae / South Logiebrae / former Papermill site, Westfield; and
- Former Bangour Village Hospital.

Cemeteries and crematorium

10.25 Most of the main cemeteries across West Lothian have capacity to meet needs over the foreseeable future. There is however limited capacity in some of the smaller cemeteries / church yards. At West Calder and Fauldhouse cemeteries, recent assessment has indicated there could be a shortage of lairs by 2008. The council will consider undertaking detailed site investigations of potentially suitable sites, ideally close to these existing cemeteries. Failing this, there may be a need to find another strategic site in the west sector of the district. At Linlithgow, a new cemetery was recently provided to the east of the town at Kingscavil. Further sites are safeguarded at Bathgate, Broxburn, Livingston and Whitburn and these are shown on the proposals map. However, there is also a need for a longer term strategic cemetery reserve site for the west and east part of the district. The site in the east would be best located at East Calder. The site in the west would be best located in Armadale. There will also be a need to extend Winchburgh Cemetery given the planned CDA expansion. The masterplan process for the CDAs will determine the safeguarding requirements for cemetery provision at East Calder. The preparation of each site will need to include landscaping to the highest standard in keeping with the sensitivity of its use. The expanding population of West Lothian will place pressure on short and long term cemetery provision. The council has the option of improving either strategic or local provision. However, as a result of constraints on public sector spending, it is anticipated that developers will need to contribute to funding new cemeteries.



Policy COM 9

The following sites, are safeguarded for cemeteries, as shown on the proposals map:

- Armadale, Woodbank - eastern extension to existing cemetery;
- Bathgate, Boghead - southern extension of existing cemetery;
- Broxburn - Uphall, Loaninghill - eastern extension of existing cemetery;
- Livingston, Adambrae - north east extension of existing cemetery;
- Whitburn, Blaeberryhill Road - southern extension of existing cemetery;
- Winchburgh - southern extension to existing cemetery.



Policy COM 9a

The council will require financial contributions to the provision of new cemeteries. A supplementary guidance paper on the level of developer contributions towards cemetery provision has been prepared by the council.

10.26 At present there is no crematorium in West Lothian. The nearest facilities are located in Edinburgh and Falkirk. The provision of a crematorium in the district would be of significant benefit to the community and a site in the Livingston area would provide the most central and accessible location. The council owns a potentially suitable site on the west side of Livingston, at Cousland Wood to the south of Tailend roundabout, close to Junction 3A on the M8. Any crematorium will, however, require private sector support to progress this facility. A planning brief has been prepared.

Policy COM 10

The council supports a crematorium to serve the West Lothian area and a site is safeguarded to the south of Tailend roundabout, within Cousland Wood, on the west side of Livingston.

Art and development

10.27 The visual arts can enhance the quality of the public environment. From simple urban improvement schemes, to major landscape projects, artists can bring an imaginative new approach and new ideas to environmental design. Good examples in West Lothian range from the sculptures for the Steelyard in Bathgate town centre, inspired by the town's industrial past, to *The Horn*, a modern steel sculpture located adjacent to the M8, near Whitburn. The arts can increase public awareness of the varied heritage of the district at the local level, while on a grander scale, can create visual symbols of regeneration and growth in order to broadcast an optimistic future to a wider audience.



10.28. The council will continue to support the principle of *Percent for Art* where a proportion of the capital cost of a major development is set aside for commissioning new works by artists and crafts people as part of that development, or for the surrounding area. Contributions can include the use of, for example, sculptures, murals, paving design, or stained glass. A supplementary policy and procedure paper has been prepared by the council which outlines the details of the scheme.



10.29 The M8 Art Project enhances the main route through West Lothian by creating landmarks, or features of interest, visible from the M8. The provision of sculptures, building treatments, ground modelling and landscape effects at key locations by private and public agencies is supported. Direct advertising will not be acceptable and driver safety will be paramount in the consideration of all projects. There is a potential site at the M8 - Junction 3 interchange.

Policy COM 11

In accordance with the requirements of paragraphs 10.27-10.29, and as other opportunities arise, developers will be required to fund, or contribute to the cost of, works of art appropriate to the setting and scale of major developments and their surrounding area. Artists will be invited to contribute to environmental designs at an early stage.

Policy COM 12

The implementation of an M8 Art project on a site at Junction 3 and other suitable locations is promoted.

Access for all

10.30 All services and activities, which are generally open to, or aim to serve general public use, must be accessible to all members of the community.

10.31 People who experience access difficulties because of the design or location of buildings are prevented from playing a full role in the life of the community. This is true of people with physical disabilities or sensory impairment, those who are elderly and those with toddlers or children in pushchairs. The council is, therefore, committed to ensuring access-for-all in developing and improving its own land, buildings and services, through environmental improvements, traffic management and in partnership with others when undertaking joint schemes.

10.32 The council will also apply access-for-all principles in considering planning applications for employment, shopping, leisure and other publicly accessible activities. This applies to circulation, parking and landscaped areas, open space and recreation areas, as well as to buildings.

Policy COM 13

The principle of *access-for-all* will be promoted throughout West Lothian. In particular, new buildings which are open to the public, will be required to meet the general access needs of everyone in the community.

Safety in the community

10.33 In assessing development proposals, and in the provision of community and other facilities, especially if these are for public use, safety must be a key factor in design and location. Examples of such forethought include looking at the provision of parking spaces in new developments to minimise the opportunities for theft, and creating footpaths that are safe to use by all users. In addition, ensuring, through good design, that new footpaths are well lit, open to general observation and policing, and not routed through remote, dark or heavily planted areas. The council is committed to the promotion of community safety and will assess all development schemes with safety in mind.

10.34 Chapter 6 *Housing* provides design guidance in relation to residential development. Generally, however, developers must have regard to the guidance contained in Planning Advice Note 46 *Planning for Crime Prevention* (PAN 46) while publications such as *Crime Prevention Through Environmental Design and Secured by Design* (both Scottish Police Service) provide further advice on good practice. The council will use planning conditions to secure improvements where it considers there are deficiencies in developer proposals.

Policy COM 14

Developers will be required to integrate design and layout measures to secure public safety in development proposals. The council will use planning conditions where appropriate to secure public safety.

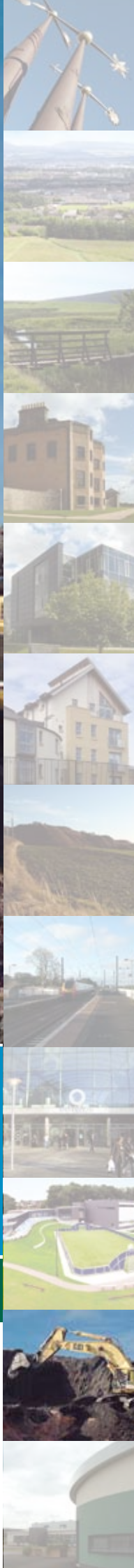
New prison facility at Addiewell

10.35 Outline planning permission was granted for a proposed prison at Station Road/Blackburn Road, Addiewell in 2004. This indicative location is shown on the Proposals Map 5.

Policy COM 15

A site for a proposed prison between Station Road/Blackburn Road, Addiewell is allocated to reflect approval of outline planning permission.





Chapter 11
Natural resources, waste
management & renewable energy

Chapter 11 **Natural resources, waste management and renewable energy**

INTRODUCTION

11.1 This chapter sets out the council's policies for the management of resources, including primary and secondary minerals, waste and renewable energy as well as the remediation of derelict and contaminated land. An overview of the activity in West Lothian associated with each of these subjects is described. Thereafter, a summary of current national policy provides a framework for the council's detailed local plan policies.

11.2 Within West Lothian there are several minerals which are required for a range of local and wider needs and with the potential to be extracted. Minerals can only be worked where they are found and a supply of minerals is required to meet the needs of society – however mineral extraction can give rise to potential conflict with environmental and community aspirations. Similarly, West Lothian generates a significant amount of industrial, commercial and domestic waste which requires proper management to ensure that it is treated in a sustainable manner to minimise the amount of material that requires to be disposed of by landfill. Additionally, the upland parts of the district are coming under pressure to accommodate wind energy schemes.

11.3 There has been an extensive history of mineral extraction throughout many parts of West Lothian and very often sites have not been restored in a satisfactory manner. As recently as the 1990s, mineral extraction and waste disposal has taken place in West Lothian but, for various reasons, some sites have not been satisfactorily restored, leading to unacceptable environmental and land use problems that require to be resolved. Significant public expenditure in the 1970s and 1980s led to the remediation of some derelict former mineral sites. Nevertheless, the legacy of poorly restored mineral extraction, and waste disposal sites, remains visible in certain areas within West Lothian. Well regulated sites, in an acceptable location and subject to a regular statutory review when necessary, can contribute to a society's needs, provide inward investment and provide opportunities for beneficial after use following restoration. It is important to ensure that areas of dereliction are addressed to continue the improvements to the physical landscape and image of West Lothian.

11.4 Where there are proposals for mineral working and waste management, it is important to ensure that such working even if it is properly regulated will not negate the benefits of the earlier land reclamation schemes by introducing further environmental disturbance, and difficulties, for local communities.

The strategy for natural resources, waste management and renewable energy

11.4a This local plan seeks to:

- ensure the balanced approach to the development of a proposed site and the protection of local communities and the environment;
- allow the winning and working of minerals where this accords with the principles of sustainability;
- maximise the economic, social, land rehabilitation and regeneration benefits that can arise from mineral extraction;
- ensure that when planning permission for mineral working is approved, the means for effective compliance monitoring, restoration and aftercare are available to the council;
- ensure waste management activity in West Lothian is consistent with the National Waste Plan and Area Waste Plan;
- ensure waste management is carried out in accordance with best practice and is properly monitored;
- ensure renewable energy developments are directed to appropriate locations, whilst safeguarding important natural heritage and community interests; and
- set out detailed criteria for the assessment of planning applications for mineral extraction, waste management facilities and renewable energy proposals.

Current mineral extraction activity in West Lothian

11.5 Minerals that are currently worked in West Lothian are silica sandstone, sand and gravel and opencast coal, secondary aggregates comprising colliery spoil and oil shale and fireclay. The removal of material from former mineral working deposits also constitutes mineral working and there are extensive deposits of such secondary minerals.

11.6 In 2004, planning permission was granted for the extraction of opencast coal and fireclay at the former Polkemmet Colliery site as part of the *Heartlands* redevelopment. Development comprising the reclamation of Riddochhill Bing, near Blackburn, will involve the extraction of limited quantities of coal by opencast methods and should lead to a resolution of environmental difficulties characteristic of this site. Mineral extraction is being carried out at Woodend Colliery, Armadale and the council will use its enforcement powers in full to ensure that the developer adopts the approved methodology for working, restoration and aftercare. There is also developer interest in extracting the remaining brick making clays at Armadale, but any further mineral extraction must be seen in the context of the proximity to the community.



11.7 At present there are long-term planning permissions for the extraction of blaes from Niddry Castle Bing, Winchburgh and Drumshoreland Bing, Pumpherston. As part of the statutory review of old mining permissions, these

sites will be subject to modern planning conditions to ensure better working practices and enhanced reclamation and aftercare, based upon the Scottish Government's planning advice. The restoration of the Green Bing, Uphall is now nearing completion, but with final tree planting and aftercare remaining to be completed.

11.8 Planning permission granted in 1952 allows for the extraction of silica sandstone over 320 hectares of land at Levenseat. This planning permission is valid until 2042. The council, in association with the developer, has recently re-appraised the extent of planning control at Levenseat silica sandstone quarry, and has modified the existing planning permission to secure better working and restoration practices. A further 12 hectare extension of mineral working westwards has also been approved.

11.9 The council successfully defended its refusal of planning permission for an extension to the sand and gravel quarry at North Couston and will ensure that the restoration and aftercare requirements of the statutory review of the 1987 planning permission, carried out in 2003, will lead to an attractive water based countryside feature, with bio-diversity interests. Restoration of



sand and gravel extraction at Kettilstoun Mains, Linlithgow is nearing satisfactory completion.

11.10 Sites of opencast coal extraction implemented in the 1990s at Northrigg by Armadale, Woodmuir Colliery and Burnfoot near Breich have not been restored to acceptable standards, giving rise to an adverse impact on the environment. The council will use its enforcement powers to bring about proper restoration and aftercare of these sites.

11.11 Mineral deposits capable of extraction are found either straddling the council's administrative boundary at, or just beyond, West Lothian in neighbouring planning authority areas. This is especially the case in, and around, the Fauldhouse area where deposits of shallow coal have attracted developer interest at Badallan and Headlesscross. West Lothian Council is mindful that the environmental effects of such proposals extend beyond the administrative boundaries of the planning authority and will continue to press adjoining councils to take into account trans-boundary environmental effects.

Current waste management activity in West Lothian

11.12 West Lothian Council collects just over 100,000 tonnes of household and commercial waste per annum. The main transfer station, handling over 90% of this, is at Deans in Livingston, with community recycling centres at Greendykes Road, Broxburn; Main Street, Blackburn; Braehead Road, Linlithgow, Dixon Terrace, Whitburn and Oakbank, Livingston. The council compacts and then exports this waste to a landfill site near Coatbridge, in accordance with a contract extending to 2007. A recycling centre to the east of Addiewell opened in 1999, for the recycling of civil engineering and green waste. It handles around 90,000 tonnes of waste per year, of which around 10,000 tonnes is recycled into compost or aggregates for re-use. There is also a

community recycling facility at Deans based at the waste transfer station and at Oakbank, Livingston.

11.13 The council has recently granted planning permission for the development of an integrated waste management facility at Caputhall, Livingston. Development of this site will commence in the early part of the local plan period. This facility is key to the delivery of the targets in the Area Waste Plan, and will meet the council's objectives on sustainability by providing a state-of-the-art materials recycling facility that will segregate dry recyclates originating from the council's kerbside collection. Remaining residual waste will be processed to remove as many other recyclates and biodegradable elements as possible, prior to producing either refuse derived fuel, or a small amount of landfill. The new centre will replace the Deans transfer station.

11.14 Development commenced at Levenseat waste management site in 1997, allowing up to 150,000 tonnes per year of industrial, commercial and domestic waste to be recycled, or deposited in a former quarry void up to 2017. The council is anxious to see effective regulation of the Levenseat site in a manner that does not duplicate other environmental controls that are the responsibility of the Scottish Environment Protection Agency (SEPA).

11.15 The former landfill site at Muldron is now closed, and the council will ensure that it is satisfactorily restored.

11.16 A site for the disposal of inert waste at Torphin, by Harburn will be closely monitored to ensure proper progressive restoration takes place and assurances are met on its impact on water quality in the catchment of the Murieston Water.

11.17 The abandoned landfill site at Auldathie, Winchburgh is the subject of enforcement proceedings, although the disposal of further inert waste may be necessary to allow final contours to be achieved (see also paragraph 11.63 and Chapter 7 *The core development areas* paragraph 7.82).

11.18 Significant dereliction exists at Philpstoun South Bing following oil shale mining activity. There could be scope for the use of this site for the disposal of inert waste, subject to community, environmental, road cleanliness and transportation safeguards and an early start being made to address the visual impact of the site in its current form. However, the council will regard the restoration of the nearby Auldathie site to be a priority, and any proposal for the development of Philpstoun South must not prejudice the early completion of the Auldathie site. The protection of the integrity of the adjacent canal and the effects of the development on the enjoyment of outdoor recreation will be a key material planning consideration in the determination of any planning application for this development.



11.19 Throughout West Lothian there are other private sector waste management sites which deal with non-municipal waste. Such sites are located at Inchcross and Whitehill Industrial Estates, Bathgate; East Mains Industrial Estate, Broxburn; Brookfield, Linlithgow; and Camps, East Calder.

11.20 As with minerals, the council is mindful that the environmental effects of waste management proposals could extend beyond the administrative boundaries of the planning authority and such trans-boundary effects could arise if proposals for waste management facilities at Kames, Kirknewton were re-established.



Current renewable energy developments in West Lothian

11.21 Construction work on Black Law Windfarm south-west of Fauldhouse commenced in 2004. Eight turbines will be constructed in West Lothian as part of the 124 megawatt, 62 turbine development promoted by Scottish Power. Areas in the higher southern part of West Lothian are the subject of ongoing developer interest for wind farms.

The rehabilitation of derelict and contaminated land

11.22 A statutory contaminated land regime, implementing the provisions of Part IIA of the Environmental Protection Act 1990, came into force in July 2000. The 1990 Act defines contaminated land and requires councils to identify all contaminated land in their area. The act also gives councils and the Scottish Environment Protection Agency (SEPA) powers to enforce remediation. In this plan there is a general presumption in favour of proposals for the rehabilitation of derelict and contaminated land where there is no significant immediate or long term threat to local amenity, or the environment, and where the proposals are consistent with other policies.

11.23 Planning Advice Note 33 *Development of Contaminated Land* (PAN 33) sets out the procedures that the council must adopt when dealing with development proposals that may be affected by contaminated land.



11.24 The council prepared and published a *Contaminated Land Inspection Strategy* in 2001 and inspection work is ongoing. Where contaminated land, as per the statutory definition, is identified, the council will seek to remediate this land through agreement. Where required, the council will use its statutory powers to enforce remediation. Contaminated and derelict sites will also continue to be remediated and developed through the development control system. The council supports the development and remediation of contaminated land to a standard where re-use is possible. However, any proposed use must be consistent with other planning policies. A number of the sites brought forward in this local plan, including larger housing sites in Broxburn and Pumpherston, will bring derelict land back into use, resulting in environmental benefits while also avoiding the need to use other greenfield sites.

11.25 Within the planning system, the allocation of land does not, in itself, ensure the suitability of a site for a particular use. It will remain the responsibility of the developer or applicant to investigate and confirm this. Where it is known, or suspected, that a site is contaminated, the council will require an investigation to be made by the developer. Guidance on what would be required will be provided by the council, in consultation with SEPA, the Health and Safety Executive and the Public Analyst, as appropriate. In

planning terms, the safe development and secure occupancy of the site rests with the developer. It is acknowledged, however, that under contaminated land law, the principle of *the polluter pays* is now in place and developers must satisfy themselves in this regard.

MINERAL EXTRACTION

National policy

11.26 Matters of government policy are set out in Scottish Planning Policy 4 *Planning for Minerals* (SPP 4) which supercedes National Planning Policy Guideline 4 *Land for Mineral Working* (NPPG 4). In addition to SPP 4, Scottish Planning Policy 16 *Opencast Coal* (SPP 16) is a material planning consideration in the determination of opencast coal mining applications for planning permission. SPP 4 will form the basis of Scottish Government policy on mineral working during the greater part of the plan period. Dependant on the contents of any other guidance produced beyond the publishing of SPP 4, policies within this local plan may require adjustment to take account of further changes to Scottish Government policy.

11.27 NPPG 16 originally imposed a requirement on the council to identify broad areas of search for opencast coal mining. Scottish Ministers identified a number of areas in West Lothian which fell into this category when an alteration to the Lothian Structure Plan was approved in 2001. Ministers require the approved *Edinburgh and the Lothians Structure Plan 2015* (E&LSP) to continue to uphold these areas of search. Paragraphs 11.34 and 11.35 below sets out in detail the circumstances of the broad areas of search.

11.28 Planning applications for this type of development are likely to be accompanied by an environmental statement in accordance with the *Environmental Impact Assessment (Scotland) Regulations 1999*, setting out the applicant's environmental case. The Scottish Executive's Planning Advice Note 50 *Controlling The Environmental Effects of Surface Mineral Working* (PAN 50), and its associated annexes, provide detailed advice on the most significant environmental impacts associated with mineral extraction. These include noise, vibration, visual impact, dust and air quality, traffic and surface and ground water. Planning Advice Note 64 *Reclamation of Surface Mineral Workings* (PAN 64) contains important advice on the restoration of surface mineral workings. The advice in both PANs is a material consideration in determining applications for surface mineral extraction, and in the review of existing mineral permissions, under the provisions of Schedules 9 and 10 of the Town and Country Planning (Scotland) Act 1997. Many aspects of good practice set out in these PANs are broadly applicable to the operation of waste management sites. As the environmental effects of mineral working rarely occur in isolation, the council will encourage applicants seeking planning permission for mineral working to improve on the standards set out in PAN 50 and PAN 64. In particular, there is a need to consider the cumulative environmental effects of surface mineral operations.



11.29 Although the effects of mineral extraction on public health are currently controlled by the *Air Quality Regulations 1997*, the more recent advice in SPP 4 and SPP 16 requires a cautious approach by planning authorities to ensure development does not lead to unacceptable levels of airborne dust. With regard to dust and air quality, SPP 4 requires that operators should provide sufficient information to enable a full assessment to be made on the likely effects of development together with proposals for appropriate control, mitigation and monitoring. When assessing proposals, the council will have regard to the environmental acceptability of likely dust emissions, including the cumulative impact at residential properties and on other receptors such as natural habitats. This is also a requirement of SPP 16.

Structure plan context

11.30 The approved *Edinburgh and the Lothians Structure Plan (E&LSP)* sets out the strategic context for minerals extraction in West Lothian.

11.31 Policy ENV 7 of the E&LSP addresses the sterilisation of economically important minerals. Whilst most minerals in West Lothian are located in areas where there are currently no proposals to carry out built development that would sterilise the mineral, if such circumstances arose the council would seek independent advice from the British Geological Survey on the importance of the mineral as part of the determination of the planning application.

11.32 Policy ENV 8 sets out the strategic criteria for the determination of applications for mineral extraction and relates those criteria to internationally, nationally, regionally and locally designated sites. Additionally, the matter of cumulative working is addressed by this policy, which also seeks to encourage the sustainable transportation of minerals. All future planning applications for mineral working in West Lothian require to be assessed against these criteria as set out in Policy ENV 1 of the structure plan.

11.33 The structure plan acknowledges that, towards the end of the plan period, it may be necessary to examine the reserves of construction minerals capable of supplying the east central Scotland market, with the possibility of defining broad areas of search through a structure plan alteration. Based upon this structure plan policy, there is no need for any proposal in this local plan to encourage the development of new sources of construction minerals, which include aggregate and sand and gravel. Any review of the mineral policies in the E&LSP will require to have regard to policies in SPP 4 in terms of broad areas of search and this in turn may require supplementary planning guidance.

11.34 The 2001 alteration to the *Lothian Structure Plan 1994* by Scottish Ministers identifies six *broad areas of search* for opencast coal mining throughout West Lothian. The winning and working of coal by opencast methods, in terms of the structure plan, may be acceptable in these areas provided policies ENV 1 and ENV 8 are addressed. Policy ENV 10 of the structure plan requires this local plan to define, in greater detail, the extent of the broad areas of search, as well as setting out the criteria to be used in assessing proposals with the broad areas of search and in other areas.

Outwith the broad areas of search there is a presumption against opencast coal mining.

11.35 The six *broad areas of search* in West Lothian set out in the structure plan are:

- a) west and south west of Blackridge;
- b) north of Armadale;
- c) between Armadale and Whitburn;
- d) between Whitburn and Fauldhouse;
- e) between Blackburn and Stoneyburn; and
- f) south and south-east of Breich.



11.36 In accordance with the E&LSP, and taking into account the guidance set out in SPP 16 and the policies in this plan, the council has appraised each area and the extent of each broad area of search has been defined and is shown on the proposals plan.

11.37 The details on the proposals map indicate in greater detail the extent of the boundaries of the broad areas of search in terms of the policy criteria set out in NWR 3, NWR 4 and NWR 5 of this plan.

11.38 West and south west of Blackridge, a very small area of agricultural land can be included in the broad area of search after constraints imposed by the national nature reserve at Blawhorn Moss, the proximity of individual houses and the need to safeguard the route of the Bathgate – Airdrie railway line are taken into account.

11.39 North of Armadale, very limited opportunity exists in agricultural land due to the presence of undisturbed countryside and the scattered pattern of houses in this part of the district.

11.40 Between Armadale and Whitburn substantial opencast coal mining at Northrigg has lead to the extraction of coal reserves here, but has left dereliction due to the absence of proper aftercare. Little additional scope exists in view of the proximity of the area to the M8 corridor, and the emerging redevelopment of *Heartlands* at Polkemmet and Cowhill Business Park.

11.41 The council has now granted planning permission for the area identified in the structure plan alteration by the Scottish Ministers comprising the area between Whitburn and Fauldhouse. A site at Stonehead Farm was refused planning permission in 2004, because of its proximity to Fauldhouse.



11.42 An area south-east of Breich was previously worked, and has not been properly restored. The council will seek to address the residual dereliction by the use of statutory powers, rather than permitting further opencast mining or other incompatible development. Whilst there may be limited scope for opencasting in Woodmuir Plantation any proposal

would need to be assessed in the context of the cumulative effect of opencast mining, and other similar developments, around Fauldhouse.

11.43 Between Blackburn and Stoneyburn only a very limited area may have the potential for opencast coal mining in view of the presence of scattered houses, the undisturbed quality of the landscape and difficulties that would arise with the transport of coal.

POLICIES FOR MINERAL EXTRACTION

The economic importance of particular minerals

11.44 Potentially workable reserves of opencast coal, refractory fireclays, brick-making clays, igneous rock, dimension stone, silica sandstone, sand and gravel, peat and oil shale exist in West Lothian. Minerals can only be worked where they occur. The importance of protecting economically important minerals from sterilisation by permanent development is acknowledged and the avoidance of sterilisation of a nationally important mineral by other permanent development is thus a significant material planning consideration in the determination of a planning application for any such development that could otherwise preclude the extraction of that mineral. The prevention of the sterilisation of any particular mineral, even if it is scarce or important to the local or wider economy, does not mean there is a presumption in favour of that mineral being safeguarded for future extraction; any future working of that mineral will only be assessed by means of the determination of a planning application.

11.45 Where proposals to extract a mineral are submitted to the council, the council may well seek an independent assessment of the importance of that mineral to the local and national economy. The outcome of that assessment will be a material consideration in the determination of the planning application. Similarly, where proposals for other forms of development are proposed on land underlain by a potentially workable mineral, the importance of that mineral, when assessed independently for the council, will again be a material planning consideration in assisting the council to balance these competing demands.

Policy NWR 1

Economically important deposits of minerals within West Lothian will generally be protected from development that may sterilise their working where it is shown to the council by means of an independent assessment that surface development would either sterilise the mineral, or be a serious hindrance to its extraction, provided it is otherwise capable of being won in an environmentally sensitive manner. The prevention of the sterilisation of a particular mineral does not imply a presumption in favour of its working.

Policy NWR 2

In the course of determining a planning application for mineral extraction, the council will seek an independent assessment of the economic importance of the particular deposits in local and national terms. That assessment will be a material consideration in the determination of the planning application.

Opencast coal

11.46 Following the granting of planning permission in 2004 for the opencast coal mining development at Polkemmet, and in accordance with Policy ENV 10 of the structure plan, the broad areas of search in West Lothian are set out on the proposals map. Policies for the assessment of planning applications for opencast coal mining in these areas will be assessed in terms of NWR 1 to NWR 10. The inclusion of a site in a broad area of search is not a presumption in favour of development and any decision on a planning application will be made in accordance with the development plan and other material considerations.



Policy NWR 3

Planning applications for opencast coal mining in the broad areas of search identified on the proposals map will only be supported where:

- the proposal meets the criteria set out in policies NWR 1 to NWR 10 in full;
- the proposal is compliant with the policy tests contained in SPP 16 ; and
- the standards set in PAN 50, and its annexes and PAN 64 are met and the means to guarantee restoration, aftercare and compliance monitoring are satisfactory and the overall environmental impact of the proposal is otherwise judged to be acceptable.

Determining planning applications for mineral extraction

11.47 In order to guide and assist developers, this local plan sets out a range of policy criteria and circumstances which would support the grant of planning permission for a new or extended mineral working site, or which would otherwise significantly weigh against the approval of such a planning application.

Circumstances likely to support a grant of planning permission

(a) *Removal of derelict and contaminated land*

Proposals for mineral extraction leading to the removal, or satisfactory remediation, of areas of derelict or contaminated land may be supported, particularly where site restoration would achieve an after use in a manner consistent with the principles of sustainable development and the local biodiversity action plan.

(b) *Extraction in advance of development*

Approval for the working of a scarce, or locally important, mineral which would otherwise be sterilised by development which is supported by the development plan or is subject to a planning permission, may be given favourable consideration if it can be worked in an environmentally acceptable manner.

(c) *Economic benefits*

Proposals for the extraction of minerals which will have a significant direct benefit for the local or national economy are more likely to be given favourable consideration. Such matters can include direct and indirect local employment, increased economic expenditure in the community, and the ability of such economic benefits to override local environmental and community concerns.



Policy NWR 4

Proposals for mineral extraction are more likely to be given favourable consideration where in particular:

- a. areas of derelict or contaminated land would be rehabilitated;
- b. mineral extraction would take place in advance of non mineral permanent development;
- c. there is a significant, tangible and direct positive economic impact, provided that the development can proceed in an environmentally acceptable manner, having regard to the advice in PAN 50, PAN 64 and the other material planning considerations including landscape and visual impact, traffic, the water environment and the location of any sensitive receptor.

Circumstances where mineral extraction is unlikely to be acceptable

(a) *Proximity to communities*

Mineral extraction close to residential properties can have an unacceptable adverse impact on amenity and the quality of life of residents. As a general rule, SPP 16 places a restriction on opencast coal mining within 500m of a community. For other mineral developments, although there is no specific distance mentioned in SPP 4, the council and operators are required to agree a buffer with local communities that is reasonable, taking into account the specific circumstances of each individual proposal. This will require to include its size, duration, location, method of working, local topography and the characteristics of the various environmental effects likely to arise and the mitigation that can be achieved. These distances may be reduced, or increased, as a result of the assessment of specific proposals, taking account of local topography, landscape, transportation routes, site visibility and the relationship of the site to the prevailing wind. In exceptional cases, development may be allowed in buffer zones where this prepares unstable land in advance of other acceptable development if there are over-riding economic reasons to work the mineral, or if it is for a period of less than a year, or if it brings tangible local environmental gains.

For the purposes of this chapter, *communities* comprise towns and villages shown within settlement boundaries on the proposals maps and clusters of individual houses. However, because mineral working can give rise to significant environmental impacts, the council will require that the occupiers of individual residential properties outwith communities, as defined in this paragraph, continue to enjoy the same level of protection as do larger groups of residential properties, unless there are exceptional circumstances

that dictate otherwise. Such circumstances could include short-term working and significant local environmental benefit. The council is unlikely to look favourably upon proposals where, having regard to SPP 4, SPP 16, PAN 50 and its annexes, the planning issues associated with a mineral extraction which would affect a community cannot be offset by regulation through planning conditions or legal agreements.

(b) Traffic impact

The council will expect an assessment of the scope for use of the rail network as part of any proposal for mineral extraction. Proposals wholly dependent on road transport should indicate why rail transport is not possible, and include measures designed to minimise the impact of site traffic on local roads and communities. Normally, a transport assessment will be required. The environmental impact of lorry traffic generated by mineral, and waste disposal sites, is a significant planning issue. Large numbers of lorries and inappropriate routings, particularly off the primary road network, raise concerns about road safety, dust, noise, air pollution, vibration, spillage, mud on roads and visual intrusion. The amenity of people living on, or near to, a haulage route can also be affected by the site's hours of operation.

The council will resist proposals where the traffic impact, either directly or cumulatively with other similar operations, would create an unacceptable road safety or environmental impact. However, proposals that use rail will be more likely to receive favourable consideration over similar road-dependent proposals, provided other planning and environmental concerns are overcome.

(c) Landscape and visual impacts

Proposals that adversely affect areas of great landscape value, areas of special landscape control, countryside belts, historic gardens and designed landscapes are likely to give rise to particularly unacceptable environmental effects. Accordingly, mineral working within such designated areas will be rigorously scrutinised, and will only be acceptable if the overall integrity of the area and the qualities for which it was designated, are not adversely affected. The impact of proposals located outwith, but adjacent to, such designated areas and which have the potential to undermine the qualities for which the area is protected, will be taken into account in the determination of the planning application.

Outwith designated areas, the loss of more local landscape features, such as woods, shelterbelts, hedgerows, dykes, waterbodies and minor landforms could lead to a diminution of landscape quality and character locally and will be taken into account in the determination of the planning application.

Land adjacent to the passenger railways passing through or proposed in West Lothian, the M8 and M9 motorways and the A801, A89/A7066, A70, A704, A706 and the A71 is particularly sensitive to intrusive development. Adverse landscape and visual impacts from mineral workings adjacent to these routes that occurs after mitigation measures are in place could unacceptably effect



the appearance, perception and image of the district. Applicants will therefore require to advance an overriding need for the mineral extraction in the event that development after mitigation will give rise to adverse landscape and visual impacts when viewed from these main transport corridors.

(d) Ecologically and geologically sensitive areas

Special areas of conservation, special protection areas, national nature reserves, sites of special scientific interest, local nature reserves and other sites of local ecological, or earth science importance will be protected from proposals which affect the integrity of the feature.

(e) Built heritage

Proposals that would damage or otherwise detract from the setting of conservation areas, listed buildings, scheduled monuments, and buildings or sites of archaeological, historical or architectural significance will be resisted.

(f) Peatlands

Operations that would disturb or lead to the loss or damage of peatland, including its hydrological regime, will not usually be permitted unless the council and Scottish Natural Heritage (SNH) are satisfied that the habitat is of low conservation value.

(g) A concentration of mineral workings and other developments with significant environmental effects

The geographical area around western West Lothian has hosted mineral extraction and waste disposal developments over many years and is also subject to pressures from renewable energy developments. Where a number of such sites are operational at the same time, or over a consecutive period, there may well be a detrimental cumulative impact on nearby communities, landscapes, the environment generally and the road network. While any new planning application will be treated on its own merits, having regard to the development plan and other material considerations, there could be instances where the environmental effects of a proposal in relation to past, existing or consented development will give rise to a disproportionate burden to local communities. In such circumstances, the council will have particular regard to the need to protect the environment of local communities that could be affected by concurrent or sequential development which gives rise to significant environmental effects.

Proposals which are located in an area where the landscape is already subject to the cumulative effects of developments that have significant environmental effects, such as other mineral working, landfill and opencast coal mining will be subject to very rigorous scrutiny, and may well be unacceptable because of any identified cumulative environmental impact.

In accordance with SPP 4, the council will require an assessment from the applicant of the likely cumulative impacts of additional workings on all settlements within a radius of 5km of the proposed site boundary. This should

include site design, likely further increases in road traffic, period and intensity of disturbance to communities and the length of time and level of landscape impact. The developer should clearly demonstrate what measures will be taken to mitigate likely cumulative impacts.

(h) *Wider economic development*

The physical appearance of West Lothian plays an important role in attracting inward investment. However, proposals for the winning and working of minerals can offset the benefits of previously successful land reclamation schemes. Similarly, the perception of West Lothian could be altered to an unacceptable degree by visually intrusive mineral workings in proximity to strategic transport routes and other areas of sensitive countryside. Certain modern industrial processes are especially sensitive to environmental effects induced by mineral working such as air quality and ground vibration. Mindful of the economic contribution that certain mineral working may bring, the council will rigorously assess mineral proposals that could detrimentally affect the perception of West Lothian as a place for inward investment and will safeguard existing employment uses from any actual adverse environmental effects.



Policy NWR 5

Proposals for mineral extraction are less likely to be given favourable consideration in the following circumstances:

- a. where an open cast coal site is proposed within 500m of a community; where there is conflict with any requirement of SPP 4, SPP 16, PAN 50 and its annexes in relation to such sites or other mineral working sites; where there would be an unacceptable environmental impact on individual properties; and/or where the relevant planning issues associated with a mineral extraction which would affect a community cannot be offset by regulation through planning conditions or legal agreements;
- b. where the traffic generated would create an unacceptable adverse impact on road safety or amenity or where available rail transport facilities are not utilised;
- c. where there are inadequate proposals that do not ensure that the land after mineral working is restored to no less quality than prior to the commencement of the development, and where the integrity of designated landscape areas, countryside belts and other locally important landscape features would be compromised and where a site which is visually intrusive after mitigation and would be inter visible with other similar sites when seen from settlements from main transport corridors;
- d. in ecologically sensitive areas or where the long-term biodiversity value of the site would be reduced by the development;
- e. on sites or settings of archaeological, historical or architectural significance, particularly where work would affect ancient monuments or listed buildings, or the setting of a conservation area;

- f. for peat extraction, or where there would be irreversible damage to a peat habitat;
- g. where the development of the site when assessed against other additional workings, opencast coal sites and landfill sites would lead to adverse cumulative impacts that cannot be mitigated. This will be particularly important if there are already two or more operational, or consented, sites of the type described above that could raise similar impacts within 5 km of any nearby community.
- h. where a proposal would have an adverse impact on an existing business or industry and would conflict with the objectives and policies contained within chapter 5 of this plan.

Construction and industrial minerals and building stone

11.48 The environmental effects of working for construction and industrial minerals can be different to that for other types of mineral extraction and in particular opencast coal. It can in certain circumstances have a long-term environmental impact, and screening during working and subsequent restoration afterwards may take a long time to become effective. There is a concentration of sites in central Scotland which are either operational or have planning permission and could otherwise be reactivated.

Construction minerals

11.49 In terms of construction minerals the E&LSP area was, in 2005, well supplied with consented reserves of construction minerals which are in excess of the recommended land bank. Any change to the issue of mineral supply policy for construction minerals in the review required by Policy ENV 9 of the E&LSP is likely to require the council to re-assess the position in West Lothian during the local plan period. The extent of the current supply in West Lothian is circa 15,000,000 tonnes and in the E&LSP area is circa 25,000,000 tonnes.

Policy NWR 6

New proposals for construction mineral extraction resulting in a landbank significantly in excess of market requirements and current supplies will not be supported. Pending conclusion of the review required by E&LSP policy ENV 9, applications will only be considered in the context of policy NWR 2 and subject to compliance with all other relevant local plan policies.

Industrial minerals



11.49a Silica sandstone, found in the south-western parts of West Lothian, is currently being worked to serve a wide market pursuant to two planning permissions. SPP 4 identifies it as an important industrial mineral resource in economic terms which, dependent on the quality of the deposit has a UK wide and potentially wider market for glass making silica sand. Geologically, there are likely to be further recoverable silica sandstone deposits west of the current consented areas. Although located below an area of commercial forestry, in line with the requirements of SPP 4 the need to safeguard this resource

is an important material planning consideration in the determination of any planning applications for permanent development that would, if implemented, prohibit the working of that mineral. Similarly, and again in line with policies currently contained in SPP 4, the acceptability of the working of that resource will require to be determined in the context of the development plan, the prevailing national policy and any other material planning considerations including the cumulative effect of a disproportionate number of developments with significant environmental effects.

Policy NWR 6a

As required by SPP 4 the council, in conjunction with mineral operators and other professional advisers will look to identify unworked deposits of silica sandstone in an area of land in the Gladsmuir Hills, south of Fauldhouse as shown in the plan in Appendix 11.1 of the local plan which has been identified by the operators of the adjoining silica sandstone quarry as containing such minerals.

In the context of SPP 4, the council notes the presence of the deposits of silica sandstone, as set out in Appendix 11.1 of this local plan. In exercising its statutory development control function, the council will ensure that any deposits of silica sandstone in the area included in the plan in Appendix 11.1 are not prejudiced by other forms of built development.

Any safeguarding of that mineral from sterilisation by development is not tantamount to a presumption in favour of its working.

Building stone

11.50 West Lothian may well contain deposits of building stone that are of significance for use in the repair of historic buildings and for new development in sensitive areas such as conservation areas. The council will ensure that other developments and conditions will not unduly restrict the potential for winning of such reserves and the council will undertake an assessment of such existing reserves within its area. Proposals for the working of these deposits will have to be accompanied by a justification for extraction from Historic Scotland. Where the development could conflict with the criteria set out in NWR 5, the applicant must show that the material is incapable of being worked from any other site with fewer environmental implications.

Policy NWR 7

Proposals for the development of a quarry to extract building stone must be accompanied by support for the proposal from Historic Scotland, indicating that the mineral is significant for the conservation of the built heritage and that, where there is a potential conflict with Policy NWR 5, there is no alternative suitable site in the market area with less environmental impact. The council will seek to ensure that other development and conditions of any planning permissions will not unduly restrict the potential for winning of such reserves.

Development Control criteria

11.51 Where a proposal proves to be potentially acceptable in terms of the policies of this plan, applications for mineral working will be assessed where appropriate against the following criteria:

- the extent, screening capability, topographical containment and maturity of existing and advance woodland planting;
- the extent of comprehensive mineral working proposals for an area taking into account the presence of contiguous and recoverable deposits;
- duration of the operations;



- provision and adequacy of supporting information on mineral quality, reserves, tonnage, extraction or tipping rates, alternatives available and the market;
 - the implications for haulage, including road safety, road cleanliness and the need to minimise nuisance to communities around the site and on the preferred haul routes;
 - impact on ground and surface water regimes, the adequacy of site drainage and the treatment of site water to avoid pollution of water courses or ground water;
 - protection of infrastructure such as roads, pipelines, cables and drains;
- maintaining or diversion of rights of way and other established footpaths;
 - protection of landscape features;
 - the environmental impact of traffic and any cumulative impact from other similar sites on other road users and communities. An investigation of the scope to use rail transport or to route lorry traffic on to the strategic road network, so avoiding communities, shall be carried out and the results, including mitigating measures, submitted as part of the application;
 - methods of working, which should minimise visual intrusion using existing landforms where appropriate;
 - the acceptability of ancillary mining development in terms of location, appearance and performance in relation to environmental standards;
 - stripping and storage of soils so that proper restoration can take place;
 - a requirement for archaeological recording and investigation;
 - provision for the safety of the public and farm stock;
 - the steps to be taken to prevent nuisance or environmental deterioration generally, including an assessment of existing and introduced noise, air quality, dust deposition and ground vibration, taking account of PAN 50 and its annexes and the *National Air Quality Strategy*. In certain cases, a survey of properties around the site may be required, especially when concerns about the effects of a scheme on the condition of buildings are raised;

- adequacy of the proposed working method to enable the progressive restoration of the site to take place at the earliest opportunity;
- the restoration to profiles reflecting the landscape character of the site. A specification of contours pre- and post-settlement will be required in the case of landfill or landraising;
- suitability of after-use and aftercare arrangements;
- contingency measures, including details of treatment proposals to deal with any ferruginous outbreaks should this occur after restoration is complete.

Policy NWR 8

The criteria listed in paragraph 11.51 will be applied by the council where appropriate when considering planning applications for mineral extraction.

Monitoring

11.52 When planning permission is granted for a mineral development, it is essential that the conditions imposed by the council are met. In the absence of any statutory scheme by the Scottish Government, the council intends to give further consideration to the issues of monitoring the site, ensuring compliance with the terms of planning permission and any legal agreement, and investigating complaints. In connection with this, the council wishes to explore ways in which developers can assist in these processes, but only where they can be directly attributed to their proposal. While it is acknowledged that it would be inappropriate to request contributions to the funding of a council staff resource through planning agreements, the council may need to explore the potential for contributions to be made under more general powers. The council also wish to consider, along with developers, other more innovative ways in which this service could be delivered, including environmental audits as promoted in SPP 4, alternative monitoring methodology, membership of a recognised trade or industry organisation, and a recognised environmental management scheme, including ISO14001 accreditation. The council intends to consult developers before preparing new guidance. The council will explore all other sources of potential funds to assist in providing the service.

Restoration and aftercare bonds

11.53 The development of mineral extraction sites can cause significant environmental deterioration if the terms of the planning permission or accompanying legal agreement are not met, for whatever reason. In particular, the demise of an operating company during the latter years of the lifetime of a planning permission can cause difficulty if the amount of recoverable mineral is limited and the site is not attractive to a new operator. The council considers that an adequate restoration and aftercare bond must be in place to resolve breaches of planning control, including restoration and aftercare, in the event of default by the operator. To ensure the sufficiency of the bond, the developer will appoint an independent assessor, to be agreed by the council, to advise the council at set stages during the lifetime of the development. The amount of the bond may vary at times relative to the extent of disturbed land and

other planning liabilities. The council will have particular regard to amenity, environmental mitigation and public safety. The council will expect, however, that site owners satisfy themselves of their own indemnity, having regard to the terms of the planning permission and their own liability under Part VI of the Town and Country Planning (Scotland) Act 1997.

Policy NWR 9

The council will require either the developer or landowner of a mineral site to lodge a bond to cover restoration and aftercare. The developer must appoint an independent assessor, agreed by the council to advise the council at set stages during the lifetime of the development of the estimate of outstanding liabilities at the site, and the amount of finance to be secured for the sole use of the council. The developer will be required to provide the necessary financial security to address the outstanding liabilities. As an alternative, the QPA/BAA Restoration Guarantee Bond maybe acceptable in terms of this policy.

Local liaison groups

11.54 The council recognises the importance of liaison groups set up in relation to mineral working schemes. Public concern or support expressed on planning matters is a material consideration that must be taken into account in the determination of a planning application for mineral working. Setting up a liaison group, which would normally comprise the developer, the local council members, and a representative of the community council and other interest groups, will improve relations with the community and act as a channel for the resolution of complaints.

Policy NWR 10

The council will encourage and support the establishment of a local liaison committee as part of any permission for mineral working and the group shall meet at a frequency determined by the committee during the period of extraction, restoration and aftercare.

Community benefit

11.55 The council will assess individual applications for mineral extraction on the merits of each individual case, having regard to the development plan and other material considerations. Following the grant of planning permission, the developer may wish to discuss with the council some form of contribution to community benefit. This policy does not impose a requirement for the participation in community benefit schemes and such benefit, which could include royalty payments, will have to be related to the development proposed and must assist in offsetting the environmental impact of the work locally. Specifically, where there is no immediate environmental improvement associated with the working of the site, the council considers that other benefits can be of assistance in enhancing the environment of a community affected by a proposal. Other schemes could include the provision of outdoor recreation facilities, woodland planting, the enhancement of urban areas and the creation of nature conservation facilities. Following the issue of a planning permission, having regard to the development plan and other material considerations, the council will encourage developers to discuss community benefit projects.

WASTE MANAGEMENT

Waste strategy

11.56 The four principles of sustainable waste management set out in the National Waste Strategy (NWS) are the proximity principle; the precautionary principle, the polluter pays principle and the waste hierarchy. The NWS proposes that choices on waste management for municipal solid waste (MSW) should be made in accordance with the Best Practicable Environmental Option (BPEO), which incorporates the principles of sustainable waste management. The BPEO for MSW in the Lothian and Borders is defined in the Lothian and Borders Area Waste Plan. In accordance with the principles of a sustainable waste strategy, and to reduce the reliance on landfill, this local plan seeks to ensure a sustainable approach to waste management in line with the principles of the waste hierarchy and by promoting waste minimisation, re-use and re-cycling. Scottish Planning Policy *Planning for Waste Management* (SPP 10) requires the planning system to provide a framework to ensure waste disposal proposals create minimal environmental damage, consistent with the principles of sustainable development. Planning Advice Note 63 *Waste Management Planning* (PAN 63) contains the Scottish Government's advice about the planning implications of specific waste management techniques and is a material planning consideration in the determination of planning applications for waste management facilities.



11.57 The *National Waste Plan* (NWP) and *Lothian and Borders Area Waste Plan* (AWP), which are material considerations in the determination of planning applications for waste management facilities, identify a strong commitment to the waste hierarchy, using education, policies and the provision of facilities to encourage waste minimisation and recycling. The council is obliged to ensure that both the necessary policies and facilities are in place to encourage householders and businesses to reduce the amount of waste generated and increase the amount of re-use and recycling. SPP 10 requires that local plans should encourage development which assists in the reduction, reuse and recycling of waste. The council will produce supplementary planning guidance to assist in the management of waste during construction and the incorporation of appropriate waste management facilities in completed developments.

Policy NWR 11

Proposals for new housing, industrial, commercial and business developments must demonstrate to the satisfaction of the council that the generation of waste during the construction period has been minimised and that any residual waste will be managed in a sustainable manner.

Policy NWR 12

Taking into account the council's supplementary guidance, proposals for new housing, industrial, commercial and business developments must incorporate waste management and recycling facilities.

The requirement for waste management facilities in West Lothian

11.58 The E&LSP, PAN 63 and SPP 10 require local plans to identify sites or areas of search for new waste management facilities. Alternatively, where it is not appropriate to allocate sites, criteria should be identified that will be used in assessing development proposals and which can be used to provide guidance and to assist the waste management industry.



11.59 In terms of the council's own proposals for new waste management facilities the integrated waste management facility at Caputhall, Livingston is likely to be developed in the early part of the plan period. In addition there is a need to enhance the community re-cycling centre in Broxburn and upgrade the facility at Linlithgow. A similar new facility is required to serve the south east area of West Lothian.

Policy NWR 13

Land at Caputhall Road, Livingston, identified on the proposals map, is safeguarded for an integrated waste management facility.

11.60 Applications for planning permission for waste management facilities required to implement the principles described in the NWS will be considered on their merit. Generally, proposals will be supported if they comply with the principles of sustainable waste management and enable recovery of value from waste by recycling, composting and conversion to energy or reduce the amount of waste sent to final disposal. However, such proposals must be acceptable in terms of transportation, visual impact, noise, air quality, effect on ground and surface water and the proximity of sensitive buildings and other neighbouring land uses.

Policy NWR 14

Waste management facilities, including waste transfer stations, recycling facilities and waste re-processing sites will be considered favourably on general industrial land identified in this local plan, (where additional protection can be provided by pollution prevention and control and through more stringent controls over noise, vibration and hazardous substances) subject to the criteria in policy NWR 15 and compliance with the objectives of the *National Waste Plan* and the *Area Waste Plan*. Proposals for civic amenity sites and recycling points in town centre locations and in residential areas will be considered favourably subject to the criteria in policy NWR 15.



11.61 In determining an application for a waste management facility, the council will assess whether there is a demonstrable need for the proposed facility and, thereafter, determine the planning application against the criterion set out in policy NWR 15:

Policy NWR 15

Applications for waste management facilities will be assessed against the criteria set out below:

- the visual and landscape impact of the development including the screening capability from existing and proposed features;

- the proximity of adjacent sensitive premises or land uses;
- the hours of operation and the length of the period for which planning permission is sought;
- the implications for haulage, including road safety, road cleanliness and the need to minimise nuisance to communities around the site and on the preferred haul routes;
- the environmental impact of traffic and any cumulative impact from sites on other road users and communities;
- the impact on ground and surface water, the adequacy of site drainage and the treatment of site water to avoid pollution of water courses or ground water;
- the protection of infrastructure such as roads, pipelines, cables and drains;
- the protection of landscape features;
- the steps to be taken to prevent nuisance or environmental deterioration generally, including an assessment of existing and introduced noise, air quality, odour, visual impact, litter, vermin, dust deposition and ground vibration;
- the adequacy of the proposed working method to enable the progressive restoration of the site to take place at the earliest opportunity, where appropriate;
- compatibility of surrounding land uses;
- airport safeguarding;
- opportunity to remediate derelict or contaminated land or abandoned or disused waste management facilities;
- compliance with BPEO and sustainable waste management principles for MSW facilities as set out in the *Area Waste Plan*;
- a demonstrated need for non-MSW facilities, in accordance with the objectives of the *National Waste Strategy* and the *National Waste Plan*;
- the opportunity to recover energy from waste;
- after-care and restoration where necessary; and
- there has been an appropriate level of pre-application consultation undertaken with local communities to the satisfaction of the council in accordance with SPP 10.

11.62 In assessing the impact and suitability of proposals for new waste management facilities the council will take into account the predicted impact on existing adjacent land uses. However it is important to ensure that proposed new development in close proximity to existing waste management facilities does not become subject to disturbance from the existing site.

Policy NWR 16

The impact on surrounding land from approved or safeguarded sites for the disposal and / or the treatment of waste will be assessed before any planning permission is granted for the development of that adjacent land. Development on adjoining land may not be able to be approved if unacceptable conflict with a waste management site arises.

Landfill

11.63 Landfill is the least desirable, although in some cases unavoidable, option in the hierarchy of waste management. Therefore, this local plan does not identify any opportunities for new landfill sites in West Lothian capable of receiving a wide range of industrial, commercial and domestic waste other than that currently consented at Levenseat. Inert waste will continue to be imported into the landfill at Torphin, by Harburn. An opportunity may arise, subject to the provisions of policies in this plan, for the use of the derelict Philpston South Bing to receive inert waste as part of a wider recycling operation which will contribute to the remediation of this derelict and unsightly site. However, it is accepted that a limited amount of inert material



will be required to be imported into Auldcathie, Winchburgh to achieve acceptable final contours. The abandoned landfill site at Auldcathie, Winchburgh must be restored. The council will use enforcement powers to achieve this objective as appropriate and this may result in the site's restoration.

11.63a If the site remains abandoned or improperly restored after work starts on implementing the Winchburgh CDA proposals the developers of the CDA will be expected to produce a remediation strategy for the site. That strategy will require to be completed before development commences in the adjoining parts of Glendevon North and Glendevon South. Otherwise no further new or extended landfill proposals will be supported by the plan. An exception would only be considered where a proposal clearly results in significant ecological, environmental, physical or other demonstrable benefits to a community or area, where there are no alternative measures for dealing with the waste and where the waste has been pre-treated.

11.64 Particular benefits can accrue to the environment generally when waste disposal sites are able to recover the energy content of the waste material deposited therein. While such energy recovery may not always be viable or practical in each case, nevertheless, any applications for waste disposal where technically feasible should be accompanied by an appraisal of the potential of the site to provide for energy recovery. Planning applications for the disposal of waste are more likely to be acceptable when a scheme to provide for energy recovery is an integral part of the proposal.

Policy NWR 17

Further proposals for new landfill sites for the final disposal of general waste will not be supported. An exception would only be considered if it is clearly demonstrated that the proposed operation results in significant environmental benefits to the site or its area, where there are no alternative measures for dealing with the waste, where the waste has been pre-treated and where the proposal conforms to other policies of this local plan and the objectives of the *National Waste Plan* and *Area Waste Plan*.

11.65 When planning permission is granted for a waste management development it is essential that the conditions imposed by the council are met. As with the case for mineral development, the council may require that waste management operators finance the appointment by the council of a compliance assessor whose role will be to monitor the site and ensure that the terms of the planning permission and any agreement are met and that any complaint against the operations at the site is investigated. A bond to cover restoration liabilities is also likely to be required.

Policy NWR 18

The council may require the operators of a site for waste management to finance the appointment, by the council, of a compliance officer to monitor the site during the currency of the planning permission. The council will normally require either the developer or landowner of a waste management site, and in particular a landfill site, to lodge a bond to cover performance, restoration and after-care. The developer must appoint an independent assessor, agreed by the council to advise the council at set stages during the lifetime of the development of the estimate of outstanding liabilities at the site, and the amount of finance to be secured for the sole use of the council. The developer will be required to provide the necessary financial security to address the outstanding liabilities.

Rehabilitation of derelict and contaminated land

11.66 Development on derelict and contaminated land will be supported where this would remediate the land to a standard suitable for the proposed use, provided the development is consistent with other planning policies and the council's supplementary planning guidance entitled *Development on contaminated land*.



Policy NWR 19

Where it is suspected by the council that a development site may be contaminated, the developer will be required to undertake a site investigation, to the satisfaction of the council. If contamination is found, the developer must submit a programme of remedial works, which are acceptable to the council, including any adverse impact on controlled waters, prior to planning permission being issued. The developer must appoint an accredited site investigator to identify the specifications and monitor compliance to the works. Appropriate planning conditions will be applied to secure the remedial works. Any proposal requiring remediation will require to accord with supplementary planning guidance entitled *Development on contaminated land*.

RENEWABLE ENERGY

Overall policy context



11.67 The council is aware of the Scottish Government's targets for the development of renewable energy resources as part of Scotland's contribution towards international commitments required to address global climate change. The council is also aware of the implications imposed on licensed electricity suppliers under the terms of the Renewables Obligation (Scotland) 2002 and this will be taken into account in determining proposals for renewable energy development. Such schemes producing under 50 MW of electricity require planning permission from the council. Above that threshold, the application is determined in accordance with Section 36 of The Electricity Act 1989 by the Scottish Government; if the council objects to such a scheme there must be a public local inquiry. So far in West Lothian wind energy has been the most commonly sought form of renewable energy technology. However the council is anxious to encourage other types of renewable energy technologies including waste to energy, biomass and photo-electric cells. In particular, the council recognises that parts of West Lothian may be able to support the planting of short term rotation energy crops as part of a wider and holistic approach to environmental improvement, landscape enhancement and increased public access. Similarly the use of woodfuel from wider sources across central and southern Scotland has the potential to play a part in renewable energy provision in West Lothian.

11.67a Additionally, small scale developments such as micro turbines powered by both wind and water, photovoltaic devices and solar panels all have a role in meeting targets and will be encouraged, provided normal planning criteria such as design and appearance are met. The council, in carrying out a review of its residential design guide, will assess the means whereby new residential development can incorporate energy conservation measures and renewable energy potential. Additionally in assessing relevant planning applications the opportunities for renewable energy use and energy conservation will be appraised.

11.68 Proposals for renewable energy schemes and in particular wind farms will be looked on favourably if the scheme is acceptable in planning terms and does not give rise to unacceptable environmental effects including cumulative landscape and visual impact and other adverse consequences for the broader natural heritage and for communities living close by. However, the council would wish to ensure that all environmental issues are satisfactorily addressed in the submission of any application for consent to carry out renewable energy development and that effective mitigation measures are proposed.

11.69 In certain circumstances proposals for renewable energy developments may not be acceptable because of the adverse environmental implications that the development will have. Potential developers need, therefore, to have regard to the detailed criteria set out in this local plan in preparing renewable energy schemes.

Policy NWR 20

The council supports the development of renewable energy schemes provided that the schemes are environmentally acceptable and the criteria set out in this local plan can be met.

Development Control criteria

11.70 In determining any planning application for renewable energy development, or in the formulation of its consultation response on any Section 36 application, the council will take into account the matters as set out below.

(a) *The protection of international natural heritage designations*

11.71 In line with commitments given in Scottish Planning Policy 6 *Renewable Energy* (SPP 6), the council will seek to protect the international natural heritage designations at Craigengar in the Pentland Hills and Blawhorn Moss, by Blackridge from any adverse effects caused by the construction or operation of wind farms. Additionally the council will wish to be assured that any proposal within West Lothian does not compromise the importance of any internationally designated site outwith but in close proximity to West Lothian. In the exercise of this policy the council will rely on the precautionary principle. Similarly, there may be concern over any offshore wind farm development in the upper Forth estuary.



Policy NWR 21

The council will not support any proposal for renewable energy development that could undermine the qualities of any site identified by an international natural heritage designation either in West Lothian or in an adjoining local authority area. In assessing such effects, the council will have particular regard to the precautionary principle.

(b) *The Pentland Hills*

11.72 The council recognises that the part of West Lothian within the Pentland Hills Regional Park is of particular value for landscape and outdoor recreational interests. Any proposals that are either located in the regional park or are visible from within the park and which would affect its character, visual integrity or recreational qualities will require to be particularly vigorously assessed. Applications will require to set out how any adverse effects on the Pentland Hills Regional Park will be mitigated. Where, in the opinion of the council, satisfactory mitigation is not available, the council will be unlikely to support proposals for renewable energy development that would affect the character, visual integrity or recreational qualities aspects of the Regional Park. The council acknowledges that a much greater area of the Pentland Hills than that included in the designated park is of value from a landscape and recreational perspective. Therefore, proposals that would undermine the qualities of the Regional Park and the wider Pentland Hills area within West Lothian will be resisted.



Policy NWR 22

The council will resist any proposal for renewable energy development that will affect the character, visual integrity or recreational qualities of both the Pentland Hills Regional Park and the wider area of the Pentland Hills in West Lothian. Proposals that are located outwith the Regional Park or the wider Pentland Hills but nevertheless undermine the landscape and outdoor recreational qualities of those areas will not normally be supported unless it can be conclusively demonstrated that the integrity of the landscape and outdoor recreational qualities are not adversely affected.

(c) Nationally and locally designated areas of natural heritage importance

11.73 Within the designated areas of great landscape value within West Lothian, which comprise the Bathgate Hills, the Forth Shore, the Blackridge Heights, Airngath Hill, the Pentland Hills and the Almond and Linhouse Valleys, there will be a general presumption against renewable energy developments that would undermine the landscape and visual qualities for which the area has been designated. Similarly renewable energy schemes that are proposed for land outwith designated areas of great landscape value but which would be visible within the area of great landscape value and would undermine its setting and landscape integrity will not be supported.



11.74 Allied to this policy presumption, the council will seek to protect views into designated areas from sensitive locations that will include dwellinghouses, transportation corridors and areas of built heritage or countryside recreation importance.

11.75 In areas of special landscape control, and all countryside belts, proposals for renewable energy developments will require to demonstrate that the integrity of those areas is not adversely affected. Small scale renewable energy developments that can be easily assimilated into the landscape without undue visual or landscape intrusion may be acceptable if the reasons for the designation of these areas is not undermined.

11.76 Other areas of natural heritage interest, including sites of special scientific interest, and listed wildlife sites require to be protected from any adverse effects of renewable energy development and are unlikely to be capable of satisfactorily supporting such development.

11.77 Where development is proposed in a location outwith a site designated for its natural heritage importance but where that development may affect the qualities of the designation through, for example, bird migration, an alteration to the water table during construction purposes or by noise, the council will expect an applicant to conclusively prove that potential effects on biodiversity are properly addressed and capable of satisfactory mitigation. The council will have full regard to the precautionary principle in assessing renewable energy developments that could impact on sites of important natural heritage interest.

Policy NWR 23

There is a presumption against the development of renewable energy proposals in or adjacent to areas that are designated either nationally or locally for their natural heritage importance, or because of the area's role to retain undeveloped countryside.

(d) The built heritage

11.78 Great care will be required in assessing the impact of renewable energy developments on areas that contain archaeological importance, ancient monuments, listed buildings and conservation areas. It will be necessary that any application for a renewable energy development is accompanied by a full archaeological assessment and any identified effects on the built heritage generally will require to be satisfactorily mitigated.

Policy NWR 24

The council will expect that proper regard is given to the effects of the development on the built heritage and the siting of any turbine or access track must take into account the results of a full archaeological assessment of the site.

(e) Residential property

11.79 The council will wish to ensure that any single dwelling or group of residential property is not adversely affected by the operation of a proposed wind farm. As a general rule, the council would regard a 500m buffer between any proposed wind farm development and a dwellinghouse to be a minimum distance. This distance may be increased or decreased depending on specific site characteristics such as topography, prevailing wind and inter-visibility. Any proposal will require to be accompanied by evidence that the development complies, as a minimum, with the standards currently set out in figure 7 of Planning Advice Note 45 *Renewable Energy Technologies* (PAN 45).

11.80 When, after the implementation of any wind farm development if, in the reasonable opinion of the council, noise at a sensitive residential property remains an issue, the council will look to the developer taking reasonable steps to remedy that matter if that were to prove appropriate.

Policy NWR 25

If, following the commissioning of any windfarm development there remains, in the reasonable opinion of the council, a residual noise intrusion at any dwellinghouse, the council will expect that further remediation measures are taken to protect the residential amenity of affected properties.

(f) Detailed site planning considerations

11.81 The degree of absorption into the landscape of wind turbines is very dependent upon the colour of the structure and other micro-siting issues. A muted grey or dark green colour may well allow the visual intrusion caused by turbines to be more readily assimilated into the landscape than brighter white tones. The council will expect developers to be receptive to appropriate colour schemes that will be discussed during the determination of the proposal.

11.82 Following the approval of any proposal, the council will wish to discuss detailed micro-siting issues prior to the commencement of construction work in order that an optimal site solution is achieved. Depending on site characteristics, the micro-siting of turbines up to an agreed distance may constitute a non-material variation. Beyond that distance the council may wish a new planning application to be lodged for the repositioning of the turbine.

11.83 The council will expect developers to have full regard to airport safeguarding and the need to mitigate any interference with telecommunications networks and civil or military radio communications. The council will consult the Civil Aviation Authority and British Airports Authority on all applications for planning permission for wind farm development. The council will assume that the Civil Aviation Authority and British Airports Authority is consulted by the Scottish Government in respect of applications for Section 36 consent. The council will have particular regard to any safeguarding arrangements for any airport and will respect the views of the Civil Aviation Authority, the British Airports Authority and the National Air Traffic Control Service.

11.84 Where it can be proven that television interference is attributable to a wind farm development, then the council will expect operators to implement acceptable compensatory measures to remedy such occurrences in consultation with and to the satisfaction of the appropriate authority. Accordingly, the council will expect a base line television reception survey to be carried out before the determination of a planning application or Section 36 consultation; thereafter, and following the commissioning of the windfarm a further survey shall be carried out and the developer will be required to implement any remediation required to address any shortfall in television reception.



11.85 Proposals for wind farm development are likely to be for periods of around 25 years. Nonetheless changes in market circumstances, technology and policy may in turn cause a diminution in the importance of any development at a future date following its implementation. The council will expect any consent, either through the Town and Country Planning (Scotland) Act 1997 or the Electricity Act 1989, to have full regard to the dismantling of the development and the reinstatement of the site. In certain circumstances, a restoration bond with the developer and/or landowner may be appropriate and conditions attached to any planning permission or a requirement in a planning agreement will seek this safeguard. Furthermore, the developer shall provide an indicative restoration strategy as part of the determination of the planning application, setting out the overall decommissioning objectives which shall include the removal of all turbines, concrete bases, cables, ducts and access tracks.

11.86 In addition to the detailed matters set out above, the council will assess proposals for windfarm development taking into account matters including the impact on migratory and nesting birds, the potential for bird strike, noise and dust impacts during construction, public access to the site,

track construction, track down-grading following commissioning of the development and track restoration following final decommissioning of the development, construction hours, access for construction vehicles, fuel oil storage, site compounds and laydown areas.

11.87 The area occupied by any wind farm development will, as a rule, incorporate large areas of open land surrounding each turbine. The council considers that positive land management in a manner that enhances its agricultural usage, biomass production, landscape or biodiversity is an important part of the considerations for wind farm projects. Applications will require to be accompanied by method statements setting out the means of land management that will secure biodiversity objectives. A habitat management plan will require to be an integral part of any application for windfarm development and the means of implementing this plan, and monitoring its effects, shall be set out in the application.

11.88 The development of even a medium sized wind farm is a significant civil engineering project. Accordingly, the council will have particular regard to the environmental impact of the construction of the site, including the source for aggregate and concrete required to be imported from off-site. The council will wish to agree lorry routing and a code of conduct for hauliers with developers, particularly where intended haul routes pass through settlements or other sensitive parts of the road network. Additionally, the council will look to entering into an agreement under section 9 of the Roads (Scotland) Act 1984 in respect of potential damage to vulnerable haul routes during any construction period.

Policy NWR 26

In determining any proposal for a windfarm, the council shall have regard to the specific site planning considerations as set out in paragraphs 11.81 to 11.88 above.

Cumulative impact and a concentration of development

11.89 In acknowledging that the upland and southern parts of West Lothian have the potential to be receptive to wind energy development, the council is particularly anxious to avoid a cumulative or sequential visual impact caused by a number of adjacent wind farm developments. Such a cumulative effect could be caused by windfarms in adjacent local authority areas. Whilst operated by separate companies, adjacent sites have the potential to be viewed by observers as a single scheme. Accordingly the council, where appropriate, will look for a separation between sites when viewed from important local viewpoints or road corridors. Matters of turbine design, height, location and colour will be required to be assessed as means of affording tangible separation distance between adjacent sites. Where adequate separation cannot be achieved or where there is a concentration of windfarms in any one area, which are visible from key locations in settlements, on the strategic road network or other places frequented by the public, the council may oppose subsequent wind farm development.

11.90 The council considers that a concentration of windfarms in any part of West Lothian could give rise to unacceptable issues of cumulative impact that may undermine the quality of the landscape and the amenity, setting and outlook of individual settlements or groups of houses. Moreover, if windfarm development were to take place in areas where there is already an existing presence of development that give rise to significant environmental effects, the impact of the proposed windfarm on landscape change will be exacerbated unless it can be satisfactorily mitigated. In such circumstances the council will expect to see adequate mitigation of wider adverse landscape effects in order to minimise the visual and landscape impact of the proposed development.

Policy NWR 27

The council will resist windfarm developments that will give rise to unacceptable cumulative effects taking into account the presence of other windfarms that are commissioned, under construction or subject to a planning permission or deemed planning permission. There will be a presumption against any development that contributes to the unacceptable concentration of windfarm developments when viewed from key vantage points in any one settlement or road corridor.

Small scale windfarm development

11.91 Outwith larger wind farms comprising, typically, four or more turbines, the council recognises that appropriately sited single or small scale clusters of turbines have a part to play in the provision of renewable energy obligations.



In determining planning applications for urban expansion projects, including large scale housing, industrial or business development, the council would expect a commitment from the developer to demonstrate that the potential for small scale renewable energy development has been assessed and integrated where possible into the development proposal. Typically, small scale developments may comprise 1 to 4 turbines of around 60 metres in height. The visual impact of these features may be minimal but the contribution towards the required Renewables Obligation (Scotland) requirements are helped.

Waste to energy

11.92 The council will encourage the extraction and subsequent use of landfill gas to generate electricity at the operational or closed landfill sites within West Lothian in accordance with SPP 6 and in accordance with the *National Waste Plan 2003* and the *Lothian and Borders Area Waste Plan*. Similarly any application or variation sought to an existing consented landfill site will require to be accompanied by a statement setting out the potential of the site for landfill gas to generate electricity. The council will expect the owners and operators of closed landfill sites to investigate the potential of landfill gas electricity generation from those sites.

Monitoring of conditions

11.93 When planning permission is granted for a renewable energy project it is essential that the conditions imposed by the council or Scottish Ministers are met. As with the case for mineral and waste development, the council will require that renewable energy operators to finance the appointment by the council of a compliance assessor whose role will be to monitor the site and ensure that the terms of the planning permission and any agreement are met and that any complaint against the operations at the site is investigated.

Policy NWR 28

The council will require the operators of a renewable energy development to finance the appointment, by the council, of a compliance officer to monitor the site during the currency of the planning permission.

Preferred areas

11.94 Taking into account constraints set out in this policy, and in the context of the Scottish Government's commitment to its climate change programme, broad areas of search which identify parts of West Lothian which may be receptive to wind farm developments can be established. It should be noted however that the relatively close proximity of West Lothian to Edinburgh Airport and its flight path may well preclude much of the upland fringes of the southern part of the district from accommodating renewable energy schemes, even if other planning criteria can be met.

11.95 In particular, the expansive coniferous forestry plantations encompassing Woodmuir Plantation and Pates Hill, south of Breich and west of the Addiewell to Cobbinshaw road may offer some potential for wind farm development. Development may be acceptable here provided that all other planning considerations as set out by the council are addressed, and the issue of cumulative effect is satisfactorily resolved when taking into account other wind farm schemes and views from sensitive receptors in both West Lothian and South Lanarkshire.



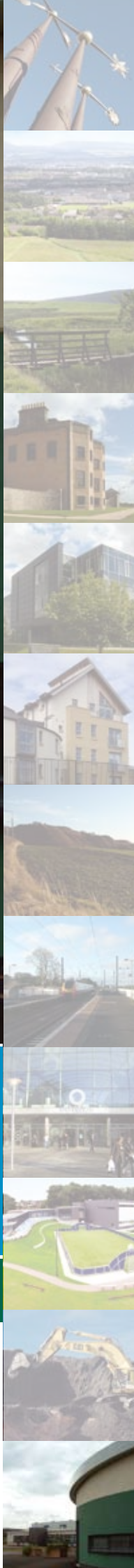
11.96 While windfarm development around Levenseat and the Gladsmuir Hills has the locational advantages of altitude and relative distance from settlements, such a scheme could give rise to a cumulative effect now that proposals further west at Black Law are being implemented. While development around Levenseat could have the benefits of ensuring positive land management, enhancing biodiversity interests on part of the existing upland moors, it will require to be assessed in the context of all the disturbance to the landscape caused by earlier and current mineral and waste management development.

11.97 The council is very anxious to secure environmental enhancement on the site of the former Polkemmet Colliery and is supportive of the *Heartlands* scheme as set out in paragraph 11.6. Wind energy development on the upland area north of Fauldhouse could be visually intrusive and undermine the improvements that are taking place at the former colliery site. Additionally

such a scheme could offset greater community use of the Forest Enterprise plantations and would not be supported.

Policy NWR 29

Taking into account the criteria set out in this chapter, the preferred areas for wind farm development in West Lothian are as set out in paragraphs 11.94 – 11.97 above.



Chapter 12 Implementation

Chapter 12 Implementation

INTRODUCTION

12.1 The following sections identify the key agencies, resources and initiatives that will implement the development strategy, policies and proposals of the local plan. For development proposals within the Core Development Areas (CDAs), these sections should be read in conjunction with Chapter 7 *The core development areas* and the CDA Action Plan (see Appendix 7.1).

12.2 To overcome infrastructure constraints, the council will liaise with a number of public and private sector agencies to secure infrastructure and services which support the development strategy. New development will not be allowed to proceed beyond the existing infrastructure capacity of each area until the required improvements are provided, or its funding is fully committed. Through planning conditions and legal agreements, the council will ensure that new development takes place in phase with infrastructure.

12.3 Various agencies will also be involved in implementing the environmental policies of the plan. They will have an important role to play in enhancing the physical environment of the area for the benefit of the community. A number of key agency names occur under different headings, a reflection of their multi-role responsibilities and partnership involvement. Inclusion here is primarily confined to development and does not necessarily reflect the range of other routine joint partnership initiatives.

IMPLEMENTATION AND PARTNERSHIP RESPONSIBILITIES

Housing

12.4 Housing developers will be required to provide or contribute to the provision of necessary infrastructure and, where appropriate, to address deficiencies in local and amenity facilities which result from the additional housing. The council's key requirements are set out in Chapter 6 *Housing* and Chapter 7 *The core development areas*.



Private housebuilding

12.5 The local plan allocates land for a substantial number of private houses across West Lothian. The council will promote these sites and opportunities with the private house builders, and is especially keen to see a wide range of house types, and tenures, being provided so that all housing needs in the area are met.

Public sector housing

12.6 Faced with borrowing restrictions and a loss of stock through the Right to Buy legislation, the council is under increasing pressure to meet the demands for affordable rented housing in an area of high population growth. Traditional methods of provision involve the council, Communities Scotland, registered social landlords and other social housing providers working in partnership. This must, however, be supplemented by other initiatives.

12.7 In recent years, the council has promoted a number of initiatives to deliver additional affordable housing for rent. These have included two New Housing Partnerships initiatives and the *Opening Doors for Older People* initiative. The council has also formed an *arms-length* development company, West Lothian Housing Partnership. The council will continue to use a multi-agency partnership approach to maximise investment in affordable housing.

12.8 Through the implementation of the council's *Affordable Housing Policy* (see policy HOU 10), a proportion of certain development sites will require to be made available for affordable housing. This will increase opportunities for the provision of additional affordable housing units over the coming years.

The council as landowner

12.9 The council has a successful record of disposing of sites in its ownership, for housebuilding, including land at Little Boghead, Bathgate; Holygate, Pyothall and Loaninghill, Broxburn; and numerous sites throughout Livingston. The phased release of land in this way helps to satisfy market demand and maintain development momentum in these towns.

12.10 A number of housing development sites identified in this local plan are in the whole or part ownership of the council, including the sites at Drumshoreland, Pumpherston, the former Candleworks in Broxburn and a number of sites in Livingston. The council will continue to release sites in its ownership in order to secure an adequate and effective supply of land to meet housing demand. Some of these sites may be released exclusively for the provision of social rented houses, or other forms of affordable housing.

The council as education authority

12.11 The council periodically reviews school catchment areas which, amongst other things, takes into account the need to serve anticipated development, including sites identified in this local plan. There are also projects within the council's capital programme to improve or extend existing schools.

12.12 The council has implemented a Public Private Partnership (PPP) package of schools expenditure, which included the refurbishment of Whitburn Academy and extensions to Bathgate and Broxburn Academies. The council has approved a revised PPP project to deliver two new build secondary schools to replace the existing Armadale Academy and Deans Community High School in Deans, Livingston. The council has also approved, under a conventional procurement route, the refurbishment and extension of Inveralmond Community High School and The James Young High School in Livingston and St Kentigerns Academy in Blackburn. These improvements will meet existing needs and help to serve the demand arising from the local plan development strategy at secondary school level. They will also help improve the quality of service provision.



12.13 Where expenditure is necessary to increase capacity, developers will often be expected to contribute funds to overcome constraints. The substantial amounts of new housing which will come forward within the CDAs is likely to require developer contributions to ensure that sufficient education capacity is available to support the scale of development. The likely requirements are set out in the CDA Action Plan (Appendix 7.1). In some cases, the new housing developments outwith the CDAs are also likely to require developer contributions to remove education constraints.

Armadale Academy



12.14 The council has identified a need to increase the capacity of non-denominational secondary school provision in Armadale due to the scale of development planned for the Armadale Academy catchment area. It was originally proposed that the existing Academy be extended as part of PPP2, however the school was withdrawn from the PPP2 project, which has subsequently been revised and the council will now seek to deliver a new build replacement secondary school for Armadale through a revised PPP project. Developers will be expected to contribute to the cost of a new build solution. Supplementary planning guidance setting out the level of developer contribution will be provided.

With a view to removing education constraints, the council intends to assess the potential for extensions at various secondary schools.

Policy IMP 1

All developers of housing sites within the catchment area of Armadale Academy will be required to contribute to the cost of providing a new non-denominational secondary school to replace Armadale Academy.

Denominational secondary school

12.15 One major district wide constraint is the lack of capacity at the two existing denominational secondary schools: St Margaret's Academy in Livingston and St Kentigern's Academy in Blackburn. Whilst additional denominational capacity is to be provided at St Kentigern's, this only provides an additional 330 pupil spaces which is insufficient to support the local plan strategy. There is a need for a new denominational secondary school to support the scale of development identified in the plan. Given the long lead in time for constructing a new secondary school, the council intends to explore options for extending St Margaret's Academy, Livingston with a view to providing additional capacity for the denominational sector in advance of a new denominational secondary school being provided at Winchburgh. The new denominational secondary school is proposed to be sited at Winchburgh.

12.16 As a new denominational school will be required to allow both CDA and non-CDA developments to proceed, it is anticipated that CDA and non-CDA developers in West Lothian will be required to contribute towards the cost of funding the school. Contributions are also expected from developers within the Newbridge/Kirkliston/Ratho CDA (see paragraphs 7.22 - 7.23).

Supplementary guidance on developer contributions for the denominational secondary school has been prepared by the council and will be updated to allow funds collected for the provision of additional education infrastructure for the denominational secondary sector to potentially be used to extend St Margaret's Academy, Livingston and/or construct a third denominational secondary school in West Lothian.

12.17 Given the scale of the CDA developments, none of these will be able to proceed until sufficient education infrastructure for the denominational secondary sector is provided, or committed (see paragraph 7.25). Outwith the CDAs, where developments will generally be on a smaller scale than those within the CDAs, it is anticipated that, with careful phasing, most planned housing developments will be able to proceed before a new denominational school is provided.



12.18 Where necessary, phasing restrictions will be imposed to ensure that new housing development does not take place at a rate that will exacerbate capacity problems at existing denominational secondary schools. The extent of any phasing will depend on the location and scale of development and on the availability of capacity at existing denominational secondary schools at the time that planning applications are being considered. The capacity situation at the existing denominational secondary schools will be kept under review by the council. In situations where it becomes apparent that, even with phasing, further housing development will exacerbate capacity problems, developments will not be allowed to proceed until additional capacity is available.

12.19 At the present time, admission to St. Margaret's Academy and St.Kentigern's Academy may be via a waiting list. This situation is unlikely to change in the short term.

Policy IMP 2

All developers of housing sites will be required to contribute to the cost of providing additional education infrastructure in West Lothian for the denominational secondary sector. Contributions will be used to fund a new denominational secondary school. Contributions may potentially be used to extend St Margaret's Academy. Where appropriate, phasing conditions will be imposed to control the annual rate of house completions on housing sites. Housing developments which will exacerbate capacity problems at existing denominational secondary schools will be resisted.

Considering proposals for housing developments

12.20 Investment in primary schools will also be required to support housing outwith the CDAs. The key requirements are as follows:

Bangour: The scale of housing envisaged at Bangour will require the provision of a new primary school to be funded by the developer. The size of the school will depend on the scale of development eventually agreed.



Drumshoreland: The major site at Drumshoreland, Pumpherston will require the provision of a new primary school. It is envisaged that developers will be required to contribute to the cost.

Bathgate: The major housing allocation at Wester Inch, Bathgate will require provision of a two-stream primary school on-site, to be funded by the developers. A legal agreement is already in place in relation to the initial phases of the school.

Whitburn: The scale of housing at Polkemmet will require additional primary school capacity to be provided. This could be in the form of extensions to existing schools and/or the provision of a new school. A legal agreement is in place.

Westfield: A legal agreement is in place securing developer funding to extend Westfield Primary School to support the housing allocation at North Logiebrae. A larger extension to the school or a new primary school will be required to support the larger scale housing development now proposed in this local plan.

The council intends to publish supplementary planning guidance on its approach to assessing the education implications of proposed housing developments. Consultation will be undertaken.

Policy IMP 3

Where appropriate in considering proposals for housing development, planning conditions and/or legal agreements will be required to:

- a) secure the provision of new schools or extensions, and associated community, facilities, from developers where this is directly attributable to serving their proposed housing development; and/or
- b) phase development, to manage demand on school places.

Where education constraints cannot be overcome there will be a presumption against housing development.



Community planning

12.21 Community Planning involves the council working in partnership with other public sector agencies to deliver services which benefit the people of West Lothian. The council is committed to exploring ways of using public resources more efficiently and innovative projects and solutions are being developed in conjunction with our partners. Examples include the Broxburn Partnership Centre and West Lothian Connected.

12.22 The Broxburn Partnership Centre is a recently opened multi-agency *one-stop-shop* from where a range of services is provided to the residents of Uphall and Broxburn. Services currently provided include GP services, social work, housing, a community education centre and a mental health day centre.

West Lothian Connected operates from the Almondvale Centre in Livingston and plays host to a range of services including West Lothian Council, the Employment Service, Benefits Agency, Inland Revenue and the NHS in West Lothian. A *one-stop* integrated information and advisory centre is available. The council will continue to develop innovative solutions in partnership with other agencies to improve the delivery of public services in West Lothian.

12.23 The multi-agency *one-stop* approach is likely to be the model for service delivery in the CDAs (see paragraph 7.32).

Economic investment

12.24 The council is committed to securing sustained growth and job creation, which in turn fosters social and community wellbeing. One of the council's most important functions is to ensure that the benefits of economic growth and prosperity are spread throughout the communities of West Lothian, and that social exclusion is minimised.

12.25 The council also plays an important role in encouraging areas of economic activity and development, particularly where the private sector might otherwise be less active, in order to secure the fullest range of opportunities for the public. Continuing private sector investment is central to ensuring further economic growth and prosperity in West Lothian. Financial assistance was previously available from the European Regional Development Fund. West Lothian's eligibility for such assistance was reviewed in 2006 and as a result the whole of lowland and upland Scotland is now eligible for assistance.

12.26 Scottish Enterprise is the agency responsible for promoting large-scale development schemes through its local enterprise company, Scottish Enterprise Edinburgh and Lothian (SEE&L), and through its inward investment arm, Scottish Development International (SDI). These agencies will provide the main support and servicing initiatives in promoting the development of the larger, high-technology and inward investment sites at Eliburn and Linhouse.

12.27 The council gives a high priority to securing a choice of supply of size and quality of sites, to meet the industrial and business development needs of local and migrant companies. Accordingly, the council is taking a proactive role in the preparation of sites for development and seeks to do this most effectively in partnership, through joint venture schemes with the private sector, and, where possible, with other public bodies.

12.28 While programmes are constantly evolving, the council's early priorities include:

Whitrigg, East Whitburn - the treatment of contaminated water seeping from a former coal bing which has been brought into employment use;

Riddochhill, Blackburn - a joint venture for the rehabilitation of a burning bing and site preparation and servicing work to release around 29 ha of employment land; and

Cowhill, Whitburn - a joint venture to prepare around 54 ha of land for employment purposes.

12.29 Details of these schemes are contained in Chapter 5 *Employment*.

Transportation

12.30 The council issued its *Local Transport Strategy for West Lothian* (LTS) in October 2000. This provides the framework for transport spending for the district and incorporates the local road-traffic reduction plan. The implementation of the approved strategy is well advanced and projects which have been delivered include the construction of the Kirkton link road, the first phase of Fastlink in Livingston, car park extensions at various railway stations, 20mph speed limits outside all primary schools and various town centre traffic management schemes. The LTS is being updated to take account of the latest local plan development strategy and a revised list of priority spending on road safety, traffic calming and management measures and sustainable initiatives will be identified as part of the process.



12.31 The funding of the transport initiatives identified in the local plan will come from a number of sources. The funding of strategic projects, such as the Bathgate - Airdrie rail line and the completion of the A801 at Avon Gorge, will rely on funding from the Scottish Government. The council will also liaise with rail and bus operators on existing services and will seek funding from various sources including developer contributions to improve these services and introduce new services.

12.32 Through the development control process, funding from developers will be sought to deliver the transportation infrastructure and initiatives associated with the CDAs and with other proposals where this is necessary to facilitate development. The appointment of a travel plan co-ordinator funded by developers will be key in promoting sustainable travel. Funding for local improvements will continue to be identified in the council's own capital programme in so far as resources allow.

12.33 Chapter 6 *Housing*, Chapter 7 *The core development areas* and Chapter 8 *Transport and accessibility*, along with appendices 6.1 and 12.1, set out details of transportation initiatives which are required to support the development strategy.

12.34 Key amongst these are the provision of two new motorway junctions which are safeguarded in the local plan. The council will seek to work closely with the Scottish Government on their provision. The first is the proposal to provide a new junction on the M8 near Whitburn. This is sponsored by the developer of the *Heartlands* development, which includes the major employment site at Cowhill (EWb4), north of Whitburn. The junction would enhance the marketability of this major development initiative in support of the regeneration of Whitburn. It would also allow an express bus halt to serve the area. Second is a new junction on the M9 at Winchburgh which is safeguarded to support the Winchburgh CDA proposal. The local plan also

safeguards land for the introduction of westbound slips at the Burghmuir Junction on the M9, on the east side of Linlithgow.

12.35 There are a number of other road schemes safeguarded in the local plan, and these are listed in Chapter 8 *Transport and accessibility*. The projects will be implemented in conjunction with the development schemes with which they are associated.

The provision of water and sewerage – Scottish Water

12.36 Scottish Water (SW) is responsible for the provision of water and sewerage services and infrastructure in West Lothian. There are no major water supply problems identified in serving the development strategy contained in this local plan, though there will be local requirements, both on site and off site, to serve individual developments.

12.37 The development strategy of the local plan includes substantial new allocations at Winchburgh, East Broxburn, Armadale, West Livingston/ Mossend and Calderwood. These areas are served by the Winchburgh, Newbridge, Armadale and East Calder Sewerage Treatment Works. Upgrading of these Sewerage Treatment Works, funded by developers, is likely to be required to allow these major CDA schemes to go forward.



12.38 A number of other smaller treatment works are at, or approaching, full capacity, including the works at Blackridge, Bridgend, Philpstoun, Torphichen and Westfield. To overcome drainage constraints at Westfield, a new developer funded treatment works has been proposed. Any new works will require to be adopted by Scottish Water. Further small-scale developments in the settlements served by these works, consistent with the local plan, would need to be considered on their merit and after consultation with both Scottish Water and the Scottish Environment Protection Agency (SEPA). There is spare capacity to serve conforming developments at the treatment works serving Bathgate, Blackburn, Fauldhouse and Linlithgow.

12.39 In areas served by a public waste water collection system, SEPA advise against private waste water systems being provided. The council endorses this approach. However, the council also recognises that a developer may propose to overcome a constraint by itself arranging the provision of infrastructure as a temporary private measure until such time as the necessary strategic investment is made. Each such proposal will be judged on its merits and, where accepted, West Lothian Council will impose a condition to seek a legal agreement, as appropriate, to ensure that such systems are designed and built to a standard to allow adoption and connection to the public network at the earliest possible date.

Policy IMP 4

Where appropriate, planning conditions and/or legal agreements will be used to:

- a) secure the provision of new water and sewerage infrastructure where the need for new infrastructure is directly attributable to serving a proposed development; and

- b) prevent development commencing until the necessary water and sewerage infrastructure to serve the development is provided, or its funding is fully committed and the necessary works are capable of implementation.

Where water and sewerage constraints, identified by the council in conjunction with Scottish Water, cannot be overcome due to a lack of funding, there will be a presumption against development.

Policy IMP 5

Proposals for private waste water systems designed to discharge to land or controlled waters will not normally be permitted within areas served by a public waste water collection system.

The management of watercourses and flood prevention

Surface water run-off

The role of the Scottish Environment Protection Agency (SEPA)

12.40 SEPA is charged with improving and protecting the watercourses into which drainage schemes discharge (surface water and foul drainage), in accordance with national and European Community directives. SEPA is responsible for policing the activities of SW and sets the consent levels SW must meet in discharging into watercourses. SEPA has the power of prosecution should these levels be exceeded.

12.41 The disposal of surface water from development sites can contribute to the pollution of watercourses. Surface water from roads, yards and parking areas is normally disposed of via a drainage system separate from the foul sewer, and can provide a direct conduit for pollutants to reach the water environment.

12.42 The risk of pollution may be reduced by isolating pollutants at source, connecting drainage from dirty areas to the foul sewer and by providing treatment for other areas. Impact can also be reduced by attenuation or, by the use of alternatives to impervious surfacing and direct drainage. Innovative schemes include using permeable surfaces and percolating drains, or routing drainage to grass swales and, where a receiving stream merits a high level of protection, requiring site drainage to pass through a wetland system. These measures are often referred to as 'soft engineering' techniques.



12.43 Innovative ways of handling drainage, including such alternatives as reed bed systems, are endorsed by SEPA and are now well established. The council supports such environmentally friendly schemes and has taken a lead in promoting innovative drainage solutions. The council will continue to work with SEPA and SW to ensure that best management practices are achieved. Developers will, therefore,

be required to implement appropriate Sustainable Urban Drainage Systems (SUDs) to protect receiving watercourses.

12.44 Attenuation should normally be included as part of the surface water treatment facility. In circumstances where permanent open water bodies are proposed to treat and attenuate surface water, the developer will be required to carry out a risk based assessment. All developers must adopt best practices and should consult both the council and the regulatory bodies to agree requirements at the earliest possible stage in the development process. While these principles are most relevant to urban areas, the same care in accommodating surface water run-off applies to development in rural areas which would otherwise conform to other policies in this local plan. Accordingly, the council will apply the principles of Sustainable Urban Drainage Systems, as set out in the design manual issued by the Sustainable Urban Drainage Working Party (SUDWP/CIRIA) in March 2000. Maintenance arrangements for SUDs must be agreed before development commences on site.

Policy IMP 6

Development must comply with current best practice on sustainable urban drainage practices to the satisfaction of the council, SW and SEPA. A drainage strategy, as set out in Planning Advice Note 61 *Planning and Sustainable Urban Drainage Systems* (PAN 61), shall be submitted with planning applications where required and must include treatment and flow submitted with planning applications where required and must include treatment and flow attenuation measures, and details for the long-term maintenance of any necessary features.

Flooding

12.45 Scottish Planning Policy 7 *Planning and Flooding* (SPP 7) requires local plans to consider where flooding might be an issue, indicate where flooding is likely to be a risk, and define areas where development should be avoided. The responsibility for flood prevention transferred to West Lothian Council at local government reorganisation and the council has put in place strategies to identify the threat and reduce risk to existing and proposed development.

12.46 The council has prioritised its assessment of watercourses. There is limited experience of widespread flooding from its principal watercourses, the rivers Almond and Avon, which are incised over stretches, but have experienced flash flooding along tributaries resulting in extensive flooding in some instances. The four burns that have experienced incidents are Bog Burn, Bathgate; the Brox Burn, Broxburn; and the Mains and Mill Burns, Linlithgow. However, a number of flooding incidences have occurred due to poor maintenance or capacity problems associated with culverted watercourses. These stretches of burn are shown on the proposals map. The council has initiated a number of measures to minimise the risk of occurrence and will continuously monitor the situation.



12.47 In its report to Scottish Ministers under the Flood Prevention (Scotland) Act 1961, as amended, the council describes its activities, the work of the local Flood Liaison and Appraisal Groups and regular liaison with planning authorities.

12.48 In principle, flooding must be considered a potential risk on all sites brought forward in this local plan. Those in closest proximity to watercourses, including culverted watercourses, will be at greatest potential risk. However, the effects of a changing climate in recent years show that development can also be at risk from surface water run-off from higher ground and from limited capacity in traditional drainage systems.

12.49 It is the responsibility of the local authority and developers to ensure that future development is not located in areas of significant risk of flooding, including functional flood plains to accord with Planning Advice Note 69 *Planning and Building Standards Advice on Flooding* (PAN 69). Where flooding is considered by the council to be a risk, developers will be required to provide a Flood Risk Assessment to satisfy the council that development can be successfully integrated without the risk of flooding. The developer will be required to implement any recommendations arising from the assessment along with others considered necessary by the planning authority. Developers must consult the council as early as possible to ascertain the significance of flooding as an issue. The council will use planning conditions and legal agreements to reduce the risk of flooding.

Policy IMP 7

Where flooding is considered to be a risk, developers will be required to support their planning application with a Flood Risk Assessment complying with Annex B of the Scottish Environment Protection Agency Policy No.4 *A SEPA Planning Authority Protocol*.

The statement will identify the extent of all areas susceptible to flooding from higher ground outwith the site, culverted watercourses beneath the site and from adjacent watercourses from events up to and including the 1:200-year (0.5% probability). The statement will also identify the impacts of other sites resulting from development of the application site. It will also be necessary for the Flood Risk Assessment to consider the effects of a 1:200-year event on proposed layouts and to identify, by means of effective flood routing, that overland flow is directed safely off site without detriment to any proposed or existing property on or off site.

The statement will also require a detailed risk framework in accordance with SPP 7 and the need to take account of/integrate an allowance for climate change and a minimum of 0.3m freeboard in addition to the minimum requirement to a 1 in 200 year return period flood mentioned above.

The statement will also need to ensure that new development should be free from significant flood risk and from any source and should not materially increase the probability of flooding elsewhere.

Proposals will be refused where there is an unacceptable risk of flooding.

12.50 Culverts are the most frequent cause of flooding in West Lothian whether from obstruction or incapacity. Culverts can also severely impair the ecology and biodiversity of a watercourse. The council and SEPA strongly discourage the culverting of watercourses. SEPA's policy guidance is provided in *Policy on the Culverting of Watercourses* (policy no.26 August 1998). The

council expects developers to consult, and work with, SEPA with a view to opening up existing culverted watercourses and restoring natural channels.

12.51 The culverting of watercourses on development sites should be avoided. The council will use planning conditions, where appropriate, to ensure conformity. Exceptionally, culverts may offer the only option, or may serve a useful purpose, but developers will be required to demonstrate this and design the culvert in accordance with the best practice, as advised by *SEPA Culvert Design Manual CIRIA Report 168* and incorporate any measures deemed necessary to protect and enhance habitat value.

Policy IMP 8

The culverting of watercourses is generally discouraged. Wherever possible, developers should seek through design and layout, other means of spanning watercourses. Exceptions will only be allowed where a developer demonstrates that alternative solutions are not possible or other benefits justified culverting. In such cases, the culvert design should conform to the best appropriate design guidance.

Where culverted watercourses are within planning application boundaries, the developer will be expected to return these to open watercourses.

There is a general presumption against engineering works that would result in the deterioration of the ecological status of a river, wetland, standing, tidal or coastal water or prejudice the ability to restore such water bodies to good ecological status relative to water quality, quantity or flow rate, riparian habitat or biodiversity.

Air quality

12.52 Under the Environment Act (1995) local authorities have a role to play in securing improvements to air quality and preventing further deterioration. Councils have the responsibility to prepare local air quality management systems, but can also help improve air quality through regulation of the use of land. The main means of discharging the latter responsibility is through consultation and decisions on planning applications, where impact on air quality can be a material consideration. For larger development schemes, air quality would be a matter for assessment under the Environmental Assessment (Scotland) Regulations 1999.

12.53 The council already has consultation arrangements in place in discharging its responsibilities as planning and environmental health authority, including consultations with SEPA. As further information becomes available, and as local strategies are formulated, special consideration will be given to development proposals in areas where air quality raises local problems. The council has already completed its first and second stage review and assessment of air quality in the district. The results confirm an overall improvement of air quality and there are no locations where standard limits are exceeded. The council monitors air quality continuously.



12.54 More generally, the move to improve air quality is manifested in various land use policy guidance documents prepared by the Scottish Government.

These include Planning Advice Note 51 *Planning and Environmental Protection* (PAN 51), *Local Air Quality Management: Revised Policy Guidance*, published by The Scottish Executive Environment Group (February 2003) and *Air Quality and Land Use Planning* (March 2004). The relevant guidance is reflected in this local plan.

12.55 In general, where trend monitoring exists, the levels of pollution caused by the key airborne pollutants has decreased. This has resulted from the decline of traditional industries, the application of more stringent regulations and the modernisation of industrial processes.

12.56 While most modern land uses are relatively *clean*, and can be regulated, transport and traffic remain the main source of many air pollutants, even though there have also been significant reductions in related pollution. By promoting public transport and non-car use, and identifying new housing sites in, or adjacent to, urban areas, accessible to public transport, the transportation and land use policies of this local plan aim to minimise adverse impact on air quality. The identification of areas subject to higher levels of air pollution has already been recognised within the *Local Transport Strategy for West Lothian* (October 2000) in indicating where initiatives to control traffic levels would be prioritised.

12.57 Given the large scale of some of the developments which are proposed in this local plan, there is the potential in some areas for air quality to be adversely affected during construction. For all major construction sites, therefore, the impact of construction on air quality will require to be assessed by developers. Appropriate mitigation measures will require to be identified and developers will be expected to provide air quality monitoring apparatus on site.

Policy IMP 9

Where appropriate, developers will be required to provide additional information on the impact of their proposed development on air quality in support of a planning application. Development will not be supported where it is not possible to mitigate the adverse effects of that development on air quality effectively.

Where appropriate, planning conditions will be imposed which require air quality monitoring apparatus to be installed.

Noise

12.58 Planning Advice Note 56 *Planning and Noise* (PAN 56) acknowledges that the planning system has an important role to play in preventing, and limiting, the adverse effects of noise by guiding development to the most suitable locations and by regulating the layout and design of new development. The council's general approach is to guide new, noisy, development away from noise sensitive land uses. In some cases, however, locational difficulties may be overcome through careful design, or by carrying out mitigation measures.

12.59 The assessment of noise issues is complex and, for this reason, it is necessary to consider each proposal on merit. In all circumstances, however,

in considering noise issues, the council will adopt a precautionary approach. It will, for example, be necessary to ensure that established businesses are not curtailed by introducing new housing too close to them as it is important that investment decisions can be taken in the knowledge that they will not be undermined by the approval of inappropriate development nearby.

Additionally, unless it can be demonstrated that there are exceptional circumstances, noise assessments undertaken to predict internal noise levels within houses, and other noise sensitive developments, will require noise prediction methodology to be based on an open windows scenario. Supplementary planning guidance to assist developers in undertaking noise assessments was approved by the council in May 2008.



Policy IMP 10

There is a presumption against developments that are likely to generate significant amounts of noise being located close to noise sensitive developments such as existing or proposed housing.

Policy IMP 11

Housing, and other noise sensitive developments, will not normally be permitted close to existing noisy land uses. The only exceptions will be where it can be demonstrated that :

- a) through design or mitigation, satisfactory internal and external noise levels can be achieved at the noise sensitive development; and
- b) through design or mitigation, there will be no adverse impact on the continued operation of any existing or proposed business or activity.

Pipelines

12.60 There are a number of major pipelines within the plan area, including gas pipelines crossing north-south and east-west, and the Wilton-Grangemouth ethylene pipeline which runs north south in the west of the district. The council has a statutory duty to consult with the Health and Safety Executive (HSE) on development proposals within the consultation zones around the pipelines. Information on pipeline locations can be obtained from the council.

Policy IMP 12

The council will consult with the Health and Safety Executive and with Transco / BP, as appropriate, on development proposals which are located within pipeline consultation zones. Proposals will be refused where there is an unacceptable risk to human life.

Radio telecommunications

12.61 Scottish Government advice on radio telecommunication development is contained in National Planning Policy Guideline 19 *Radio Telecommunications* (NPPG 19) and Planning Advice Note 62 *Radio Telecommunications* (PAN 62). The council has taken this policy and good

practice advice into account in preparing its own supplementary planning guidance - *Policy Guidelines for the Determination of Radio Telecommunications Planning Applications*. In this guidance, the council acknowledges the importance of radio telecommunications development to the local and national economy and the legitimate economic need for telecommunications, but this needs to be balanced with the environmental impact that development could have. Accordingly, the council will wish to be satisfied that opportunities for mast sharing have been fully examined.



Policy IMP 13

There is a general presumption in favour of radio telecommunications development where a specific locational need is demonstrated. Development should be sited and designed (whether in the countryside or within towns and villages) to minimise visual and environmental impact, by landscaping or screening the base station and security fencing, by seeking *stealth* solutions, by encouraging sharing of existing masts/structures/buildings and guiding development away from more sensitive locations. Proposals for radio telecommunication developments will be assessed against the council's *Policy Guidelines for the Determination of Radio Telecommunications Planning Applications*. In particular, the following factors will be taken into account in the assessment of proposals.

- a) technical and operational considerations;
- b) the possibility of sharing existing telecommunication facilities;
- c) the possibility of erecting equipment on existing structures or buildings;
- d) impact on residential amenity and other sensitive sites and areas;
- e) the availability of alternative sites;
- f) safety of vehicular access;
- g) disturbance to agricultural management, trees and woodland, wildlife habitats and land of community value; and
- h) landscape impact.

Proposals affecting designations or areas protected by policies ENV 3, ENV 4, ENV 14, ENV 19, ENV 21, ENV 29, HER 2, HER 10, HER 12, HER 15, HER 19 and HER 22 of this local plan will be subjected to rigorous scrutiny.

Environmental enhancement

12.62 There is a multitude of agencies responsible for environmental improvements and implementing best land and habitat management practices, mostly working in partnership with the council.

12.63 In the countryside, the most active agencies include Scottish Natural Heritage (SNH), the Central Scotland Forest Trust (CSFT), and the Forestry Commission (FC). Other agencies include the Scottish Environment Protection Agency (SEPA), Scottish Water (SW), British Waterways Scotland (BW), Historic Scotland (HS), the Farming and Wildlife Advisory Group (FWAG), the National Farmers Union of Scotland (NFUS) and the Scottish Agricultural College (SAC),

along with landowners, and farming and woodland organisations. Consultees include bodies such as the Scottish Wildlife Trust (SWT) and the Royal Society for the Protection of Birds (RSPB). Current management and improvement initiatives involving the council and other agencies include:

PROJECT	AGENCIES INVOLVED TOGETHER WITH THE COUNCIL
The Forth Estuary Forum	SNH, SEPA, SW, Crown Estates, other local authorities
Central Scotland Forest Initiative	CSFT, SNH, FC, other local authorities
River Almond Management Plan	SNH, SW, SEPA, SAC, local authorities
Pentland Hills Regional Park	Other local authorities, SNH, landowners
Outdoor Access Forum	SNH, FC, CSFT, NFUS, BW, recreational user groups
Soil Sustainability Plan	SAC, SNH
Earth Science Project	British Geological Survey, SNH

12.64 These initiatives are referred to in this local plan. The council has now adopted specific biodiversity action plans under an overarching framework provided by the *West Lothian Local Biodiversity Action Plan 2005-2009*. These are the *Farmland Biodiversity Action Plan*, *Woodland Biodiversity Action Plan*, *Peatland Habitat Action Plan*, and the *Rivers and Streams Habitat Action Plan* (see Chapter 3 *The countryside of west lothian*).

12.65 Within urban areas, environmental improvements planned include traffic management, town centre improvement schemes, new footpaths and cycleways and small-scale landscaping schemes. The council has modest rolling capital and revenue programmes for improvement schemes. Financial support is also provided by external partners.

12.66 Development proposals will also provide opportunities for further environmental improvements. The most challenging of these is the rehabilitation of the former Polkemmet Colliery at Whitburn, which has now commenced and will make land available for development and restore land for agricultural use, nature conservation, golf courses and amenity woodland. Other opportunities for environmental improvements will arise from the CDA proposals, and from action plans being prepared for the district's traditional towns.

Development Control

Supplementary planning guidance

12.67 A key function of the local plan is to provide a policy context for the determination of planning applications. In doing so, the plan contains both broad policy guidance, and more specific guidance which developers should adhere to in submitting planning applications. However, the local plan does not attempt to be a complete manual of development control practices or a detailed implementation guide. The council has, therefore, prepared supplementary planning guidance which it applies in determining planning applications. The list of guidance currently in force is set out in Appendix 12.1. These policy guidance notes are available from the council and developers are advised to consult with the council as early as possible in the preparation of a planning application.

Further supplementary planning guidance notes will be prepared by the council to support new policy initiatives. Appendix 12.2 contains a list of new supplementary planning guidance which the council is committed to preparing.

12.68 Developers must take cognisance of other good practice and guidance notes issued by other agencies, a number of which are referred to in this local plan. These include the National Planning Policy Guidelines (NPPGs), Scottish Planning Policies (SPPs) and Planning Advice Notes (PANs) issued by the former Scottish Executive and now Scottish Government. Developers must conform to the planning and development briefs issued by the council for sites, either in its ownership, or which require special attention for particular planning or environmental reasons. In this way, the council can seek to determine planning applications that conform to policy, implement best practices or conform to guidance notes, with the minimum of delay.

12.69 The council will actively encourage developers to engage in pre-application discussions so that key issues can be established at an early stage. The council is also committed to providing a 'customer focussed' approach to its development control service for both developers and third parties.

Policy IMP 14

Developers must have regard to the planning policies guidance referred to in this local plan. In submitting a planning application, listed building consent or conservation area consent or advertisement consent application, a developer shall conform to supplementary guidance and planning briefs provided by the council, including the guidance referred to in Appendix 12.1.

Design

12.70 Scottish Planning Policy 1 *The Planning System* (SPP 1) emphasises the importance of design considerations in reaching planning decisions. A *Policy Statement for Scotland – Designing Places* sets out the Scottish Government’s aspirations for design and the role of the planning system in delivering these.

12.71 The council recognises that good design, both traditional and modern, is a practical means of achieving a wide range of social, economic and environmental goals.

Policy IMP 15

The council will:

- a) through the development control process, ensure that high standards of design are achieved;
- b) identify design requirements in planning briefs, outline planning permissions and through the preparation of supplementary planning guidance; and
- c) where appropriate, require developers to produce masterplans, design statements and design guides.

Development proposals which are poorly designed will not be supported.



Enforcement of planning policy

12.72 The planning system exists to regulate development and the use of land in the public interest. To ensure that the planning system is not undermined, planning authorities have enforcement powers to bring unauthorised activity under control, and to remedy the undesirable effects of unauthorised development. In many cases, it will be possible for the council to remedy breaches of planning control through negotiation. In other cases, however, the council may need to undertake enforcement action.

12.73 The council is able to use its discretion in deciding when to use its enforcement powers. Enforcement action will only be initiated where the breach of planning control results in unacceptable harm to amenity. The type of enforcement action initiated will depend on the nature and seriousness of the breach and will be commensurate with the breach of planning control to which it relates.

12.74 Monitoring for unauthorised development will take place. Enquiries concerning alleged breaches of planning control will be investigated in accordance with the council’s Service Standards. Developments with planning permission will be inspected as the development proceeds on a risk assessed basis. Those developments which are likely to have significant effects on the environment will be prioritised.

12.75 The scale of new development which is planned to meet the requirements of the *Edinburgh and the Lothians Structure Plan 2015* (E&LSP) will inevitably mean that there will be some disruption affecting existing



residents. To ensure that new development is successfully integrated into existing communities, developers will be required to implement measures aimed at minimising the impact of construction. The council will monitor the effectiveness of the measures which are implemented. In particular, where major development is proposed, developers will be required to contribute funds towards the appointment of a compliance officer who would monitor compliance with legal agreements and planning conditions.

Policy IMP 16

At the discretion of the council, enforcement of breaches of planning control will be initiated in cases where:

- a) unauthorised development has taken place and results in unacceptable harm to amenity; and
- b) the terms of planning conditions have not been complied with and this has resulted in unacceptable harm to amenity.

Planning agreements

12.76 It is becoming increasingly necessary for developers to provide or fund the infrastructure, facilities and amenities which are required to facilitate their developments. It is anticipated that the use of planning agreements will be the main means of securing these. In all cases, contributions from developers will be sought in accordance with SODD Circular 12/1996 *Planning Agreements*. Further guidance on the level of developer contributions will be provided in SPG where appropriate. Contributions which have not been used for their identified purpose within five years of the date they are made, shall be returned to the developer, except in exceptional circumstances where it can be demonstrated that the infrastructure, facilities or amenities cannot be delivered within such a period. Planning agreements will also be used to regulate the use of land or buildings where it is considered that this cannot be dealt with satisfactorily through planning conditions. The council has prepared supplementary planning guidance on legal agreements.

Policy IMP 17

Where appropriate, planning agreements between developers/landowners and the council must be in place to secure key infrastructure, facilities and amenities and/or regulate the use of land or buildings before planning permission is granted. In all cases, contributions from developers will be sought in accordance with SODD Circular 12/1996 *Planning Agreements*.

Assistance with the funding of council services

12.77 The scale of development envisaged for West Lothian, over the plan period, is such that an extraordinary burden will be placed on council services. To minimise delays in advancing development proposals, the council will encourage developers to make funds available to the council so that council services which are directly attributable to development proposals can be provided.

Development plan monitoring and plan replacement

12.78 It is vital that the local plan remains up to date if it is to be effective and fulfil its purpose. While there is no fixed end period to the policies of this local plan, its primary aim has been to ensure sufficient land is made available to meet development requirements over the next ten years, coinciding with the end of the period covered by the E&LSP.

12.79 The council will replace this local plan with a Local Development Plan, which will require to accord with the Strategic Development Plan for Edinburgh and South East Scotland, for which preparatory work has begun. In preparing a Local Development Plan, the council will monitor and review the performance of policies and policy implementation in this local plan and any significant revisions to Scottish planning policy guidance.

Appendices



DESIGNATED SITES OF INTERNATIONAL OR NATIONAL IMPORTANCE*(see policy ENV 3 and ENV 4)*

Candidate Special Areas of Conservation	
Blawhorn Moss	nr. Blackridge
Craigengar	Pentland Hills
Confirmed Special Protection Area	
Firth of Forth	
Sites of Special Scientific Interest	
Blawhorn Moss	nr. Blackridge
Calder Wood	Mid Calder
Carribber Glen	nr. Linlithgow
Cobbinshaw Moss	nr. Harburn
Cobbinshaw Reservoir	nr. Harburn
Craigengar	Pentland Hills
East Kirkton Quarry	Bathgate
Firth of Forth	
Hermand Birchwood	West Calder
Hermand Quarry	West Calder
Linhouse Valley	Murieston, Livingston
Linlithgow Loch	
Lochote Marsh	Torphichen
Petershill	Bathgate
Philpstoun Muir	
Skolie Burn	Loganlea
Tailend Moss	Bathgate
Scottish Wildlife Trust Nature Reserves	
Addiewell Bing	
Easter Inch	Blackburn
Hermand Birchwood	West Calder
Linhouse	
Longridge Moss	
Petershill	Bathgate
Tailend Moss	Bathgate

LOCAL WILDLIFE SITES

Wildlife Site Name	Grid Ref.
Addiewell Ponds	NT003626
Almond Pools	NT023663
Almondell Country Park	NT089689
Balvormie Meadow	NS997738
Bangour Reservoir	NT012719
Barbauchlaw Glen	NS924688
Bellsquarry Wood	NT050652
Cockleroy Wood	NS984748
Colinshiel Wood	NS950690
Crosswood Reservoir	NT060575
Drumbeg Moss	NS870683
Easter Inch Moss	NT003664
Easter Redburn Moss	NS888675
Faucheldean Bing	NT084742
Foulshiels Bing	NS977635
Harperrigg Reservoir	NT092610
Lochcote Reservoir	NS978737
Longridge Moss	NS956620
Mains Burn	NT033739
Mosshouse Farm Moss	NS882669
Nether Longford Moss	NS975611
Pumpherstons Pond	NT071692
Raiziehill Moss	NS874667
Roman Camp Meadows	NT071705
Silvermines Quarry	NS992713
Skivo Quarry	NT051640
Swinabbey Moss	NS970658
Westcraigs Moss	NS898683
Whitrigg Bing	NS969644

REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHOLOGICAL SITES

Almondell	East Calder
Calder Wood	Mid Calder
Petershill	Bathgate
Binny Craig	Ecclesmachan
East Kirkton Quarry	Bathgate
Witchcraigs	Bathgate Hills

BULDINGS AT RISK

This list comprises principal buildings of heritage or townscape interest, which are potentially at risk because of their condition, vacancy or lack of an assurance of their future use and maintenance. Each building has its own circumstances and problems that require to be addressed through specific proposals for initiatives, negotiation, intervention or monitoring. Those marked * are to be given highest priority for action while § indicates ownership by West Lothian Council. This list forms part of a larger list of local heritage assets monitored by the council and is included in the regular returns to The Scottish Civic Trust for inclusion in the national Buildings at Risk register which can be consulted online at <http://www.scottishcivictrust.org.uk/building.htm>

Bangour Village Hospital, Nr Dechmont *

Large-scale institution in a landscaped setting. Listed, category A. An outline planning application for the redevelopment of the site, including conversion of the existing listed buildings was submitted in 2004. In addition to a series of former hospital wards the site contains an outstanding church building and a large recreation hall both of which require new uses.

Burgh Halls, Linlithgow *§

Outstanding public buildings in the centre of Linlithgow. Require structural repair and adaptation to modern standards. A feasibility study into its development as a community/arts venue as part of the council's Arts Strategy has been completed.

Duntarvie, nr. Winchburgh *

Part-restored mansion of considerable architectural and historic interest. A Scheduled Monument and listed category B. Conversion is proceeding very slowly.

Estate buildings, Hopetoun House *

Extensive steading complex of outstanding architectural and historic interest. Listed, category A. Currently vacant.

Midhope, Hopetoun Estate *

Tower house of outstanding architectural and historic interest. Condition stabilised but lacking a use. Scheduled Monument and listed, category A.

Victoria Halls, Linlithgow

Former public building now vacant. Not listed but of considerable townscape importance. Planning permission for change of use to public house granted 2000.

Waterloo Tower, nr. Kirknewton

Roofless folly. Listed, category C(s).

Westfield Viaduct, Westfield

Disused railway structure. Listed, category B. Subject to repairs and monitoring by owners BRB (Residuary) Ltd.

Hatton Gateway, nr. Kirknewton

Outstanding stone gateway in private ownership. In poor condition. Listed, category A.

30 Calder Road, Bellsquarry

Former cottage and smiddy in private ownership. Listed category C(s). Vacant and deteriorating.

POTENTIAL HERITAGE INITIATIVES

Blackburn House, nr. Blackburn

Work with owners and other agencies to encourage the repair and re-use of this important listed house.

Burgh Halls, Linlithgow

Work with the community and other agencies to implement proposals for the development of the building as a community/arts venue.

Historic kirkyards

Abercorn, Ecclesmachan, Uphall, Kirknewton, East Calder, Whitburn, Mid Calder, West Calder, Torphichen, Kirkton (Bathgate), Livingston, Linlithgow and Bathgate. Establish appropriate conservation, repair and maintenance regimes for monuments, boundary walls and ruined kirks. Take steps to protect the most important monuments and to provide interpretative material.

Linlithgow Palace

Work in partnership with Historic Scotland towards developing the visitor potential of the Palace including links with other facilities in the town including the Burgh Halls.

Historic town centres

Work with the local communities and other agencies to bring forward proposals for the conservation and enhancement of the historic town centres of West Lothian.

SCHEDULED MONUMENTS

Abercorn Castle	Hopetoun
Carved stones in session house	Abercorn Church
Fort 450m SW of West Lodge	Abercorn
Footbridge and aqueduct	Almondell
Auldcathie Church	Winchburgh
Bathgate Castle	Bathgate
Fort	Bowden Hill
Building	200m ESE of Muckraw
Burial mound	720m SSE of West Harwood
Cairn	750m SW of Crosswood
Cairn	S of Broomy Knowes
Prehistoric ceremonial complex	Cairnpapple Hill
Cairns Castle	Harperrig
Castle Greg Roman fortlet	Camilty Hill, Harburn
Enclosure	Camilty Hill, Harburn
Coal pit	250 NNW of Hilltop House
Fort	Cockleroy
Coke ovens and reservoir	600m SSE of Woodmuir Farm
Cairn	Corston Hill
Cross slab	550m N West of Craigmailing
Duntarvie	Winchburgh
Farmstead	720m WNW of Craigmarry
Farmstead	1400 SWS of Woodend Farm
Faucheldean shale bing	Winchburgh
Five Sisters shale bing SE of Mid Brieich	
Fort and standing stones	500m ESE of Torphichen Mains Castlehorn
Standing stone	Gala Braes
Green dykes shale bing	Broxburn
Cairn	East Cairn Hill, Harperrig
Cairn	West Cairn Hill, Harperrig
Hog-back tombstone (missing)	Old Kirkyard, Kirknewton
Old Parish Church 400m ESE of Kirkton Mains	Kirkton, Bathgate
Linlithgow Palace, Peel and Royal Park	
Midhope Castle	Abercorn
Mill, lade and trackway	Torphichen Bridge
Murieston Castle	Wester Murieston, Livingston
Settlement	350m SSW of Newbigging Craig
Enclosure	SW of Niddry Farm
Old West Calder Church	
Fort	Peace Knowe

Cairn	Raven Craig
Refuge Stone	300m NW of Westfield Farm, Westfield
Refuge Stone	475m ENE of East Gormyre, Torphichen
Refuge Stone	Torphichen Church
Homestead moat	200m N of South Mains
Staneyhill Tower	Hopetoun
Preceptory and bell tower	Torphichen
Union Canal	
Aqueduct	Union Canal, 1100m S of Whitecross
Aqueduct	Union Canal, Lin's Mill
Footbridge (no. 46)	Union Canal, S of Linlithgow Academy
Aqueduct	Union Canal, S of Kettlestoun Mains
Windywa's Silvermine	300m SW of Wester Tartraven

OTHER AREAS OF BUILT HERITAGE AND TOWNSCAPE VALUE

Abercorn village	
Bathgate town centre	
Bellsquarry village	
Beresford Rise	Dedridge
East Calder Main Street	
Ecclesmachan village centre	
Oakbank cottages	West Calder
Roman Camp cottages	
South Village	Pumpherstons
West Calder village centre	
Winchburgh Rows	

EMPLOYMENT SITES

Preface

A number of revisions have been made to the documents previously referenced in the *Finalised West Lothian Local Plan* (FWLLP) as Appendix 5.1. The data presented in the FWLLP was incomplete and of a provisional nature and the opportunity has now been taken to remedy this and to:

- review and update specific constraints and development requirements following discussion with relevant consultees;
- remove completed sites;
- correct a number of minor typographical errors.

EMPLOYMENT SITES: LOCAL PLAN CATEGORISATION

In allocating land for business and industrial uses falling within use classes 4, 5 and 6, the local plan has to recognise the diverse range of activities that are carried out within these use classes, as well as providing a range of choice of locations for each activity. The local plan has also to accommodate the possibility that the nature of development will change within the local plan period.

Accordingly, this local plan has adopted a more detailed categorisation of the land supply than its predecessors, as identified in paragraph 5.28, and has allocated new sites to address potential constraints. This categorisation recognises that different types of development falling within use classes 4, 5 and 6 will have different locational and environmental requirements – for example a high quality office complex and a recycling centre.

The categorisation will assist businesses and developers to identify the sites most suited to their purposes, and will allow the council to steer proposals towards the most appropriate locations.

The categorisation of sites is as follows:

Core categories

- A. General needs industrial – these tend to be the older, more traditional industrial estates, or new allocations for a similar purpose, where the broadest range of use classes 4, 5 and 6 would be acceptable. The full range of industrial uses can be accommodated, subject to the appropriate controls on those which may have an impact on the local amenity, i.e. potentially hazardous or other bad neighbour uses, which may raise local environmental issues and impact on neighbouring businesses. It is unlikely that there will be restrictions on open storage, or small scale distribution uses, subject to traffic generation.
- B. High amenity 4, 5 and 6 – this category is typified by the newer industrial parks, where a broad range of activity is still acceptable, but where a better quality of development will be required and where, for example, open storage is likely to be unacceptable. It is anticipated that development will reflect modern design standards and materials, with a greater control over ancillary areas (e.g. parking and vehicle circulation) and the location and visibility of plant rooms etc., with a higher quality of on-site landscaping.
- C. High amenity 4 and 5 – West Lothian, and Livingston in particular, has a history of development for industrial and business uses in the highest quality settings. For example, Kirkton Campus, which was the original Science and Technology campus, is characterised by very low densities; modern or innovative design using high quality materials; in a highly landscaped setting. Careful control has been exercised over the height of buildings and the layout of individual sites to ensure that they are unobtrusive. Development for class 6 (storage and distribution), which may require significant eaves height and generate a high level of heavy vehicle traffic, will be precluded.

- D. Office only – while recognising the flexibility that is afforded by use class 4, allowing development for office, research and development, as well as light industrial uses, in the same locality, the local plan also recognises that in certain locations development for industrial use may still be inappropriate. The inclusion of this category is therefore intended to ensure that development will take place exclusively for office purposes. Sites included in this category will include the flagship Alba Campus, as well as established office parks, such as Almondvale and Fairways, all in Livingston, protecting the status and quality of these office parks.

Specialist categories

- E. Class 4 and ancillary uses – the local plan recognises the need for the provision of service activities within or adjacent to industrial and office parks, to cater for demand from those working in the vicinity. Accordingly a small number of sites have been allocated for a class 4 use, or ancillary activities, such as a crèche, leisure centre, hotel or restaurant, that will complement the local business use.
- F. Class 6 only – recent trends in distribution and logistics have seen a change in the scale and nature of development associated with those activities. In response West Lothian has allocated a specialist site dedicated to development for that purpose, at J4M8 to the south west of Bathgate. Ready access to the M8 makes this location ideal for large scale class 6 development, of a high standard of design, in a well landscaped setting.
- G. Single user sites – *SPP2 Economic Development (2002)* maintains the allocation of two proven sites in West Lothian, for large scale single users, or for masterplanned developments of a national significance. This allocation reflects the special status of the sites at Linhouse and Eliburn.
- H. Single user expansion – previous local plans have allocated specific sites for high amenity, single user development. This category reflects the existence of additional development land that would facilitate the future expansion of these major employers, but which would not be suitable for alternative business or industrial development.
- I. Storage only – it is understood that the ground conditions in certain areas, which have been subject to land rehabilitation and/or shallow mine workings, will preclude the construction of buildings. Accordingly the allocation of sites in this category reflects the suitability of these sites for open storage only.

NOTE: The requirements set out in this Appendix are site specific. Requirements arising from any relevant Supplementary Planning Guidance (SPG) produced by the council will also apply.

ADDIEWELL

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EAd3	Addiewell west	8.43	Private	6	H	Site for extension of bonded warehouse only. Flood risk assessment required.	Local Plan Allocation

BATHGATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBg2	Easter Inch	7.06	SEE&L	4, 5, 6	B	Consideration for class 4 use providing design is compatible with adjacent residential properties at Easter Inch Steading. Suitable for sub-division.	Local Plan Allocation
EBg3	Inch Wood south	2.46	SEE&L	4, 5	C	Protection of existing mature woodland on west boundary (Minimum 10m stand-off from buildings to trees crown drip-line).	Local Plan Allocation
EBg8	Starlaw Farm	80	Private	4	G	Allocated for high amenity, single user employment development or developments of comparable national importance. Two 13 ha core development areas each comprising approximately 3 ha for buildings, 5 ha for internal landscaping and 5 ha for access and parking. Remaining undeveloped half of farm (54 ha) requires structural planting. 150 m wide woodland belt between Starlaw Farm West and Starlaw Road, and woodland block separating Starlaw Farm East and Tailend South bonded warehouses. Landscaped hill between 2 sites. Access from existing Starlaw West roundabout or single additional access from Starlaw Road.	Site set within Livingston Countryside Belt.

BLACKBURN

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBb1	Riddochill	6.28	WLC	4, 5, 6	A		Local Plan Allocation
EBg7	Pottishaw	50	Private	6	F	High quality design of elevation fronting onto M8 required. Riddochhill site subject of joint venture rehabilitation proposals and tackling burning bin. Allowance for possible road dualling of adjacent A801 to west to be retained. Existing tree belts to be retained and right-of-way retained or realigned. Good quality structural woodland planting required, including 50m buffer along south boundary to M8. Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn.	Planning permission granted 2004 and planning permission for rehabilitation scheme granted 2007.

WHITEHILL INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBb2	Inchmuir Road	2.46	Private	4, 5, 6	A	Compliance with A89/A7066 environmental improvement strategy along north boundary.	Local Plan Allocation
EBb4	Pottishaw Place	0.35	WLC/Private	4, 5, 6	A	Retention of structural woodland screen planting along south boundary.	Local Plan Allocation

BRIDGEND

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBd1	Bridgend Bing	9.34	Private	6	I	Worked bing, partly restored. Potential ground stability issue. Access and junction with B9080 require improvement. Flood risk assessment required. Uses should cause minimal disturbance to adjacent village / golf course. Additional woodland shelterbelt screen planting on northern boundary.	Local Plan Allocation

BROXBURN - EAST MAINS INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EUB 1	Youngs Road south	1.68	Private	4, 5, 6	A		Local Plan Allocation
EUB 3	Youngs Road north east	0.67	WLC	4, 5, 6	A	Flood risk assessment.	Outline planning permission for extension to food factory
EUB 5/6	Clifton View	1.74	WLC/Private	4, 5, 6	A	Retention of medium term safeguard to provide potential access to East Broxburn CDA. Retention of structural woodland planting along west boundary. Suitable for sub-division.	Local Plan Allocation
EUB 7	Youngs Road north	0.8	WLC	4, 5, 6	A		Local Plan Allocation
EUB 15	Youngs Road south	0.95	WLC	4, 5, 6	A	Flood risk assessment. Building stand-off 10m from West Wood tree crown drip-line.	Local Plan Allocation

UPHALL

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EUB14	Stankards south	7.09	Private	4, 5, 6	A	<p>Flood risk assessment.</p> <p>Culverting of Beugh Burn not acceptable.</p> <p>New upgraded west access road with shared use cycle/footpath along edge required as existing right of way.</p> <p>Prohibit entry from east access of site to north.</p> <p>Retain mature shelterbelt on south boundary and plant new shelterbelt straddling Beugh Burn and also along east boundary with Green Bing.</p> <p>Re-development of adjacent Tarmac/Wimpey depots acceptable.</p>	Local Plan Allocation

EAST WHITBURN, WHITRIGG INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EEw2	North east	2.63	Private	6	I	<p>Flood risk assessment.</p> <p>Upgrading of access road and junction.</p> <p>Link footpath to east bus stop.</p> <p>Minimisation of nuisance to nearby houses and businesses.</p> <p>Potential ground stability and contamination issues.</p> <p>Retention of mature woodland boundary shelterbelt to north and east.</p>	Local Plan Allocation
EEw3	South west	2.54	WLC	6	I	<p>Flood risk assessment.</p> <p>Upgrading of access road and junction.</p> <p>Minimisation of nuisance to nearby houses and businesses.</p> <p>Rehabilitated colliery.</p> <p>Unsuitable for buildings.</p> <p>Suitable for open storage uses.</p> <p>Retention of west shelterbelt.</p>	Local Plan Allocation

LINLITHGOW

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EL12	Boghall east	3.32	Private	4	D	<p>Dedicated access for A803.</p> <p>Suitable for campus type office buildings.</p> <p>No building along immediate road frontage (quality landscape buffer on entrance to town).</p> <p>Retention of single mature frontage tree and incorporation into layout.</p> <p>Landscape buffer planting on the two non-frontage site boundaries.</p> <p>Indication of restriction of building height to 8 m above finished ground level.</p>	Draft planning brief prepared (1997)
EL14	Mill Road Industrial Estate - Mill Road West (2 plots)	0.6	WLC	4, 5	A	<p>Flood risk assessment.</p> <p>HGV traffic discouraged.</p> <p>Landscaping works along east and south boundaries.</p>	Local Plan Allocation
EL17	Mill Road Industrial Estate – Mill Road west (2 plots)	0.33	WLC/Private	4, 5	A	<p>HGV traffic discouraged.</p> <p>Landscaping works along east and south boundaries.</p>	Local Plan Allocation
EL18	Sun Expansion Land	9.60	Private	4	H	<p>Expansion of adjacent business use site only and maintain the combined uses for single-user occupation.</p> <p>Physical integration with adjacent existing high amenity business use required.</p> <p>Piecemeal development will be resisted.</p> <p>No separate access onto Blackness Road.</p> <p>Substantial areas of structural woodland planting and internal landscaping (incorporating important landscape features) to continue the existing open, campus appearance.</p> <p>Safeguarding of views from M9 and Blackness Road.</p> <p>Typically only 20% of the allocation to be developed as new buildings.</p>	Local Plan Allocation

LIVINGSTON

BRUCEFIELD INDUSTRY PARK

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv2	Brucefield Park west	2.19	Private	4, 5, 6	A	Protection of shelterbelt on west boundary (no buildings within 10m of crown drip line of trees). Access from north boundary only.	Planning permission for 3 units (1056/2000) of 7,897sqm for production/distribution/warehousing and associated offices and car parking.
ELv3	Brucefield east	0.94	Private	4, 5, 6	A	Access from east boundary. Retain and enhance mature hedge on south boundary and central shelterbelt.	Local Plan Allocation
ELv63	Brucefield north	0.77	Private	4	D	Minimal disturbance to nearby residential properties. Retention of footpath along northern boundary.	Local Plan Allocation

DEANS INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv5	Nairn Road north east	2.04	Private	4, 5, 6	A	Compliance with A89 Environmental Improvement Strategy with structural planting along north boundary. Protection of trees on east boundary (no buildings within 10m of crown drip line of trees).	Local Plan Allocation
ELv9	Dunlop Square west	1.55	WLC/Private	4, 5, 6	A	Access from Dunlop Square only. Retention of mature woodland planting on west and south boundaries.	Local Plan Allocation
ELv15	Caputhall Road east	0.68	Private	4, 5, 6	A		Local Plan Allocation
ELv16	Caputhall Road central	0.58	Private	4, 5, 6	A		Local Plan Allocation
ELv17	Caputhall Road west	0.29	Private	4, 5, 6	A		Local Plan Allocation
ELv18	Caputhall Road	1.98	WLC	6	I		Site with planning permission for a waste transfer station

ELIBURN CAMPUS

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv21	Appleton Parkway west	12.0	Private	4, 5	H	Culverting of Lochshot Burn not permissible. Access from Barracks roundabout. Additional structural woodland shelterbelt planting along south boundary.	Local Plan Allocation
ELv22	Appleton Parkway north west	0.74	SEE&L	4	E	Access from Appleton Parkway roundabout. Regard to proximity and amenity of school house. Suit smaller scale building(s).	Outline planning permission for hotel and leisure use (2001).
ELv23	Appleton Parkway north east	5.58	SEE&L	4, 5	C	Minimum set back from crown drip line of mature woodland on northern boundary. Access from Appleton Parkway roundabout. Retention of Barrack strip along east boundary.	Local Plan Allocation
ELv24	Houstoun Road north	5.78	SEE&L	4, 5	C	Flood risk assessment. Consideration of adjacent residential amenity. Retention of, and addition to, woodland planting along shelterbelt adjacent to burn on east boundary and at Barracks Strip on west boundary. Preferred access form Houston Road but potential from ELv23 adjacent.	Local Plan Allocation
ELv25	Appleton Parkway east	12.9	SEE&L	4, 5	G	Single user appropriate and consistent with SPP2. Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary. Access form Appleton Parkway. Footpath along whole frontage/ west site boundary to link into existing footways. Additional structural woodland shelterbelt planting along south boundary.	SPP2 and E&LSP site of national importance.
ELv26	Appleton Parkway south	5.75	SEE&L	4, 5	C	Single user of master planned sub-division. Footpath connection along east boundary with small pedestrian footbridge over burn, to connect to Greenway (route assessment required). Access from Appleton Parkway and footpath along frontage of site and connect to existing footways. Respect Lochshot Burn and Greenway to north.	Local Plan Allocation

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv27	Appleton Parkway south west	2.43	SEE&L	4,5	C	Retain and enhance existing mature woodland on western boundary. Access from Appleton Parkway. Footpath along site frontage and connect to existing footways. Additional landscaping to north of site.	Local Plan Allocation
ELv28	Appleton Parkway south east	7.60	Private	4,5	C	Access from Appleton Parkway. Single user or master planned sub-division. Respect amenity of adjacent residential areas to east and south. Additional structural woodland shelterbelt planting along south and east boundaries.	Local Plan Allocation

HOUSTOUN INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv30	Nettlehill Road west	2.06	Private	4,5,6	A	Provision of cycle route along west boundary to allow connection to Knightsridge cycle path to northwest. Protection of shelterbelt on west boundary (no buildings within 10m minimum of the crown drip line of trees). Access from Nettlehill Road. Pipeline diagonally crosses site northeast to southwest.	Local Plan Allocation
ELv32	Firth Road west	0.84	Private	4,5,6	A		Local Plan Allocation
ELv34	Firth Road south	2.38	Private	4,5,6	A		Local Plan Allocation
ELv36	Nettlehill Road east	1.47	Private	4,5,6	A	Structural planting on east boundary adjacent to houses retained or supplemented.	Planning permission for industrial unit (70,000 square feet) in 2007.
ELv62	Houstoun Interchange east	1.31	Erigal	4	E	Site suitable for other commercial uses. Access form Houstoun Road.	Planning brief approved 2005.

KIRKTONCAMPUS

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv37	Simpson Parkway	0.65	Private	4,5	C	Minimise disruption to surrounding woodland to north and west.	Local Plan Allocation
ELv39	Former Rosebank Nursery	8.3	WLC	4,5	C	Flood risk assessment. Capable for sub-division into 3 distinct areas each capable for subdivision. Quality frontage development. Footpath connection and minor pedestrian bridge across Killandean Burn to link with Greenway to north. Northeast site suitable for single/low rise building, subject to engineering works that accommodate any flood risk to site and downstream and provides a landscape masterplan for the lower area to the south.	Local Plan Allocation
ELv41	Alba Campus	24.61	SEE&L/ Private	4	D	Master plan prepared – various sized sites available. Completion of recreational walkway on south boundary. Road connection from West Livingston CDA to west (across Killdean Burn) to link to Charlesfield Road extension needs to be safeguarded.	High amenity class 4 developments.
ELv43	MacIntosh Road	4.79	Private	4,5	C	Access from Macintosh Road.	Local Plan Allocation
ELv44	Macintosh Road west	0.89	Private	4,5	C	Access from Macintosh Road.	Local Plan Allocation
ELv45	Kirkton South Road	0.93	Private	4,5	C	Access from Lister Road.	Local Plan Allocation
ELv46	Gregory Road east	3.31	Private	4,5	C	Access form existing spur off Gregory Road. Retention of shelterbelt along western boundary (no buildings within 10m of crown drip line of trees.	Local Plan Allocation
ELv47	Gregory Road	1.37	Private	4,5	H	Access from existing site to west.	Local Plan Allocation
ELv48	Gregory Road west	7.98	Private	4,5	C	Access from Gregory Road. Suitable for sub-division with master plan.	Local Plan Allocation
ELv49	Gregory Road	0.8	Private	4,5	C		Local Plan Allocation
ELv52	Allen Road	1.09	WLC	4	D		Sub-divided to 6 plots with 4 remaining.

OAKBANK/LINHOUSE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv54	Linhouse	75.68	WLC/Private	4, 5	G	<p>Safeguarded by SPP2.</p> <p>Secondary access from Murieston Road.</p> <p>Separation of Linhouse Water and protection of watercourses from surface water contamination.</p> <p>Removal of power lines across Linhouse Water preferred.</p> <p>Core area approx. 50ha suitable for single user.</p> <p>Existing structural planting and recreational foot and cycle paths.</p>	<p>Draft development brief prepared.</p> <p>SPP2 and E&LSP site of national importance situated within Livingston Countryside Belt.</p>
ELv56	Redcraig west	5.09	Private	4, 5, 6	A	<p>Existing bund retained to north and east open space area.</p> <p>Right turn lane on A71 dependent on scale of use.</p> <p>Alternative access from A71 or access from east boundary.</p>	<p>Planning permission granted for erection of 17,200sqm of 6 industrial units for class 4, 5, 6 development.</p>
ELv59	Williamston north	3.4	SEE&L/ Private	4, 5, 6	B	<p>Single access form Oakbank Park Road.</p> <p>Retention of woodland on north and west boundaries.</p> <p>Bunding along northern boundary to maintain residential amenity to north.</p> <p>Pedestrian/cycleway across central portion of site linking Murieston East Road to south of railway/ Williamston South site.</p>	<p>Local Plan Allocation</p>
ELv60	Williamston south	7.29	WLC	4, 5	C	<p>Design/massing to respect prominent skyline viewed from north and minimise visual impact from Linhouse Valley.</p> <p>Upgrade of adjacent recreational route to west linking north to Williamston North site and west and south into existing path network.</p>	<p>Development situated within Livingston Countryside Belt.</p>
ELv68	Houstoun Interchange (north west)	1.04	WLC	4	D	<p>Flood risk assessment.</p> <p>Drainage impact assessment.</p> <p>Planting to west to be retained.</p> <p>Landscaped frontage to Houstoun Road and the A899 (Livingston Road).</p>	<p>Approved planning brief 2008.</p>

STARLAW PARK

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv57	Starlaw Park	6.68	SEE&L/ Private	4, 5, 6	B, C, D	<p>100m protection zone on north boundary with Tailend Moss SSSI.</p> <p>Access form existing Tailend roundabout or new roundabout on Starlaw Road also potentially serving Starlaw Farm and Tailend South.</p> <p>Quality development fronting onto Starlaw Road.</p>	High pressure ethylene gas pipeline along west boundary. HSE consultation zone.

DEER PARK BUSINESS PARK

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv61	Deer Park	0.8	Private	4	D	<p>Site safeguarded for high amenity office park development.</p> <p>M8 frontage requires high standard of architectural and landscape design.</p>	Local Plan Allocation
ELv64	Beugh Burn	33.0	Private	4, 5, 6	A	<p>Re-alignment of Beugh Burn and integrated SUDS scheme.</p> <p>Access from Dechmont roundabout/Pumpherstons Road.</p> <p>Consideration of integration with adjacent proposed park & ride facility.</p> <p>Protection of existing amenity of adjacent residential properties.</p> <p>Retention of shelterbelt along south boundary (thinning and replacement planting required).</p> <p>Master plan to include variety of plot sizes.</p>	Local Plan Allocation
ELv65	Almondvale Business Park	1.25	Private	4	D		Local Plan Allocation
ELv66	Almondvale Business Park	1.66	Private	4	D		Local Plan Allocation
ELv67	Almondvale Business Park	0.8	Private	4	D		Local Plan Allocation

NEWTON NORTH

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ENn1	Newton north	1.0	Private	4, 5, 6	B	<p>Suitable for small to medium to medium sized business premises.</p> <p>Master plan and landscaping proposals due to location within AGLV.</p> <p>Alternative uses for parts of the site will be considered favourably provided they remain minor and ancillary to the principle use of the site for business, general industrial and storage & distribution.</p>	For the avoidance of doubt, the site is not suitable for retail or residential uses.

WEST CALDER

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EWc1	Westwood central	6.3	Private	4, 5, 6	A	<p>Suitable for small, self-contained, single user industrial/business use.</p> <p>Use existing access to west.</p> <p>Mature shelterbelt on northern boundary to be retained and under-planted.</p>	Outline planning permission granted and master plan prepared.
EWc4	Westwood west	1.32	Private	4, 5, 6	A	Respect proximity of adjacent Five Sisters scheduled ancient monument.	Local Plan Allocation

WHITBURN

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EWb3	Drum Farm	1.56	Private	4	D		Local Plan Allocation
EWb4	Cowhill, Whitburn	54.09	WLC/Private	4, 5, 6	B	<p>Flood risk assessment.</p> <p>Master plan prepared.</p> <p>Access from B7066. Direct access from development-funded M8 junction and new distributor road.</p> <p>Asserted right of way north-south across site.</p> <p>Site must integrate with "Heartlands" proposals at Polkemmet to south.</p>	Planning permission granted for a hotel, and office use (class4).

Housing sites

PREFACE

A number of additions and revisions have been made to the documents previously referenced in the *Finalised West Lothian Local Plan* (FWLLP) as Appendices 6.1 and 6.1.1. The data presented in the FWLLP was incomplete and of a provisional nature and the opportunity has now been taken to remedy this and to:

- consolidate Appendices 6.1 and 6.1.1 into a single Appendix 6.1;
- correct a number of typographical errors;
- align site capacity estimates with the *Housing Land Audit 2007* and actual planning permissions;
- reflect known completion figures; and
- review and update specific constraints and development requirements following discussion with relevant consultees.

The council is of the view that this serves to make Appendix 6.1 a more reliable and comprehensive source of information.

NOTES Figures relating to the capacity of each site are based on actual planning permissions or *Housing Land Audit 2007*, where relevant. Where this is not applicable, an estimate of the capacity of each site has been made by applying a range of densities. Where additional information is available or site specific reasons apply, capacity figures have been refined. Figures have been updated from the pre-inquiry Appendix 6.1 in order to more accurately reflect the up to date planning requirements for the development of these particular sites. The figures relating to “under construction” are also derived from the *Housing Land Audit 2007*. Please note the conclusive capacity of each site can only be established through the detailed consideration of a planning application.

Addiewell

Number of units completed on sites identified in original 6.1 Appendix (2005)	41
Number of units on Established Sites (on sites not yet under construction)	65
Number of units within New Allocations	20
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Addiewell	85

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HAd3	Addiebrowhill	Completed	3.31	41						
HAd4	Loganlea Crescent	Established Site / Full Permission	2.31		35	Within settlement envelope Planning brief to be prepared	Upgrading of unadopted section of Loganlea Place required	Contributions to secondary school provision	LEAP required with facility for informal ball games (“striker goals”)	A,B. Wet ground Flood risk assessment required
HAd6	Muirhousesdykes Mains	Established Site / LP Site	1.76		30	Within settlement envelope Planning brief to be prepared	No access issues	Contributions to secondary school provision	Financial contributions to be used to facilitate improvements at Loganlea Park	Wet ground Flood risk assessment required
HAd7	Meadow Avenue north	New Allocation	1.00		20	Planning brief to be prepared	Minimum junction spacing of 25m required	Contributions to secondary school provision	Financial contributions to be used to facilitate improvements at Loganlea Park	Flood risk assessment required

Armadale

Number of units completed on sites identified in original 6.1 Appendix (2005)	613
Estimated number of units in Core Development Area	2000
Number of units on Established Sites (on sites not yet under construction)	80
Number of units within New Allocations	0
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	185
Indicative number of units still to be built out in Armadale	2265

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HAm 6	Former Atlas Steelworks - east & west	Under construction 35 remaining	11.03	261						
HAm 7	Stonerigg Depot	Under construction 13 remaining	0.55	13						
HAm 8	Muirfield, North Street	Established Site / LP Site / Outline Permission	0.27		10	Vacant infill site within settlement envelope Constrained site within HLA 07 (Access) Planning brief to be prepared	Possible access issues May be difficult to achieve an adoptable standard access	Assessment of available capacity required at time of application / contributions to primary and secondary School provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B. Site susceptible to flooding
HAm 10	Heatherfield West	Established Site	2.95		70	Allocated in previous adopted local plan	Access to be taken from A89 to give wider access to CDA Possible requirement for traffic signals or roundabout	Assessment of available capacity required at time of application / contributions to primary and secondary school provision	Financial contributions to be used to facilitate improvements within the locality	Flood risk assessment required
HAm 12a	East Main Street & Nelson Park	Under construction 137 remaining	5.52	137		East Main Street site already benefits from detailed planning permission (90 units) Planning brief for Nelson Park site to be prepared (47units)				
HAm 12b	Hardhill Farm/Lower Bathville	Completed	6.89	133						
HAm 13	Lower Bathville Brickworks : Phase 1	Completed	15.83	234						
HAm 14b	Lower Bathville	Completed	0.24	20						

Bathgate

Number of units completed on sites identified in original 6.1 Appendix (2005)	1259
Number of units on Established Sites (on sites not yet under construction)	804
Number of units within New Allocations	141
Number of units with other planning support	200
Number of units still to be completed on sites identified under construction	1432
Indicative number of units still to be built out in Bathgate	2577

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBg 6	Inchcross north	Completed	2.08	38						
HBg 20	Little Boghead 5 Phase 2	Under construction 66 remaining	7.18	127						
HBg 22	Standhill	Established Site / LP Site	17.2		240	Allocated in previous adopted local plan and within settlement envelope	Access from new roundabout on A7066	Education constraints Contributions to both primary and secondary schools provision	Play provision to be provided within the development site	Flood risk assessment required
HBg 24	Napier Avenue	Established Site / LP Site	2.27		10	Previously allocated and within settlement envelope Planning Brief approved	Preferred access from west through adjacent former college site	Education constraints Contributions towards secondary school provision Primary school at capacity, phasing may be required	Provision to satisfy the requirements of the council's Residential Development Guide	A,B,C. History of flooding from this site Possible actions required by developer on and off site
HBg 25	Puir Wives Brae	Under construction 1 remaining	1.77	15						
HBg 27	Torphichen Road	Under construction 1 remaining	1.04	66						
HBg 29	Easton Road / Balmuir Road	Established Site / Full Permission	11.60		298		No access issues		Provision to satisfy the requirements of the council's Residential Development Guide	
HBg 30	Little Boghead 6	Established Site / LP Site	13.52		150	Allocated site within settlement envelope Development to comply with planning brief Site to be developed in 2 phases (area A & B)	Access via Factory Road / precise details to be agreed with engineers Junction capacity issues to be resolved	Education constraint Contributions towards secondary school provision	Play facilities required as per planning brief	A,B,C,D. Drainage impact assessment required History of nearby flooding from obstructed culvert Flood risk assessment required Action likely to be required by developer on and off site Possible risk from adjacent bodies of water in nature park Further details in planning brief

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBg 31	West Lothian College	Under construction 21 remaining	3.30	64						
HBg 37	Whiteside Industrial Estate	Under construction 56 remaining	1.84	122						
HBg 39	Wester Inch	Under construction 1158 remaining	109.00	2025						
HBg 40	Blackburn Road	Completed	4.36	12						
HBg 41	Pentland Avenue	Established Site / Expired Full Permission	0.73		21		Access problems to site Difficulty in providing an adoptable standard access	Assessment of available capacity required at time of application / Contributions to secondary provision required		Wet ground Drainage impact assessment required Flood risk assessment required Opportunity to dispose of surface water via swale to east
HBg 42	Edinburgh Road	Completed	0.14	24						
HBg 43a	Main Street	Established Site / Full Permission	0.09	15		Allocated site within settlement envelope		Education constraints Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required
HBg 43b	High Street	New Allocation / LP Site	0.33		15	Site within settlement envelope	West half of site approved for flats (0217/02) Footpath to be diverted Possible land ownership issues	Education constraint Contributions towards denominational secondary school Local primary school at capacity, phasing may be required	Provision to satisfy the requirements of the council's Residential Development Guide	A,B,C,D. Drainage impact assessment required
HBg 44	21 Jarvey Street	Completed	0.05	15						
HBg 45	Jarvey Street	New Allocation / LP Site	0.43		40	Site within settlement envelope planning brief to be revised	No access issues Footway along site frontage to be upgraded	Contribution towards secondary school provision Primary school at capacity, phasing may be required	Contribution to adjacent Balbardie Park facilities	Drainage impact assessment required
HBg 46	Ballencrieff Works, Balmuir Road	Under Construction 46 remaining	1.80	61						

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBg 47	Windyknowe	New Allocation / LP Site	1.75		60	<p>Planning brief to be prepared</p> <p>Particular care will need to be given to the new access arrangements, safer routes to school, the scale and form of development and it's associated landscaping</p> <p>A 20m wide tree belt is required along the western site boundary</p> <p>Development must provide an attractive gateway to the town</p> <p>Development to comply with the council's Residential Development Guide</p>	<p>Access from Glasgow Road and provision of drop off facility adjacent to school</p> <p>Speed restriction signs and traffic calming feature to be relocated / replaced</p> <p>Footpath to link with existing network</p>	<p>Assessment of available capacity required at time of application / contributions to secondary provision</p>	<p>Contribution to play facilities at Windyknowe</p>	<p>Flood risk assessment required</p>
HBg 48	Bathgate Foundry south	Post Audit 2004 / Outline permission	3.04		200		<p>Access to be taken from new road to be constructed as part of Airdrie - Bathgate railway scheme</p>	<p>A Section 75 Agreement is in place regarding school contributions</p>	<p>LEAP to be provided by developer, designed to accommodate ball games</p>	<p>Flood risk assessment required</p>
HBg 49	Boghall Playing Fields, north west	Established Site / LP Site	2.38		70	<p>Planning brief available</p>	<p>No access issues</p>	<p>Assessment of available capacity required at time of application / contributions to secondary provision</p>	<p>Provision to satisfy the requirements of the council's Residential Development Guide</p>	<p>Wet ground</p> <p>Drainage impact assessment required</p> <p>Risk of flooding</p> <p>Opportunity to dispose of surface water via swale to east</p>
HBg 50	Muir Road	Under construction 39 remaining	0.74	78						
HBg 51	Kaim Park Hotel	New Allocation / LP Site / Full Permission	0.48	16						
HBg 52	Marina Road	Under construction 44 remaining	0.35		44					
HBg 54	Hardhill Road	New Allocation / Full Permission	0.8		10					

Blackburn

Number of units completed on sites identified in original 6.1 Appendix (2005)	120
Number of units on Established Sites (on sites not yet under construction)	208
Number of units within New Allocations	90
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	79
Indicative number of units still to be built out in Blackburn	377

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBb 2	East Main Street north / Farrier Court	Under construction 76 remaining	3.54	76						
HBb 3	Redhouse east	Completed	8.93	51						
HBb 5	Redhouse west	Established Site / Outline Permission	3.26		70	Planning brief available	No access issues	Assessment of available capacity required at time of application / contributions to secondary provision	Play area required	Flood Risk Assessment required
HBb 6	Riddochill Road	Established Site / LP Site	0.57		17	Allocated site Planning brief to be prepared	Existing footpath access to be upgraded to adoptable standard	Assessment of available capacity required at time of application / contributions to secondary provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B,C,D. Drainage impact assessment required Flood risk assessment required
HBb 8	Old Fire House, Glasgow Road	Completed	0.30	7						
HBb 9a	Pinewood Place	Under construction 3 remaining	2.11	60						
HBb 9b	Elm Grove Phase 2	Established Site / LP Site / Full Permission	3.26		84	Allocated site	Access to be taken from adjacent site currently under construction	Contribution towards secondary school provision	LEAP site	Wet ground Drainage impact assessment required Flood risk assessment required
HBb 10	West Main Street (west)	Established Site / LP Site	0.20		6	Allocated site within settlement envelope Planning brief to be revised	No access issues	Education constraints Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B. Drainage impact assessment required
HBb 11	West Main Street (east)	Established Site / LP Site	0.19		6	Allocated site within settlement envelope	No access issues	Education constraints. Contributions towards denominational secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B. Drainage impact assessment required
HBb 13	33 East Main Street	Established Site / LP Site	1.68		10		No access issues	Assessment of available capacity required at time of application / contributions to secondary provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required
HBb 14	East Main Street (2)	Completed	0.30	5						

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBb 15	Rowan Drive east	New Allocation / LP Site	1.02		50		No access issues	Education constraints. Contribution towards secondary School provision	Financial contributions to be used to facilitate improvements to nearby Murrayfield Park	Flood risk assessment required
HBb 16	Beechwood Road	Established Site / LP Site	0.18		10	Allocated site Planning brief available	No access issues	Education constraints Contribution towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B. Drainage Impact Assessment required
HBb 17	Ladeside Avenue (west & east)	New Allocation / LP Site	0.41		20	Within settlement envelope Planning brief to be prepared	No access issues	Education constraints towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Caution to be exercised re presence of culvert Drainage impact assessment required
HBb 18	Bathgate Road	Established Site / Full Permission	0.15		5		No access issues	Assessment of available capacity required at time of application / contributions to secondary provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required
HBb 19	Ash Grove East	New Allocation / LP Site	0.38		20	Planning brief to be prepared	No access issues	Assessment of available capacity required at time of application / contributions to secondary provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required

Blackridge

Number of units completed on sites identified in original 6.1 Appendix (2005)	29
Number of units on Established Sites (on sites not yet under construction)	5
Number of units within New Allocations	240
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	201
Indicative number of units still to be built out in Blackridge	446

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBr 2	Westcraigs Inn	Under construction 2 remaining	0.29		5					
HBr 4	Blackridge Farm	Under construction 30 remaining	1.28	30						
HBr 5	Harthill Road	Under construction 118 remaining	11.42	138						
HBr 6	Blackridge Farm East	Under construction 4 remaining	0.64	10						
HBr 7	Langside Drive	Under construction 50 remaining	1.02	47						

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBr 8	Craiginn Terrace	New Allocation / LP Site WLC minded to grant permission subject to a Section 75 Agreement	13.91		210	Require to safeguard land for health centre, station and park and ride	No access issues Contribution by developer towards traffic calming on A89	Assessment of available capacity required at time of application / contributions towards primary and secondary provision	There is an opportunity to rationalise facilities along the land bordering the watercourse	Flood risk assessment required An environmentally sustainable engineering solution to the flooding issue to be agreed in consultation with SEPA, before planning permission is granted DIA and WIA carried out. Results conclude that the first two phases can proceed prior to upgrade of Waste Water treatment works Phase 3 may need further upgrade
HBr 9	Woodhill Road	New Allocation / LP Site	0.90		30	Planning brief to be prepared	The "blister" area to be removed and access provided to east side of "blister" 25m from cul-de-sac. Footway required on south side	Assessment of available capacity required at time of application / contributions towards primary and secondary schools	Financial contributions to be used to facilitate improvements to nearby Blackridge Park	Flood risk assessment required

Breich

Number of units completed on sites identified in original 6.1 Appendix (2005)	14
Number of units on Established Sites (on sites not yet under construction)	5
Number of units within New Allocations	120
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	24
Indicative number of units still to be built out in Breich	149

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBC 2	Breich Terrace Phase 1 Breich	Completed	0.35	8						
HBC 3	Rashiehill Crescent	Established Site / LP Site	0.15		5	Allocated site Planning brief to be prepared	No access issues	Options being developed for replacement of existing primary school	Provision to satisfy the requirements of the council's Residential Development Guide	A,B. Flood risk assessment required
HBC 5	Woodmuir Road west	Under construction 24 remaining	2.14	30						
HBC 6	Woodmuir Road east	New Allocation	4.08		120	Infrastructure constraint Planning brief to be prepared		No development can proceed until funding is committed towards replacement school	Financial contributions to be used to facilitate improvements to nearby park	Flood risk assessment required

Bridgend

Number of units completed on sites identified in original 6.1 Appendix (2005)	0
Number of units on Established Sites (on sites not yet under construction)	46
Number of units within New Allocations	0
Number of units with other planning support	0
Number of units still to be completed on sites identified underconstruction	0
Indicative number of units still to be built out in Bridgend	46

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBd 1	Woodside	Established Site / LP Site	0.75		6	Allocated site Planning brief to be prepared	No access issues Anticipated that road will remain private	Constrained Dependent on available capacity within Linlithgow Academy. Likely post 2011 depending on CDA proposals	Provision to satisfy the requirements of the council's Residential Development Guide	A,B,C. Flood risk assessment required
HBd 2	Willowdean south	Established Site / LP Site	1.12		40	Allocated site Planning brief to be prepared	Road capacity issues to be resolved	Constrained Dependent on available capacity within Linlithgow Academy, likely post 2011 depending on CDA proposals Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to nearby park	A,B. Flood risk assessment required

Broxburn

Number of units completed on sites identified in original 6.1 Appendix (2005)	392
Estimated number of units in Core Development Area	1550
Number of units on Established Sites (on sites not yet under construction)	535
Number of units within New Allocations	22
Number of units with other planning support	0
Number of units still to be completed on sites identified underconstruction	71
Indicative number of units still to be built out in Broxburn	2173

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HUB 12	Greendykes Road	Established Site / LP Site	2.84		50	Part of CDA proposals		Contributions towards primary and secondary school provision	To be determined by masterplan	Flood risk assessment required
HUB 13	Holmes 2	Established Site / LP Site	1.52		20	Allocated site Planning Brief approved	Road adoption issues to be resolved	Constrained Contributions to denominational primary and secondary school provision	Financial contributions to be used to facilitate improvements within the locality	Flood risk assessment required
HUB 15	Albyn	Established Site / LP Site	22.35		350	Part of CDA proposals but does not contribute to the Established Housing Land Supply	Transportation Impact Assessment will be required	Contributions towards primary and secondary school provision	To be determined by masterplan	Flood risk assessment required

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HUB 17	Candleworks	Established Site / LP Site	7.71		100	Planning brief available	Clarkston Road to be extended to Greendykes Road	Constrained Contributions towards primary and secondary school provision	To be determined by masterplan	Flood risk assessment required The developer must also implement a mid stream screen on the Liggat Syke
HUB 19	Holmes Road	Completed	7.47	106						
HUB 20	Holmes Road	Completed	0.59	30						
HUB 22	Holmes (west) Phase 1	Completed	3.86	95						
HUB 23	Middleton	Under Construction 6 remaining	4.40	93						
HUB 25	West Main Street	Established Site /	0.14		5		Proximity of traffic signals means access must be taken on northern boundary	Contributions towards denominational primary and secondary schools		
HUB 26	McIntosh Court	Completed	2.57	9						
HUB 27	Easter Road	Completed	0.29	16						
HUB 28	Bridge Place (west)	Established Site	0.26		10	Within settlement envelope Planning brief to be prepared	Upgrade footpath to Main Street	Constrained contributions towards primary and secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Flood risk assessment required
HUB 29	Holmes north	New Allocation / LP Site	0.27		8	Planning brief available	Road adoption issues to be resolved Possible requirement to upgrade section of private road	Contributions towards primary and secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Flood risk assessment required
HUB 30	Park Terrace	Completed	0.99	44						
HUB 31	Holmes West (No 6 field)	Under construction 44 remaining	1.89	44						
HUB 32	Pyothall Road	Completed	0.42	5						
HUB 33	Former community centre	Under construction 21 remaining	0.20	21						
HUB 34	Johnston Avenue	New Allocation/ Full Permission			14	Planning brief approved	No access issues	Contributions towards primary and secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Flood risk assessment required

Dechmont

Number of units completed on sites identified in original 6.1 Appendix (2005)	20
Number of units on Established Sites (on sites not yet under construction)	250
Number of units within New Allocations	250
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	2
Indicative number of units still to be built out in Dechmont	502

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HBn 1	Bangour Village Hospital	Established Site / LP Site	69.10		250	Policy support in local plan for the redevelopment of this significant brownfield site	Subject to Masterplan and transportation impact assessment	Funding of new primary school Contributions towards denominational primary and secondary school provision	Play provision to comply with NPFA 6 acre standard (latest version) as a minimum NEAP and several LEAP's required	Flood risk assessment required
HBn 1	Bangour Village Hospital (expansion)	New Allocation			250	Environmental capacity of site allows increase of numbers	Subject to Masterplan and transportation impact assessment	Funding of new primary school Contributions towards denominational primary and secondary schools	Play provision to comply with NPFA 6 acre standard (latest version) as a minimum NEAP and several LEAP's required	Flood risk assessment required
HDm 1	Houston 3	Under construction + 2 remaining	1.58	22						

East Calder

Number of units completed on sites identified in original 6.1 Appendix (2005)	0
Estimated number of units in Core Development Area	2800
Number of units on Established Sites (on sites not yet under construction)	36
Number of units within New Allocations	114
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in East Calder	2950

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HEc 3	Langton Gardens	Established Site / LP Site	1.19		36	Allocated site within settlement boundary	No access issues	Contributions towards primary and secondary school provision	Financial contributions to be used to facilitate improvements to the neighbouring area of open space	A,B,C,D. Flood risk assessment required The culvert at the northwest corner of the site might potentially offer an outlet for the disposal of surface water from the developed site The developer will need to determine whether any water leads into the ditch and deal with the findings accordingly

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HEc 4	Millbank Depot	New Allocation / LP Site	1.36		40	Allocated site Planning brief to be prepared	No access issues	Contributions towards primary and secondary school provision	Financial contributions to be used to facilitate improvements to nearby facilities at Queens Terrace	Flood risk assessment required
HEc 5	Camps	New Allocation / Outline Permission	2.67		15	Outline planning permission approved Brief available	No access issues	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required Flood risk assessment required
HEc 6	Broompark Farm	New Allocation / Outline Permission	4.95		50	Outline planning permission approved	No access issues	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required Flood risk assessment required
HEc 7	Calderhall Terrace	New Allocation	0.27		9	Within settlement envelope	No access issues	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required

East Whitburn

Number of units completed on sites identified in original 6.1 Appendix (2005)	28
Number of units on Established Sites (on sites not yet under construction)	0
Number of units within New Allocations	0
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	11
Indicative number of units still to be built out in East Whitburn	11

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HEw 6	Redmill Park	Completed	2.95	19						
HEw 7	Old Mill Court	Completed	0.44	6						
HEw 8	Hens Nest Road	Under construction 11 remaining	20.31	14						

Fauldhouse

Number of units completed on sites identified in original 6.1 Appendix (2005)	56
Number of units on Established Sites (on sites not yet under construction)	242
Number of units within New Allocations	98
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	152
Indicative number of units still to be built out in Fauldhouse	492

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HFh 2	Croftfoot Farm Phase 2	Under construction 2 remaining	3.44	10						
HFh 7	Eastwood Park	Under construction 48 remaining	3.41	85						

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HFh 8	Meadow Crescent	Established Site / LP Site	0.37		7	Previously allocated site Constrained site due to access Planning brief to be prepared	Concerns over access	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B. Drainage impact assessment required
HFh 10	Park View west	Established Site / LP Site	1.27		70	Previously allocated site Constrained site due to access Planning Brief to be prepared	Access to be taken from Park View	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements within the locality	Flood risk assessment required
HFh 11	Shotts Road	Established Site / LP Site	3.16		75	Previously allocated site Planning brief to be prepared which includes requirement for reinstatement of the old shelter belt on the western boundary of the site	No access issues	Contributions towards denominational secondary school provision	Financial contributions to be used to facilitate improvements to Caledonian Road facilities and on-site works to improve access	A,B. History of problems with surface water run off from this site
HFh 14	Croftfoot Farm	Established Site / LP Site	3.57		90	Previously allocated site Planning brief to be prepared	Access issues to be resolved	Contributions towards secondary school provision	Financial contributions to be used to provide green space adjacent to the core path	Flood risk assessment required
HFh 15	Croftfoot Drive	Under construction 91 remaining	3.29	91						
HFh 16	Harthill Road	Under construction 7 remaining	1.42	13						
HFh 17	Willowbrae	Under construction 4 remaining	0.52	9						
HFh 18	Lanrigg Road (2)	New Allocation			20	Planning brief to be prepared	No access issues	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Caution to be exercised re presence of culvert Drainage impact assessment required
HFh 19	Sheephousehill north	New Allocation			48	Planning brief to be prepared	Access issues to be resolved	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements within the adjacent park	Flood risk assessment required
HFh 20	Lanrigg Road (3)	New Allocation	1.8		30	Planning brief to be prepared	Developer to provide footway link to surrounding network and relocate 30 mph speed limit	Contributions towards secondary school provision		Drainage impact assessment required

Greenrigg

Number of units completed on sites identified in original 6.1 Appendix (2005)	104
Number of units on Established Sites (on sites not yet under construction)	5
Number of units within New Allocations	0
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Greenrigg	5

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HGr 1	Almondbank Farm	Completed	4.00	104						
HGr 4	Viewfield House	Established Site / Outline Permission	0.23		5		Potential access issues due to local authority boundary location	Contributions towards primary and secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required

Kirknewton

Number of units completed on sites identified in original 6.1 Appendix (2005)	139
Number of units on Established Sites (on sites not yet under construction)	90
Number of units within New Allocations	30
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	15
Indicative number of units still to be built out in Kirknewton	135

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HKn 2	Station Road	Under construction 10 remaining	5.50	127						
HKn 7	Station Road East	Established Site / LP Site	3.53		90	Previously allocated site Planning brief to be prepared	Access issues to be resolved. Difficulties in achieving access at preferred location	Primary school capacity constraint Contributions towards secondary school provision Consultation with City of Edinburgh Council required regarding availability of capacity at Balerno High School	Financial contributions to be used to facilitate improvements within the former MOD site	Flood risk assessment required
HKn 8 (1)	Camps Junction east	Under construction 5 remaining	1.78	20						
HKn 9	Station Road south	Completed	0.45	7						

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HKn 10	Station Road south (extension)	New Allocation			30	<p>Planning brief to be prepared</p> <p>Brief to consider if there is a need to safeguard part of the site to facilitate an extension of Kirknewton Primary School</p> <p>Landscaping required to provide contained boundary</p> <p>Tree planting belt of 15-20 metres depth required within the western and southern site boundaries</p>	Access to be through existing development	<p>Severe capacity constraint at local non-denominational primary school</p> <p>Contributions towards secondary school provision</p> <p>Consultation with City of Edinburgh Council required regarding availability of capacity at Balerno High School</p>	Financial contributions to be used to facilitate improvements to Kirknewton Park and also to secure safe pedestrian access	Drainage impact assessment required

Linlithgow

Number of units completed on sites identified in original 6.1 Appendix (2005)	191
Number of units on Established Sites (on sites not yet under construction)	20
Number of units within New Allocations	44
Number of units with other planning support	5
Number of units still to be completed on sites identified under construction	76
Indicative number of units still to be built out in Linlithgow	145

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HLI 9	Braehead east	Completed		25						
HLI 12	Preston House	Completed	0.74	6						
HLI 17	Stockbridge north (1)	Completed	1.88	42						
HLI 19	Beechwood Park	Post Audit 2004 / Full Permission for 1 house	0.97		5			<p>Further development constrained by lack of secondary provision</p> <p>Assessment of available capacity required at time of further applications</p> <p>Contribution towards secondary school provision</p>		
HLI 20	Braehead Road	Under construction 66 remaining	0.60	66						
HLI 21	Blackness Road	Completed	0.92	63						
HLI 22	Edinburgh Road	Completed	0.16	14						
HLI 23	18 Avonmill Road	Completed	0.31	18						

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
H/LI 25	Former Primary School, West Port	Completed	0.60	23						
H/LI 26	The Vennel	New Allocation / LP Site	0.07		10	Planning brief to be prepared	No access issues	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Flood risk assessment required
H/LI 27	Bus Garage, High Street	New Allocation / Full Permission	0.31		34		Existing access to be used with minor modifications to allow pedestrian access	Contribution towards secondary school provision		Drainage impact assessment required
H/LI 28	Lochside, High Street	Under Construction 10 remaining	0.19	10						
H/LI 29	Stockbridge north (2)	Established Site	1.2		20		Existing access to be used	Constrained by lack of secondary capacity Contribution towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Flood risk assessment required

Livingston

Number of units completed on sites identified in original 6.1 Appendix (2005)	498
Estimated number of units in Core Development Area	2200
Number of units on Established Sites (on sites not yet under construction)	442
Number of units within New Allocations	539
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	188
Indicative number of units still to be built out in Livingston	3369

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
H/Lv 21	Eliburn east 11	Under construction 32 remaining	1.09	32						
H/Lv 26	Ballantyne Place (south)	Established Site / LP Site	1.66		8	Previously allocated site in FWLLP Planning brief to be prepared	Access to be taken from Ballantyne Place	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements at Peel Park	Flood risk assessment required
H/Lv 38	Kirkton north 8	Completed	4.45	152						
H/Lv 59	Murieston south 6A	Established Site / LP Site	3.16		14	Previously allocated site	Minimum junction spacing of 40m required	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Flood risk assessment required

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HLv 61	Murieston south 8	Established Site	0.48		9		No access issues	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required
HLv 68	Former Laboratory, Craigshill	Established Site / Expired Full Permission	0.73		25		No access issues	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required
HLv 73	Bellsquarry 16	Established Site / LP Site	0.45		5	Previously allocated site in FWLLP Development to be restricted to street frontage and to take the form of detached houses on generously sized plots Planning brief to be prepared	No access issues	Education constraint at non-denominational primary school Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required Sensitivity Analysis required Developer required to provide a culvert beneath Calder Road to drain the playing field via the Woodland Trust ditch that runs along the east boundary of HLv73
HLv 76	Craigshill 35	Established Site / LP Site	0.24		10	Previously allocated site in FWLLP	No access issues	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required
HLv 79	Forth Drive, Craigshill	Established Site / LP Site	0.15		10	Previously allocated site in FWLLP	Access to be taken from Forth Drive	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B. Drainage impact assessment required
HLv 85	Dedridge east R2	Established Site / LP Site	0.39		15	Previously allocated site in FWLLP Planning brief to be prepared	No access issues	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B, possible C. Drainage impact assessment required
HLv 90	Knightsridge west R1B	Completed	0.20	10						
HLv 93 (a&b)	Ladywell west R3	Completed	1.71	80						
HLv 93 (c)	Hawk Brae	Under construction 24 remaining	0.18	24						

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HLv 94	Murieston south R1	Established Site / LP Site	0.94		10	Planning brief to be prepared	Access to be minimum of 40m from junction of Murieston Valley / Murieston Road	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required
HLv 100	New Calder Paper Mills	Established Site / Expired Full Permission	0.68		5	Expired full permission	Access to be taken from road leading to Paper Mill. No direct frontage access	Assessment of available capacity a time of applications / contributions towards secondary and potentially primary provision	Provision to satisfy the requirements of the council's Residential Development Guide	Flood risk assessment required
HLv 104	Deer Park	Under construction 80 remaining		146						
HLv 105	Livingston Rugby Club, Craigshill	Completed	0.60	10						
HLv 106	Kirkton north R5	Established Site / LP Site	1.03		20	Previously allocated site Planning brief to be prepared	No access issues	Education constraint to be addressed through catchment review	Financial contributions to be used to facilitate improvements developer to ensure good pedestrian linkage to adjacent play facilities	Drainage impact assessment required
HLv 107	Houston West Interchange	Established Site / LP Site / Full Permission	2.68	56			No access issues	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to park north of Cameron Way	A,B. Drainage impact assessment required
HLv 109	Cousland Interchange east	Established Site / LP Site	1.58		30	Previously allocated site Planning brief to be prepared The existing trees and the mature shelter belt to the west of Inglewood Street and the majority of the woodland to the north east of Inglewood Street, adjacent to Craigshill Road, to be retained	Access dependent upon reconfiguration of Cousland Road	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to the play facilities west of Craigs Farm	A,B. Drainage impact assessment required
HLv 110	Centre Interchange	Established Site / LP Site	1.60		80	Previously allocated site	Access limited depending on alignment of new link road	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to the facility	A,B. Drainage impact assessment required

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HLv 111	Kirkton north 10b	Established Site / LP Site	3.22		45	Planning brief to be prepared	No access issues	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to the Almond Greenway	A,B,C. There is a surface water capacity problem affecting this site. Regional SUDS control in place
HLv 115	Oldwood Place	Established Site / LP Site	3.19		100	Planning brief to be prepared Existing shelter belt to be supplemented "Striker" goals to be relocated to central parkland area to the west of site	Existing access to be upgraded to allow for a right turn lane on Houstoun Road Bridge widening also required	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary provision	Financial contributions to be used to facilitate improvements to Eliburn Park	Flood risk assessment required
HLv 116	Houstoun Road	Under construction 52 remaining		196						
HLv 117	Craigshill north 2	Completed	1.00	36						
HLv 120	Almond East Road (east) (Beatlie School)	New Allocation / LP Site with outline permission	0.83		30	Allocated site within settlement boundary Planning brief to be prepared	Access issues to be resolved	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to existing facility The existing southern part of site shall be retained along with the small area of open space adjoining for kick-about use and any associated works be completed before any release of the site for housing	Drainage impact assessment required
HLv 121	Groves East, Craigshill east	New Allocation / LP Site	1.26		50		Access from Maple Grove only Existing access needs re-designed Ensure 200 house limit served by a cul-de-sac is not exceeded with this and adjacent development Planning brief to be prepared	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to Letham Park	A,B. Drainage impact assessment required

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HLv 122	Deans West Strip / Hardie Road	New Allocation / LP Site	1.18		5	Allocated site within settlement boundary Planning brief available	No access issues	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements and developer to ensure good pedestrian linkage to adjacent play facilities	Drainage impact assessment required
HLv 123	Almond South Junction	New Allocation			30	Planning brief to be prepared	Access required to be taken east of bus layby / underpass but impact on local park and pedestrian walkway needs to be assessed and clarified	Assessment of available capacity a time of applications / contributions towards secondary and potentially primary provision	Financial contributions to be used to facilitate improvements and developer to ensure good pedestrian linkage to adjacent play facilities	Drainage impact assessment required
HLv 125	Etive Walk	New Allocation / LP Site			50		Access to be taken from existing road Parking to be reconfigured / re located to suit layout	Assessment of available capacity a time of applications / contributions towards secondary and potentially primary provision	Financial contributions to be used to facilitate improvements to the facility west of Craigs Farm	Drainage impact assessment required
HLv 128	Inveralmond CHS Playing Field (north west)	New Allocation / LP Site	3.25		80	Planning brief to be prepared	Access to be taken from Ladywell West Road and centred between the Swift Brae and Swallow Brae junctions	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary school provision	2 new football pitches and associated improvements to be provided Reservation of a site for a community / teen centre before any release of land for housing Financial contributions to be used to facilitate improvements to Ladywell Park	Drainage impact assessment required Site already has potential SuDS basin
HLv 129	St Ninian's Primary (north)	New Allocation / LP Site	0.53		30	Planning brief to be prepared	Extension of Douglas Rise must incorporate bus turning area and parking provision for the school	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary school provision	Financial contributions to be used to facilitate improvements to the facility at Lanthorn Community Centre	Drainage impact assessment required
HLv 130	Uphall Station Infant School	New Allocation / LP Site	0.78		20	Planning brief to be prepared	Road Safety Audit required to determine suitable access position. No direct frontage onto B8046. TRO needed to revoke 20 mph speed limit for school	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary school provision	Financial contributions to be used to facilitate an extension to the adjacent play area at Nettlehill drive and re-provision it	Drainage impact assessment required Possible culvert

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HLv 134	New Calder Paper Mill	New Allocation/ LP Site	2.11		50		Existing access road to Paper Mill to be upgraded to adoptable standards	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary provision	Play facilities to be provided on site as part of development	Flood risk assessment required
HLv 135	Peel House, Ladywell	New Allocation / LP Site	0.96		24		Existing access road to be upgraded to adoptable standard	Assessment of available capacity at time of applications / contributions towards secondary and potentially primary provision	Financial contributions to be used to facilitate improvements to the facility at Gowanbank	Flood risk assessment required
HLv 136	Brucefield	New Allocation / LP Site	9.02		170	<p>Planning brief to be prepared</p> <p>Development to respect key environmental characteristics of the site</p> <p>Existing woodland shelter belt to be retained subject to an arboriculturalists report and where appropriate</p> <p>High quality of design demanded, particularly along northern boundary with A71</p> <p>Noise assessment required relative to railway and neighbouring industrial land uses</p> <p>Buildings to be set back from the A71</p> <p>HSE requirements to be observed in relation to pipeline</p>	<p>Access to the site to be taken preferably from the A71, but the south access from Brucefield Park west is acceptable in principle, with ancillary access from Young Square, subject to suitable pedestrian linkages and relocation of the access into site ELv2 onto Brucefield Park west.</p> <p>There may be a need for the developer to contribute to the cost of upgrading the existing footpath between Chapleton Drive and Parkhead Primary School and to the cost of a bus turning facility at Parkhead Primary School. These requirements will be clarified once the council's position on school catchment areas for the site are confirmed.</p>	<p>Developer contribution to capital works deemed necessary. This could involve contributions to new education infrastructure, improvements to existing pedestrian routes to Parkhead Primary School and/ or a new bus turning circle at Parkhead Primary School. The scale of developer contributions could depend on the outcome of any catchment area review for the site progressed by the council.</p>	Provision to be made for a public park with equipped play area	Flood risk assessment required

Longridge

Number of units completed on sites identified in original 6.1 Appendix (2005)	47
Number of units on Established Sites (on sites not yet under construction)	0
Number of units within New Allocations	30
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	51
Indicative number of units still to be built out in Longridge	81

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HLr 1	Rashierigg Place (plots)	Completed	1.52	23						
HLr 3	Curling Pond Lane	Under construction 51 remaining	3.66	70						
HLr 5	Longridge Inn, Main Street	Completed	0.42	5						
HLr 6	Fauldhouse Road North + SE	New Allocation / LP Site	6.42		30	Planning application submitted and council minded to grant	Details of access subject to Masterplan	Contributions towards secondary school provision	LEAP required	Drainage impact assessment required Flood risk assessment (land drainage issues)

Polbeth

Number of units completed on sites identified in original 6.1 Appendix (2005)	10
Number of units on Established Sites (on sites not yet under construction)	0
Number of units within New Allocations	49
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Polbeth	49

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HWc 9	Limefield Park	Completed	1.11	10						
HWc 10	Polbeth Farm	New Allocation /LP Site / Full Permission	1.11		24	Primarily redevelopment of brownfield site on settlement edge Planning brief to be prepared	No access issues	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to the facility at Ennis Park	Drainage impact assessment required
HWc 12	Limefield Mains	New Allocation / LP Site / Full permission	2.75		20	Previously allocated site	Access issues relative to new bridge	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements in adjacent park	Drainage impact assessment required
HWc 13	Part of Former Tennis Courts and land to the north	New Allocation / LP Site			5	Planning brief available	Access issues relative to new bridge	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required Flood risk assessment required

Pumpherston

Number of units completed on sites identified in original 6.1 Appendix (2005)	0
Number of units on Established Sites (on sites not yet under construction)	800
Number of units within New Allocations	290
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Pumpherston	1090

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HLv 98	Drumshoreland	Established Site / Part New Allocation / LP Site	87.76		960	Brownfield site largely within settlement boundary with previous allocations for employment use Strategic site subject to emerging Masterplan Planning brief covering part of site approved Masterplan submitted	Masterplan and traffic assessment required	Contributions towards secondary school and primary school provision	Play facilities and open space provision should be concentrated in two distinct areas Marrfield Park to be upgraded and a new park created	Flood risk assessment required
HLv 119	Pumpherston Golf Course	New Allocation / LP Site	4.19		130	Brownfield site subject to comprehensive redevelopment of Drumshoreland including planning gain Outline planning application withdrawn	Timing of development to link to the provision of Drumshoreland link road. Transport Assessment required	Contributions towards new secondary school and primary school provision	Play facilities to be provided on site as part of development	Drainage impact assessment required

Stoneyburn

Number of units completed on sites identified in original 6.1 Appendix (2005)	0
Number of units on Established Sites (on sites not yet under construction)	120
Number of units within New Allocations	5
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Stoneyburn	125

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HSb 6	Stoneyburn Farm east	Established Site / Full Permission	3.06		60	Planning brief to be prepared	No access issues	Contributions towards primary and secondary school provision	Financial contributions to be used to facilitate improvements within the adjacent park and provide for a pedestrian crossing refuge	Wet ground Drainage impact assessment required
HSb 7	Stoneyburn Farm west	Established Site / LP Site	2.65		60	Previously allocated site Planning Brief to be prepared	Access issues to be resolved	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements within the adjacent park and provide for a pedestrian crossing refuge	A.B. Drainage impact assessment required
HSb 8	Stoneyburn Workshops north	New Allocation	0.25		5	Planning guidelines prepared	No access issues	Contributions towards primary and secondary school provision	No requirement for dedicated facilities but developers required to make a financial contribution in accordance with the council's Residential Development Guide	Drainage impact assessment required

West Calder

Number of units completed on sites identified in original 6.1 Appendix (2005)	99
Number of units on Established Sites (on sites not yet under construction)	42
Number of units within New Allocations	12
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in West Calder	54

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HWc 3	49c West End	Completed	0.18	17						
HWc 4	Burngrange south	Completed	4.53	70						
HWc 8	Station Yard	Established Site / LP Site	1.31		42	Planning brief to be prepared	Access issues to be resolved	Contributions towards primary and secondary school provision	Financial contributions to be used to facilitate improvements to the facility at Parkhead	Flood risk assessment required
HWc 11	19 West End	Completed	0.09	12						
HWc 14	Harburn Road south	New Allocation / LP Site	0.4		12	Planning guidelines prepared	No access issues	Contributions towards primary and secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Flood risk assessment required

Westfield

Number of units completed on sites identified in original 6.1 Appendix (2005)	0
Number of units on Established Sites (on sites not yet under construction)	218
Number of units within New Allocations	322
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Westfield	540

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
Hwf 1	North Logie Brae	Established Site / Full Permission	10.04		218	Planning application submitted	No access issues	Potential contributions towards primary school and secondary school provision	Provision in accordance with the council's Residential Design Guide	Flood risk assessment required
Hwf 2	South Logie Brae and Paper Mill	New Allocation / LP Site	23.50		322	<p>Planning application submitted</p> <p>SI report to be submitted to address contamination issues</p> <p>Contributions from developers, including support for community improvements, to be secured by Section 75 Agreement</p> <p>Local neighbourhood centre site to be safeguarded at HWf2 or HWf1</p> <p>No development to be permitted at South Logie Brae until local neighbourhood centre constructed</p> <p>20m wide tree belt to be planted along southern boundary of South Logie Brae site</p>	£125,000 contribution to public transport improvements and new road and bridge	Contributions towards primary school and secondary school provision	Provision in accordance with the council's Residential Design Guide	Flood risk assessment required

Whitburn

Number of units completed on sites identified in original 6.1 Appendix (2005)	98
Number of units on Established Sites (on sites not yet under construction)	1970
Number of units within New Allocations	280
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Whitburn	2250

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
Hwb 4	Polkemmet	Established Site / LP Site Outline permission	81.95		1970		Details of access subject to masterplan	Contributions towards expansion of existing three primary schools	Play provision to comply with NPFA 6 acre standard (latest version) as a minimum Neighbourhood park required with several LEAP's	Flood risk assessment required
Hwb 5	East Main Street	Completed	0.85	29						

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HWb 6	Dixon Terrace (ex depot)	Completed	1.15	32						
HWb 9	West Main Street / Hunters Lane	Completed	0.16	14						
HWb 10	Ellen Street	New Allocation / LP Site	0.41		10	Allocated site within settlement envelope	Minor junction improvements required	Contributions towards secondary school provision	Provision to satisfy the requirements of the council's Residential Development Guide	Drainage impact assessment required Flood risk assessment required
HWb 11	East Main Street	New Allocation / LP Site	1.44		40	Brownfield site within settlement envelope	Existing annexe accessed from Main Street and proposed new build in south part of site to be accessed from Townhead Gardens	Contributions towards secondary school provision	Financial contributions to be used to facilitate improvements to the facility at Blaeberryhill Park	Drainage impact assessment required
HWb 12	Whitedalehead Road	Completed	0.62	23						
HWb 13	St Joseph's Primary School (south)	New Allocation / LP Site			30	Planning brief to be prepared	Junction positioned to allow 70m sightline to the west Footway along frontage of Dixon Terrace Traffic calming to be provided on Dixon Terrace	Contributions towards primary and secondary school provision	Requirement for upgrading of the pitch to the east of the site, before the site is released for housing	Drainage impact assessment required Developer required to install drainage scheme pre-designed by WLC
HWb 14	Polkemmet (Dixon Terrace south)	New Allocation			200	Planning brief available		Contribution towards primary and secondary provision	Play facilities to be provided on site as part of development	Drainage impact assessment required Flood risk assessment required

Wilkieston

Number of units completed on sites identified in original 6.1 Appendix (2005)	0
Number of units on Established Sites (on sites not yet under construction)	0
Number of units within New Allocations	50
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Wilkieston	50

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HWk 1	Wilkieston	New Allocation / LP Site			50	Planning brief to be prepared which should embrace areas to the south and east of the allocated site which are not to be developed and the future of the walled garden The total capacity of the site is 50 units	Access to the development must be taken from the existing western access point	Primary school capacity constraint Contributions towards secondary school Provision and potentially primary school provision	Provision to be made for a public park with equipped play area	Drainage impact assessment required

Winchburgh

Number of units completed on sites identified in original 6.1 Appendix (2005)	0
Estimated number of units in Core Development Area	3450
Number of units on Established Sites (on sites not yet under construction)	10
Number of units within New Allocations	20
Number of units with other planning support	0
Number of units still to be completed on sites identified under construction	0
Indicative number of units still to be built out in Winchburgh	3480

LP REF	SITE NAME	STATUS	AREA Hectares	UNITS Actual	UNITS Estimated	Development Planning	Transportation	Education	Open Space & Play Provision	Flood Risk
HWh 3	Castle Road	Established Site / LP Site	0.62		10	Previously allocated site Planning brief to be prepared	Access difficulties Preferred access through CDA mixed use allocation	Contributions towards primary and secondary schools provision	Provision to satisfy the requirements of the council's Residential Development Guide	A,B. Drainage impact assessment required
HWh 5	Winchburgh Primary School north	New Allocation / LP Site			20	Planning brief to be prepared Development not to proceed until CDA Masterplan has been agreed	No access issues	Constrained by secondary capacity at Dec 07 / Assessment of available capacity at time of application - contributions towards primary and secondary provision required	Financial contributions to be used to facilitate improvements to adjacent play facilities	Drainage impact assessment required

West Lothian Summary

Number of units completed on sites identified in original 6.1 Appendix (2005)	3758
Estimated number of units in Core Development Area	12000
Established supply in West Lothian (on sites not yet under construction)	5988
Number of units within New Allocations	2776
Number of units with other planning support	205
Number of units still to be completed on sites identified under construction	2487
Indicative total number of units still to be built out in West Lothian	23456

NOTES

- Where sites have the benefit of planning consent, requirements for these sites will be detailed in the planning consent.
- Where comments are made, developers are recommended to enter into detailed discussions with the council as soon as possible. The requirements detailed are not exhaustive and may be subject to alteration and/or addition as circumstances change.
- Where no detailed comments are made, developers are recommended to contact the council to confirm the requirements.
- Play provision definitions:
NEAP - Distance threshold 15 minutes. Formal kick pitch/wheeled sports.

LEAP - Distance threshold five minutes. Facilities for play for children aged up to 12 years old and to include at least five pieces of equipment in addition to both striker goals and basketball hoop.

5. Flood Risk designations are:

- A Developers will be required to submit a site specific drainage impact assessment (DIA) with their first application for planning permission whether outline or detail. The assessment must be comprehensive and must deal address the issues of waste and surface water and, where applicable, ground water. It must detail the measures that are proposed to deal with quality, quantity, environmental and amenity issues associated with surface and ground water pre and post-development. The planning authority and other regulators will be seeking an innovative strategy for sustainable drainage that complies and, ideally, exceeds the standards laid out in contemporary guidelines and regulations. In preparing their DIA, developers are referred to the document *National Drainage Impact Assessment – Guidance for Developers & Regulators* published by SEPA et al. Developers are advised of local variation and early consultation with the planning authority is therefore strongly recommended.
- B West Lothian covers two catchments with susceptibility to flooding. Both are also sensitive rivers in terms of water quality and quantity. To help minimise the cumulative effects of surface water on adjacent watercourses and a potentially adverse impact elsewhere, the developer will be required to attenuate flows. The generic attenuation criteria are currently under review. Developers must allow for the on site attenuation of the 1:100-year post-development flow to the equivalent of five litres per second hectare with sufficient on-site storage to accommodate the critical volumes from a storm of up to four hour duration. There may be scope to include attenuation as part of the surface water treatment facility required by SEPA. An end of line system alone is unlikely to be acceptable alone, instead, the developer will be required to include a series of source, site and regional controls as an integral part of his overall strategy. There is a strong preference for aboveground features that will help to enhance the landscape, amenity and habitat value of the proposed site. It is likely that the developer might reasonably be required to allocate up to five percent of the site area for the purposes of accommodating aboveground aspects of sustainable drainage systems. It is acceptable for these to be included as part of the public open space provision.
- C Where development includes or is adjacent to a watercourse, including culverted watercourses, ponds or functional flood plain or is otherwise recognised as having a raised water table or being susceptible to flooding in any other way, developers will be expected to submit with their Drainage impact assessment a full flood risk assessment. This must comply with Annex B of the Scottish Environment Protection Agency Policy No. 4, A SEPA *Planning Authority Protocol*. The statement will identify the extent of all susceptibility to flooding on the site from higher ground outwith the site, culverted watercourses beneath the site and from the adjacent watercourse from events up to and including the 1:200-year (0.5% probability) and the impacts of developing the site on other areas. The study must be carried out by a suitably qualified and experienced Hydrologist or Chartered Civil Engineer.
- D It is recommended that the opportunity be taken to assess the current condition watercourse corridors and to bring forward recommendations as to how they might best be restored to enhance habitat value and restore natural fluvial processes. The developer is recommended to liaise with SEPA and to secure advice from the River Restoration Centre in this regard. It is expected that a substantial green corridor will be provided alongside the watercourse. Where culverted watercourses are within or adjacent to a site the planning authority will require the applicant to have investigated the opportunities for opening these and naturally resorting the open channel in a way which accords with best contemporary practice. Development layouts will be expected to include watercourses and aboveground sustainable drainage features in a positive way. The applicant is referred to *Watercourses in the Community* published by SEPA (ISBN 1-901322-15-7) and *Liquid Assets - making the most of our urban watercourses* published by the Landscape Institute and the Institute of Civil Engineers. (ISBN 0 7277 2792 3) in this regard.

CDA ACTION PLAN**Generic requirements**

The anticipated infrastructure requirements applicable to all CDA housing proposals:

1. contributions to fund additional education infrastructure for the denominational secondary sector (funds will be used to construct a new denominational secondary school and, possibly, an extension to St Margaret's Academy, Livingston;
2. contributions for sustainable transport initiatives, including:
 - *funds to subsidise new bus services;*
 - *funds for school transport costs in circumstances where children will have to be bussed to school pending the construction of a new school or the extension of an existing school;*
 - *provision of bus shelters;*
 - *contributions to funds to assist with the implementation of proposals arising from public transport corridor studies and*
 - *contributions towards appointment of travel plan co-ordinator.*
3. water and drainage provision (including sustainable urban drainage)
4. provision of electricity, gas and other utilities;
5. upgrading of existing junctions/improvements to existing road network/ road signage;
6. traffic management initiatives including provision of traffic calming, pelican crossings etc; and
7. closure or redetermination of existing roads where appropriate.

The anticipated requirements for local facilities and amenities applicable to all CDA housing proposals:

- *land for community facilities;*
- *funds for town centre improvements in adjacent/host communities (i.e. Armadale, Winchburgh, Broxburn, West Calder, Polbeth, East Calder) ;*
- *serviced employment land;*
- *woodland planting to implement the Forest Habitat Network objective;*
- *management of existing trees and woodlands;*
- *open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council;*
- *provision of public art and commuted sums for future maintenance; and*
- *recycling facilities.*

Settlement requirements

The anticipated requirements for infrastructure, local facilities and amenities for CDA housing proposals in individual settlements:

a) Armadale: Infrastructure

Schools

- three single stream primary schools (or equivalent)
- contribution to cost of funding Public Private Partnership (PPP) scheme to extend Armadale Academy;

Transport

- new distributor road network serving the southern expansion of the town linking Lower Bathville, A801 and B8084;
- new distributor road serving expansion at Colinshiel linking East Main Street with B8084;
- land for railway station and associated park and ride provision at Tarrareoch/Trees Farms;
- network of pedestrian and cycleway links including new cycleway connections to National Cycle Route 75 and links to the paths in the surrounding countryside;
- improvements to B8084 including provision of footway link at bridge over safeguarded Bathgate-Airdrie rail line;
- dualling the A801 between Boghead Roundabout and M8 junction 4; and
- contribution to park and ride provision on the south side of the former Bathgate-Airdrie rail line.

Local facilities and amenities

- enhancement of open space area between Avondale Drive and Upper Bathville and formation of community woodland on western edge of Armadale;
- woodland planting adjacent to A801, to north and east of mixed use allocation at Colinshiel and on the edge of the allocations at Standhill;
- extension of Armadale Round Town Walk;
- contribution to improved library facilities;
- management plan for Colinshiel Wood; and
- land for new cemetery.

b) Winchburgh: Infrastructure

Schools

- land for non-denominational secondary school;
- land for denominational secondary school (joint campus to be explored);
- additional primary school capacity which results in the equivalent of seven single stream primary schools being available in Winchburgh. (six non-denominational and one denominational);
- extension to Winchburgh and Holy Family Primary Schools; and
- joint funding (with East Broxburn CDA developers) of new non-denominational secondary school to be located at Winchburgh.

Transport

- joint funding (with East Broxburn CDA developers) of new distributor road network linking new housing at Winchburgh with new housing at East Broxburn;
- joint funding (with East Broxburn CDA developers) of improvements to B8020 between Winchburgh and Broxburn;
- new railway station at Winchburgh and associated park and ride and public transport interchange;
- potential new junction on the M9 with associated park and ride. The new trunk road junction associated with the Winchburgh CDA may stand alone or may be included within the infrastructure options supporting the Replacement Forth Crossing. If any transport options emerging for the Winchburgh CDA need to be included within the infrastructure options supporting the Replacement Forth Crossing, then appropriate contributions to Scottish Government/Transport Scotland will be required in accordance with Circular 12/1996; and
- network of pedestrian and cycleway links including cycleway connections to Union Canal towpath and links to the paths in the surrounding countryside.

Local facilities and amenities

- public car park for new town centre;
- additional landscaping and improved recreational access and management plan for claypit and surrounding area;
- joint preparation (with East Broxburn CDA developers) of a management plan for the scheduled Greendykes and Faucheldean Bings and for the "green corridor" between Winchburgh and East Broxburn and funds to allow implementation of the plan;
- preparation of a strategy to restore Niddry Bing;
- joint funding (with East Broxburn CDA developers) of works to rehabilitate the non-schedule parts of Greendykes Bing;
- preparation of a strategy for restoration of Auldcaithie landfill site;
- enhancement of existing river corridors within master plan area;

- land for cemetery extension;
- land for canal related facilities having regard to the Edinburgh-West Lothian Union Canal moorings study prepared by British Waterways; and
- contribution to library provision.

c) East Broxburn: Infrastructure

Schools

- joint funding (with Winchburgh CDA developers) of new non-denominational secondary school to be located at Winchburgh;
- double stream primary school (or two single stream primary schools depending on phasing of new housing developments); and
- extension to St Nicholas' RC Primary School.

Transport

- joint funding (with Winchburgh CDA developers) of new distributor road network linking new housing at Winchburgh with new housing at East Broxburn;
- joint funding (with Winchburgh CDA developers) of improvements to B8020 between Winchburgh and Broxburn;
- park and ride provision at Kilpult south of A89;
- network of pedestrian and cycleway links including cycleway connections to Union Canal towpath and improved links to town centre via Stewartfield Park;
- new distributor road linking Clarkson Road with the A89 via Candleworks, Albyn and West Wood; and
- new distributor road linking Clarkson Road with B8020 via the mixed use site at Greendykes Road West.

Local facilities and amenities

- joint preparation (with Winchburgh CDA developers) of a management plan for the scheduled Greendykes and Faucheldean Bings and for the "green corridor" between Winchburgh and East Broxburn and funds to allow implementation of the plan;
- joint funding (with Winchburgh CDA developers) of works to rehabilitate the non-scheduled parts of Greendykes Bing;
- Land for canal related facilities having regard to the Edinburgh – West Lothian Union Canal moorings study prepared by British Waterways;
- Contribution to improvements at Stewartfield Park; and
- Woodland planting to north of mixed use sites at Pyothall Road, Greendykes Road West and Greendykes Road East as extension of Broxburn Community woodland.

d) West Livingston/Mossend: Infrastructure

Schools

- joint funding (with Calderwood CDA developers) of new non-denominational secondary school to be located at Calderwood;
- double stream primary school; and
- extensions to St Mary's RC Primary School (Polbeth) and to Parkhead Primary School (West Calder).

Transport

Contribution to park and ride provision on the south side of the former Bathgate-Airdrie rail line.

- network of pedestrian and cycleway links including cycleway connections to National Cycle Route 75 at Starlaw;
- improvements at West Calder railway station including provision of park and ride, bus turning facility, cycle parking at the north side of the station and the partial closure of the existing substandard access onto Limefield Road;
- provision of park and ride for Gavieside and associated bus priority to town centre along Charlesfield Road being the required contribution to Phase 2 of Livingston Fastlink;
- new distributor road network linking Toll Roundabout with Alba Campus;
- new distributor road network linking A71 with Simpson Parkway (Kirkton Campus) via Stepend and Gavieside Farm; and
- improvements to A705 between Toll Roundabout and Seafield.

Local facilities and amenities

- public car park for new village centre at Gavieside;
- management plan for Briestonhill Moss and funds to implement plan;
- safeguard land for extension of Almond Valley Heritage Centre light rail route on north side of River Almond;
- enhancement of river corridors within master plan area;
- extension of existing greenway associated with River Almond;
- new greenways associated with West Calder Burn, Harwood Water and Breich Water; and
- contribution to library provision.

e) Calderwood: Infrastructure

Schools

- land for non-denominational secondary school;
- joint funding (with West Livingston/Mossend developers) of new non-denominational secondary school to be located at Calderwood;
- three single stream primary schools (or equivalent); and
- extension to St Paul's RC Primary School (land and improved access also required).

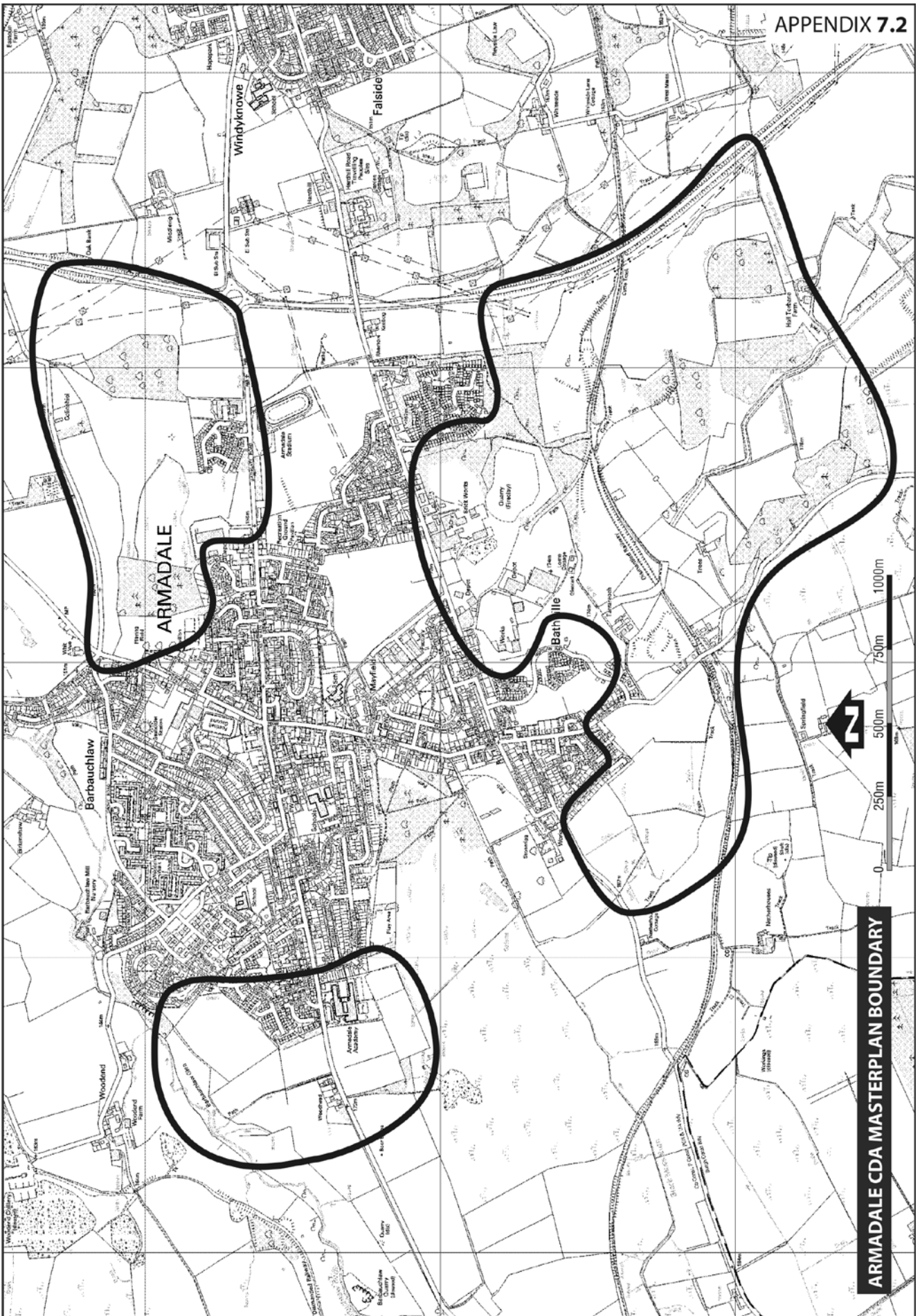
Transport

- contribution to improvements at Kirknewton railway station including provision of new park and ride facility, bus turning facility and cycle parking;
- network of pedestrian and cycleway links including cycleway connections to National Cycle Route 75 and Kirknewton Railway Station;
- network of distributor roads linking B7015 with A71 (with bus priority);
- upgrading of B7031 from A71 to Kirknewton Railway Station; and
- relief road for Wilkieston linking A71 with B7030.

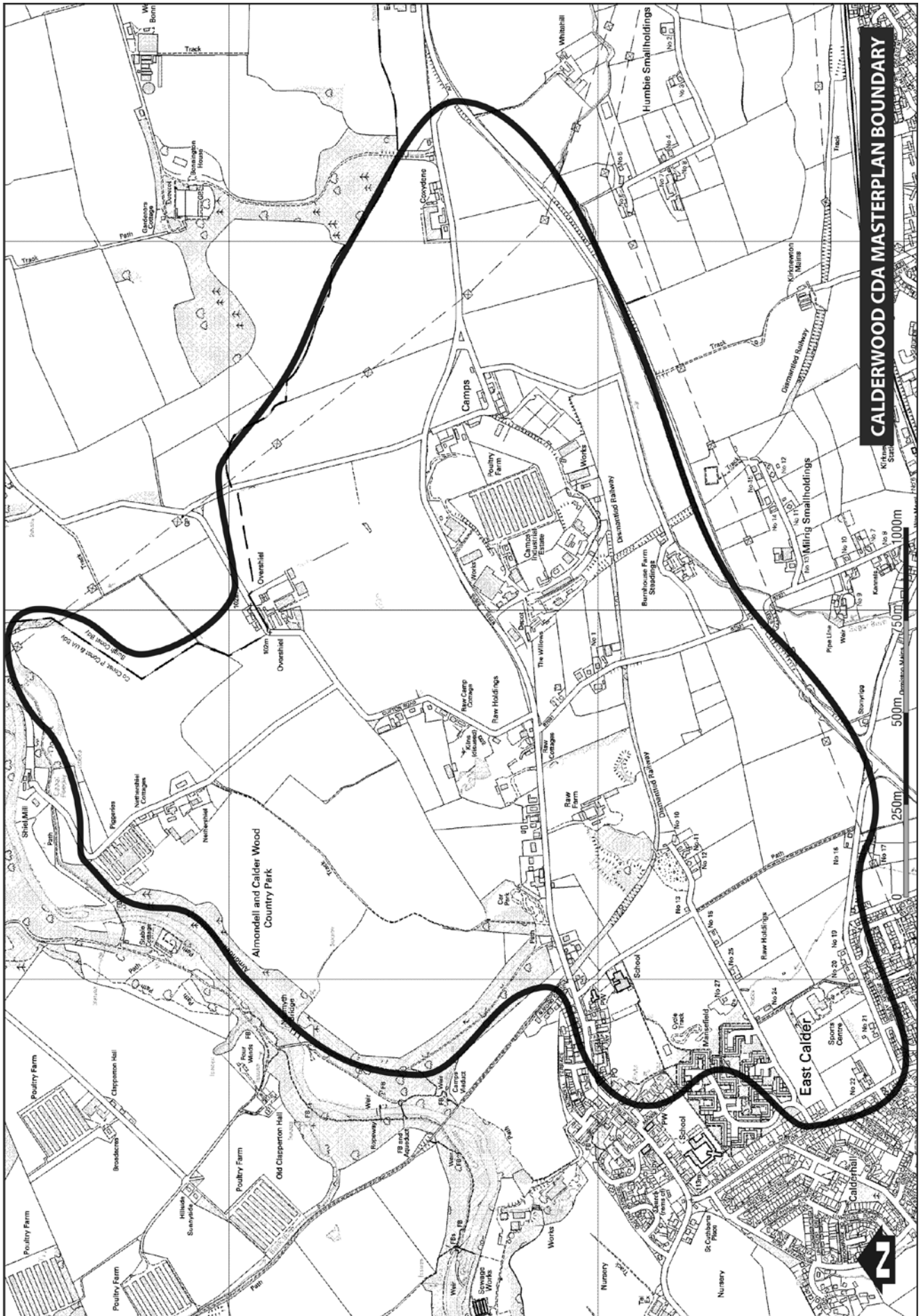
Local facilities and amenities

- public car park at East Calder;
- public car park for new local neighbourhood centre;
- native woodland planting adjacent to A71 and to improve screening of Camps Industrial Estate;
- land for new cemetery;
- contribution towards improvements at Almondell and Calderwood Country Park, including provision of a replacement for the car park at the B7015 entrance;
- contribution to improved library facilities;
- land for the extension of the existing health centre or for the construction of a new health centre; and
- extension of Mansefield Park.

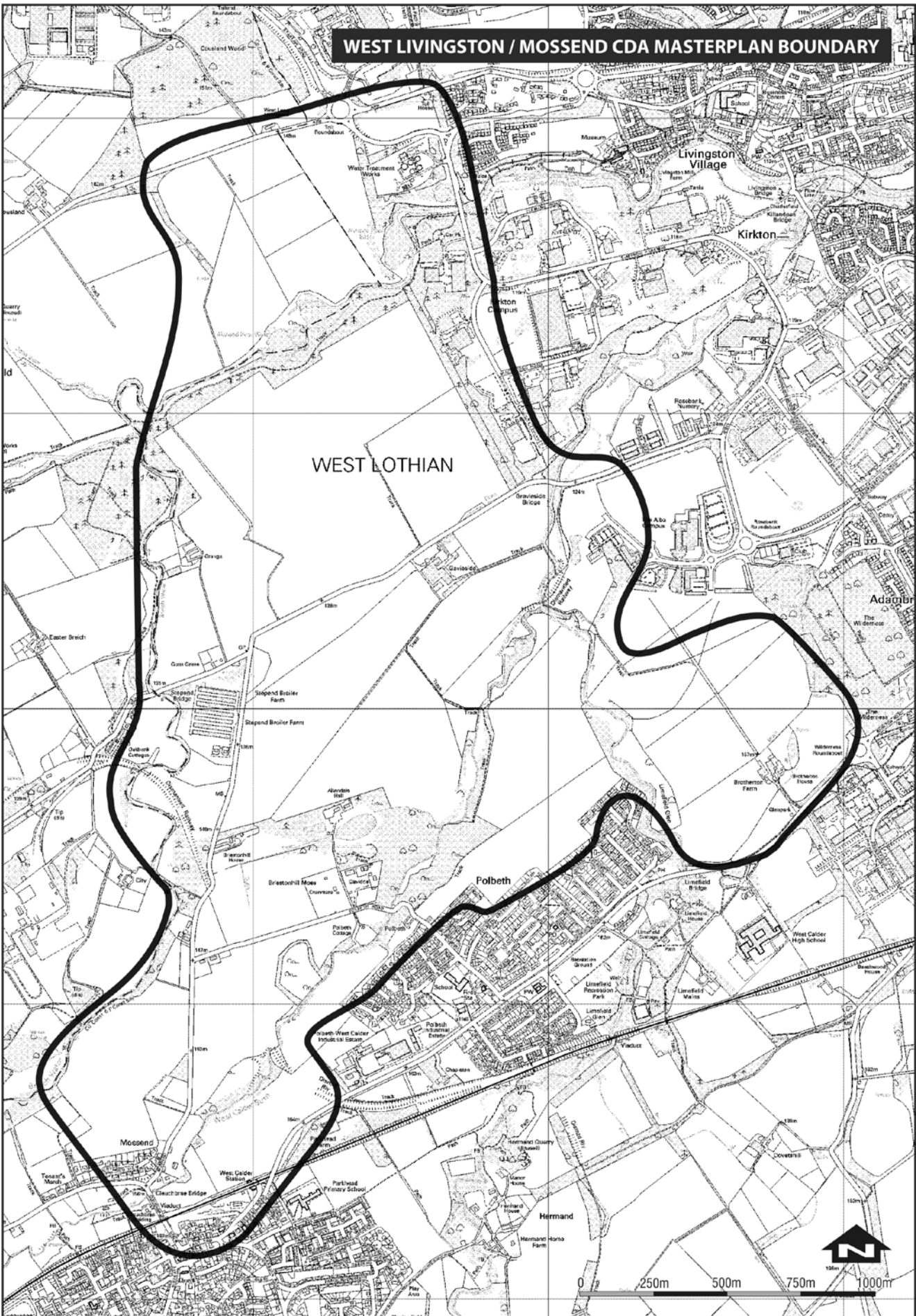
Note: *This is not an exhaustive list of requirements (see paragraph 7.3)*



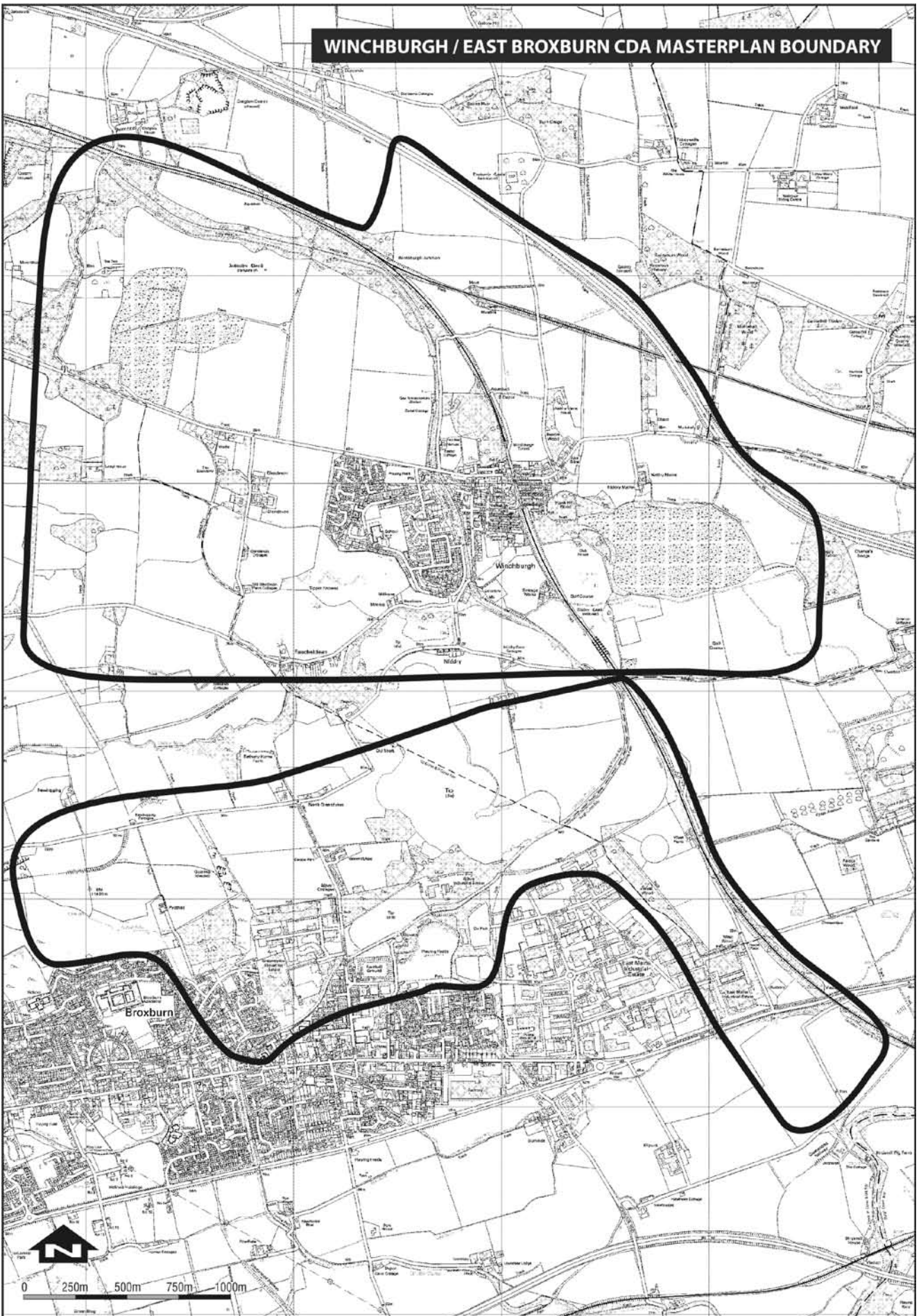
ARMADALE CDA MASTERPLAN BOUNDARY



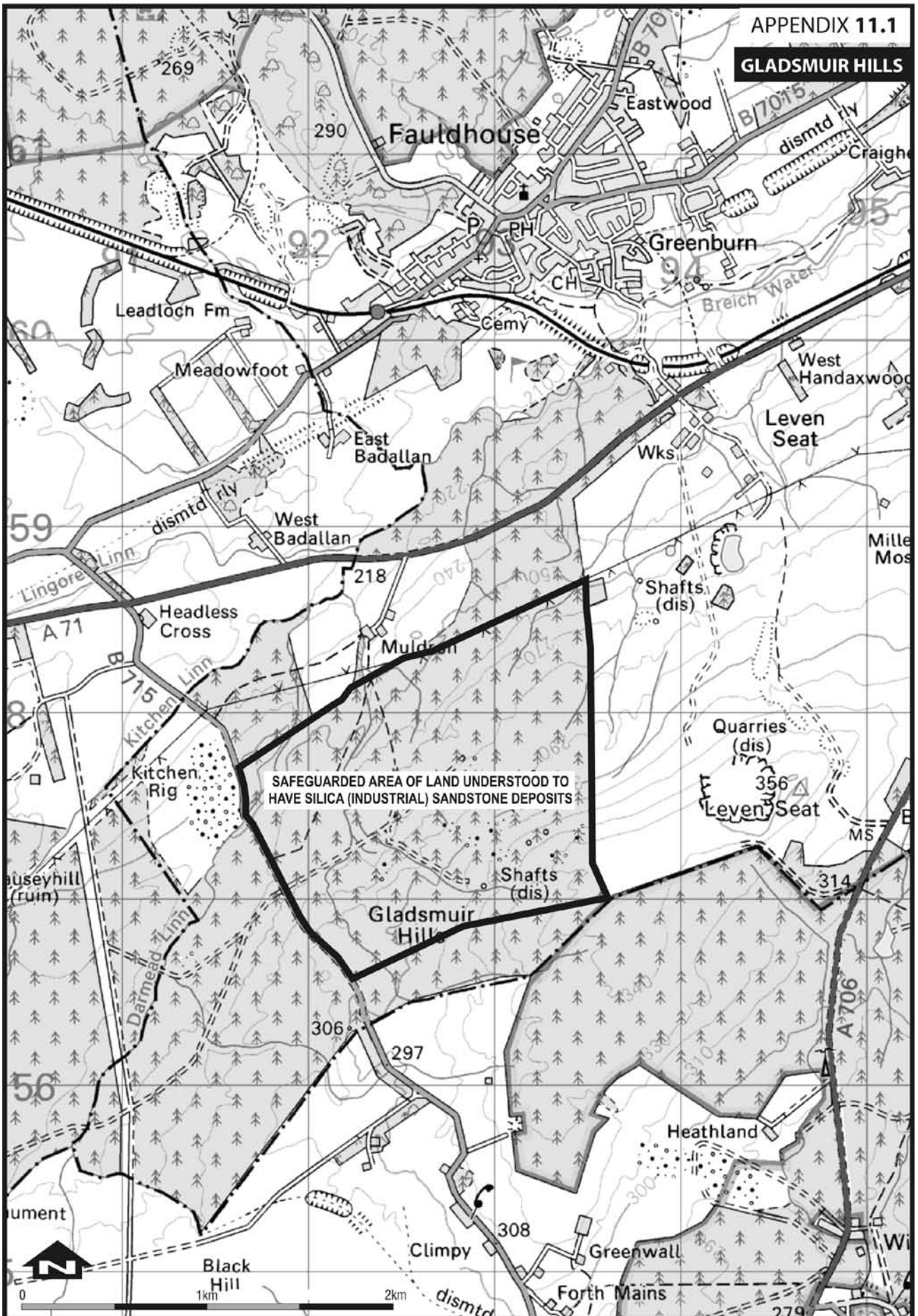
WEST LIVINGSTON / MOSSEND CDA MASTERPLAN BOUNDARY



WINCHBURGH / EAST BROXBURN CDA MASTERPLAN BOUNDARY



GLADSMUIR HILLS



APPENDIX 12.1

SUPPLEMENTARY PLANNING GUIDANCE ALREADY IN FORCE

Name of supplementart planning guidance	Date approved
Replacement windows in conservation areas	July 1998
New development in the countryside	May 2008
Advertisement control in linlithgow palace and high street, mid calder and torphichen conservation areas	July 1998
Residential development guide	2002
House extension and alteration design guide	2003
Areas of special control: the shale miners rows	1994
Affordable housing policy	June 2006
Single plot and small scale infill residential development in urban areas, <i>how to avoid town cramming</i>	April 2008
Class 3 uses and hot food takeaways	July 1998
Livingston town centre – external advertising policy	July 1998
Changes of use to offices in linlithgow high street	July 1998
Controlling the extraction of oil shale bings in west lothian	July 1998
Policy guidelines for the determination of radio telecommunications planning applications	July 2001
The control of amateur radio antennae and satellite dish receivers	July 1998
Control of security screening on commercial properties	July 1998
Mobile snack bars	June 2003
Mud on roads	June 2003
Tipping of builders' material	August 2002
Guidance concerning the erection of pigeon lofts,	August 2003
Delivering the next round of major housing developments in west lothian. A guide to development	September 2003
Control of advertisement hoardings	1999
Developer contributions for new denominational secondary school	May 2005
West lothian flood risk and drainage	April 2008
The re-development of redundant poultry sheds and intensive rearing units	January 2007
Planning and noise	August 2006
Developer contributions for non-denominational secondary school	June 2006
Developer contributions for denominational primary schools	June 2006
Developer contributions for the replacement Armadale Academy	December 2005
Developer contributions for school commissioning costs	February 2008

Developer contributions for travel plan co-ordinator	December 2007
Developer contributions for A71 corridor	December 2007
Developer contributions for co-location principles	May 2007
Developer contributions for public art	November 2006
Developer contributions for town centre improvements	June 2007
Developer contributions for professional services	May 2006
Developer contributions for cemetery provision	May 2006
Guidance note for legal agreements	April 2007
Contaminated land	May 2006
Developer contributions for A801 improvements	June 2006

SUPPLEMENTARY PLANNING GUIDANCE TO BE PREPARED

Topic	Relevant paragraph number in local plan
Geodiversity plan	3.20
Bathgate townscape scheme	9.35
Waste management during construction	(draft 2007)
Developer contributions for Fastlink Phase 2	8.47
Developer contributions for A89/A899 study and initiatives	8.50
A Development Control policy for the management and after-use of soils on development sites	3.28
Developer contributions for replacement Armadale Library	Appendix 7.1
Developer contributions for Armadale park and ride	
Planning for education	
Planning for employment	
Developer contributions for travel plan co-ordinator (update)	
Affordable housing policy (update)	
Contaminated land	
Micro renewables and low carbon development	7.49

Glossary and photograph descriptions



GLOSSARY

AFFORDABLE HOUSING

Housing that is for sale or rent, to meet locally the identified needs of people who cannot afford to build or rent housing generally available on the open market.

AGGREGATES

Sand and gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar and asphalt for roadstone, drainage or bulk filling.

AREA OF GREAT LANDSCAPE VALUE (AGLV)

An area designated by a local authority in development plans as being of special landscape character requiring special protection against inappropriate forms of development. The requirement to designate AGLVs is set out in Circular 2/1962.

AREAS OF SPECIAL AGRICULTURAL IMPORTANCE

The better farmland in West Lothian which is more highly productive, afforded an extra level of protection against large-scale development not in accordance with area local plan policies.

AREA OF SPECIAL LANDSCAPE CONTROL

Landscapes of character and of local importance, with potential for environmental enhancement.

BIODIVERSITY

The constantly changing variety of all life forms, the genes they contain and the ecosystems they form.

BROWNFIELD SITES

Land which has previously been developed. The term may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable.

BUSINESS DEVELOPMENT

Class 4 of the Use Classes Order 1997 which includes general office, light industry or research and development which can be carried on without detriment to the amenity of any residential area.

COMMUNITY PLANNING

A process whereby a local authority and other local agencies, including community, voluntary and private sector interests, come together to develop and implement a shared vision for promoting the well-being of their area.

COMPARISON SHOPPING

Shopping not classified as convenience shopping (q.v.), which the purchaser will compare on the basis of price, quantity and quality before a purchase is made e.g. clothes, fashion, gift merchandise, electrical goods and furniture.

CONSERVATION AREA

An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve or enhance.

CONSTRAINED (NON-EFFECTIVE SITE)

A site within the established housing land supply that at the time of any audit is not assessed as being effective.

CONVENIENCE SHOPPING

Broadly defined as food shopping, drinks, tobacco, newspapers, magazines and confectionery, purchased regularly for relatively immediate consumption.

CORE PATHS AND CORE PATH NETWORKS

The Land Reform (Scotland) Act 2003 requires local authorities to prepare a plan for a system of "core paths" to give people reasonable access throughout their area. Section 17 of the act provides the definition of what a system of core paths may include.

CORE DEVELOPMENT AREA (CDA)

An area identified specifically in the Edinburgh and the Lothians Structure Plan 2015 to meet the strategic housing land allocations in the Lothians. There are those such identified for West Lothian.

COUNTRYSIDE BELT

An area identified in the local plan to prevent coalescence, urban sprawl and inappropriate rural development.

DEVELOPMENT

The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making or any material change in the use of any buildings or other land.

DIVERSIFICATION (ON AGRICULTURAL LAND)

Projects can include on-farm forestry and woodland schemes; farm-based retail, tourism and small business enterprises; and lowland crofting. They can involve the re-use of buildings and land, new development and infrastructure.

EFFECTIVE (HOUSING LAND SUPPLY)

The part of the established housing land supply that is expected to be free of development constraints and be available for the construction of housing.

EMPLOYMENT LAND

All land and buildings which are used or designated for purposes within use classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution) of the 1997 Town and Country Planning (Use Classes) (Scotland) Order.

ESTABLISHED (HOUSING LAND SUPPLY)

The total housing land supply – including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and other land and buildings with agreed potential for housing development.

GREENFIELD SITES

Land which has never previously been developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use for agriculture, forestry, environmental purposes, or outdoor recreation.

HOME ZONES

Streets, usually in residential areas where people and vehicles share the road space, where the design principles or “Home Zones” (SE, 2002).

HOUSING DEMAND

The market expression of the desire for housing. It is a compound of needs and aspirations and can be satisfied either by existing housing or by new housing requiring additional land provision.

HOUSING LAND AUDIT

The mechanism for monitoring the housing land supply and identifying those sites within the established land supply which are expected to be effective within the period under consideration in the Audit. The assessment of the land supply at 31 March each year is undertaken by the four Lothian Councils in consultation with housing providers. The Lothian Housing Land Audit has two principal elements:

1. A schedule of all effective housing sites. This will include estimates of the likely construction programme for each site for the future seven year period, and, where the construction of a site is likely to extend beyond seven years, the date by which the remainder is expected to be complete; and
2. A schedule of constrained sites.

HOUSING MARKET AREA

A geographical area which is relatively self-contained in terms of housing demand; i.e. a large percentage of the people moving home or settling in the area will have sought a dwelling only in that area.

HOUSING NEED (ASSESSMENT)

A measure of the number of households which require to be housed. It encompasses the special needs of particular groups such as the elderly and the handicapped. Need takes no account of the exercise of choice or other market factors.

INFRASTRUCTURE

The public transport facilities, roads, sewers, water mains, schools, supplies of gas and electricity, etc, which are needed to allow developments to take place.

INVENTORY OF GARDENS AND DESIGNED LANDSCAPES IN SCOTLAND

A list that provides a representative sample of important historic gardens or landscapes. It includes private gardens, parks, policies in country estates and botanical gardens.

KNOWLEDGED BASED ECONOMY

Those industries which are relatively intensive in their inputs of technology and human capital (OECD, 1999) including aerospace, chemicals/biotechnology, ICT equipment and services, consumer electronics and the environment industry.

LANDFILL

The disposal of waste material by tipping into voids (holes in the ground): may be used to landscape or reclaim excavated or despoiled land.

LISTED BUILDING

A building of architectural or historical interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Graded A, B, C(s) to reflect their relative importance.

LOCAL BIODIVERSITY ACTION PLAN

A plan that identifies species and habitats which are important, threatened or rare in a given local area, produced in the context of the UK Government's Biodiversity – the UK Action Plan which seeks to conserve and enhance wild species and wildlife habitats over the next 20 years.

LOCAL NATURE RESERVES

Area of nature conservation interest with value for education and informal enjoyment designated by a local authority under the National Parks and Access to the Countryside Act (1949) as amended.

LOCAL NEIGHBOURHOOD CENTRE

A small group of shops and community facilities, including commercial premises which serve the day to day requirements of the local area.

LOCALLY EQUIPPED AREAS OF PLAY (LEAP)

Play areas with a distance threshold of five minutes. Facilities for play for children aged up to 12 years old and to include at least five pieces of equipment in addition to both striker goals and basketball hoop.

LOCAL TRANSPORT STRATEGY

Document prepared by a council setting out its transport strategy and an implementation programme.

MAJOR OFFICE DEVELOPMENT

Proposals for office development exceeding 1,000 sqm gross floorspace, and those proposals of less than 1,000 sqm, which could be linked to existing or proposed developments on adjacent sites, thereby creating combined developments which in total exceed 1,000 sqm.

MASTERPLAN

A comprehensive phased land use plan, incorporating layout, design, landscaping, access and all other planning arrangements, with an implementation programme.

MATERIAL CONSIDERATION

Any consideration relevant to the use and development of land taken into account when determining a planning application.

MODAL SHARE

The division of use between all the modes of transport either within a given area or for a given purpose, for example journeys to work.

NATIONAL PLANNING POLICY GUIDELINES (NPPGs)

Documents produced by the Scottish Executive Development Department that provide statements of Government policy on nationally important land use issues and other planning matters, supported where appropriate by a locational framework. They should be taken into account by local planning authorities in the preparation of development plans and development control. SPPs (q.v.) will eventually supersede NPPGs.

NEIGHBOURHOOD EQUIPPED AREAS OF PLAY (NEAP)

Play areas with a distance threshold of 15 minutes. Formal kick pitch/wheeled sports.

OPEN SPACE

This relates to "greenspace", consisting of any vegetated land or structure, water or geological feature in an urban area and "civic space" consisting of urban squares, market places and other paved or hard landscape areas with a civic function. Some spaces may combine green and civic space elements and can be in either public or private ownership.

OPENCAST COAL

Where coal is extracted, as in quarrying, at or near the surface as opposed to underground coal mining which takes place beneath the surface by means of shafts and tunnels.

PARK-AND-RIDE

Public car parks adjacent to public transport facilities that encourage people to terminate their journeys by private car and continue travelling into the city by public transport. This discourages the use of private cars in the urban area which reduces congestion and pollution.

PEATLAND

As in 'The Scottish Blanket Bog Inventory' (British Geological Survey, MLURI and Peatland Group, SNH) and 'The Inventory of Lowland Raised bogs in Great Britain (Scotland)' (Peatland Group, SNH) should be included in this definition.

PLANNING ADVICE NOTES (PAN)

A document produced by the Scottish Executive/Government providing advice on good planning practice and other relevant information.

PLANNING CONDITIONS

Conditions attached to a planning consent that are enforced through planning legislation.

PRIME AGRICULTURAL LAND

Classes 1, 2 and 3.1 of the Macaulay Soil Survey of Scotland.

PUBLIC-PRIVATE PARTNERSHIP (PPP)

Joint working/funding arrangement involving public and private bodies.

RECYCLING

The reuse of waste material, including domestic and industrial wastes, for the generation of energy, for the development of new products, or in construction.

REGIONALLY IMPORTANT GEOLOGICAL/GEOMORPHOLOGICAL SITES (RIGS)

A network of earth science conservation sites of importance at a regional level. They are chosen on the basis of their educational, research, historical and aesthetic importance and can include features such as upland outcrops, coastal cliffs and river systems.

RENEWABLE ENERGY

Energy flows which occur naturally and repeatedly in the environment from the sun, wind, oceans, fall of water or from within the earth. Combustible or digestible industrial, agricultural and domestic waste materials are also regarded as renewable energy resources.

RETAIL PARK

A single development of at least three retail warehouses with associated car parking.

RETAIL WAREHOUSE

A large single-level store specialising in the sale of household goods such as carpets, furniture and electrical goods, and bulky DIY terms, catering mainly for car-borne customers and often in out-of-centre locations.

SAFER ROUTES TO SCHOOL

An initiative to encourage greater walking, cycling and use of public transport for journeys to/from school by pupils and staff, thus reducing car dependency. Usually involves awareness raising and often tuition (e.g. cycle training) as well as traffic management to improve safety and sometimes provision of new routes.

SCHEDULED ANCIENT MONUMENTS

Section 1 of the Ancient Monuments and Archaeological Areas Act, 1979 requires the Secretary of State for Scotland to maintain a schedule of monuments of national importance and to publish from time to time a list of such monuments (referred to as Scheduled Monuments). This responsibility passed to Scottish Ministers on 1 July 1999.

SCOTTISH ENVIRONMENT PROTECTION AGENCY (SEPA)

The Scottish Environment Protection Agency (SEPA) is the statutory body established under the Environment Act 1995 responsible for environmental protection in Scotland.

SCOTTISH NATURAL HERITAGE (SNH)

The statutory body established by the Natural Heritage (Scotland) Act 1991 with the aim of securing the conservation and enhancement of Scotland's natural heritage.

SCOTTISH PLANNING POLICIES (SPPs)

Documents produced by the Scottish Government and former Scottish Executive Development Department that provide statements of Government policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. These should be taken into account by local planning authorities in the preparation of development plans and development control. SPPs will eventually supersede NPPGs.

SECTION 69 AGREEMENTS

An agreement under Section 69 of the Local Government (Scotland) Act 1973 which is used only where developer contributions that are required of the developer are monetary in nature and the developer is willing to meet those developer contributions in advance of the planning permission being issued by the council.

SECTION 75 AGREEMENTS

A voluntary agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 between the landowner and the council to permanently restrict or regulate the use of land affected by the planning permission that may include financial contributions. The undertakings, restrictions and conditions contained in such a planning agreement are recorded in the General Register of Sasines or registered in the Land Register of Scotland and will form, in all time coming, real and heritable burdens on the land affected by the planning permission.

SESTRAN

Strategic transport body for South East Scotland made up of the following councils: City of Edinburgh, Midlothian, East Lothian, West Lothian, Falkirk, Stirling, Clackmannan, Fife and the Scottish Borders.

SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

Areas of land or water that are of special interest by reason of their flora, fauna or geological or physiographical features. Designated by SNH under the provisions of the Wildlife and Countryside Act 1981 and in accordance with specific guidelines to protect the special interest of the site from damage or deterioration.

SME

Small and Medium Enterprise – a scale of employment up to 250 employees.

SPECIAL AREA OF CONSERVATION (SAC)

An area of international importance for rare, endangered or vulnerable habitats and species of plants or animals (other than birds). Proposed developments must be considered against the risk to the ecological integrity of the site under the terms of EU Directive 92/43/EEC on the Conservation of Natural Habitats Directive).

SPECIAL PROTECTION AREA (SPA)

An area of international importance for rare, threatened or migratory species of birds. Proposed developments must be considered against the risk to the ecological integrity of the site under the terms of EU Directive 79/409/EEC on the Conservation of Wild Birds (commonly known as the Birds Directive).

STERILISATION (MINERALS)

Where mineral working becomes difficult or impossible due to the development of land above ground level.

SUPPLEMENTARY PLANNING GUIDANCE

Additional planning guidance not directly contained in the Local Plan, usually providing more detailed information or requirements associated with development.

SUSTAINABLE DEVELOPMENT

Development to meet the needs of the present without compromising the ability of future generations to meet their own needs.

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

Sustainable drainage systems use techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. This involves moving away from traditional piped drainage systems to engineering solutions that mimic natural drainage processes such as porous pavements.

TOWN CENTRE

A centre that provides a broad range of facilities and services and which fulfils a function as a focus for both the community and public transport. It excludes retail parks, neighbourhood centres and small parades of shops of purely local significance. The town centres are listed in chapter 9 and schedule 6.1 of the *Edinburgh and the Lothian Structure Plan 2015*.

TRAM

Primarily a form of urban rail using both segregated and on street alignments (also known as "Light Rail").

TRAVEL PLAN

Tool for an organisation to manage its transport needs to minimise environmental impact, maximise efficiency and benefit employee health. It is site based, reflecting the different needs and problems of different locations. The principal objective of a plan is typically to minimise car use associated with a development.

URBAN AREA

The built-up area, that area being defined as being within the settlement envelope as identified in the relevant local plan.

VITALITY AND VIABILITY (OF TOWN CENTRES)

Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs.

WASTE/WASTE MANAGEMENT

Includes any substance that constitutes a scrap material or an effluent or other unwanted surplus substance arising from the application of any process; and any substance or article that requires to be disposed of as being broken, worn out, contaminated or otherwise spoiled (but does not include explosives).

WHITE LAND

A general expression used to mean land (and buildings) without any specific proposal for allocation in a development plan, where it is intended that for the most part, existing uses shall remain undisturbed and unaltered.

WILDLIFE SITES

Site of significance for local wildlife identified by planning authorities and local nature conservation organisations. Usually secures appropriate conservation management.

WINDFALL SITES

These are sites which are not identified through the forward planning processes but become available for various ad hoc reasons. They do not form part of the established housing land supply at the base date of the plan, but once they have been identified and agreed as suitable for housing development they will come into the established supply at the next housing land audit.

PHOTOGRAPH DESCRIPTIONS

- Front cover** Offices at Alba Campus (main photo)
Smaller Simpson Primary School, Wester Inch, Bathgate
(left - right) Houstoun Interchange, Houstoun road, Livingston
Footbridge at Almondell Country Park by Mid Calder
- Chapter 1** Windvane family at north end of A899, Livingston
Page 1 View south to Pentlands from Dechmont Hill
2 Housing, Linlithgow
3 James Young Simpson Primary School
Scottish Planning Policy document
4 *National Planning Framework for Scotland 2* document
- Chapter 2** View from northern end over Livingston towards East and West
Cairn Hills, Pentland Hills
Page 5 *Approved Edinburgh and the Lothians Structure Plan 2015* document
6 West Lothian extract of Key Diagram of *Approved Edinburgh and the
Lothians Structure Plan 2015* document
9 Offices at Alba Campus, Livingston
10 Listed Bangour Village Hospital Church
11 Bridge at River Almond, Livingston
12 Example of one of West Lothian Council's supplementary planning
guidance documents
- Chapter 3** Footbridge at Old Drove Road, right of way, east of Harperrig
Reservoir, Pentland Hills
Page 13 Countryside view from Bathgate Hills looking west
16 Forth Estuary shore, Society, Hopetoun Estate
Walkway over Blawhorn Moss, north of Blackridge
17 Easter Inch Moss from Seafeld Law
19 Farming in West Lothian, near Linlithgow
20 Walking at River Avon Heritage Trail
21 View to River Forth and bridges east of Newton
22 Forth Estuary shore
23 White Burn walkway at Whitburn
24 Union Canal at Broxburn
25 Union Canal at Clarendon area, Linlithgow
Union Canal at Winchburgh
26 View south of landscape from Binns Tower
27 New tree planting in the Bathgate Hills
View of Airngath Hill and surrounding area
Blackridge Heights Area of Great Landscape Value, north of
Blackridge
28 River Almond at Almondell Countryside Park
30 Path signs at Murieston
31 *West Lothian Draft Core Paths Plan* document
Linlithgow to Beecraigs path, north of Linlithgow

- 32 Murieston path
- 33 View to West Cairn Hill in Pentland Hills Regional Park, over Harperigg
View over Harperigg Reservoir to West Cairns Plantation
- 34 View north into West Lothian from summit of East Cairn Hill
- 35 Residential development at Kirknewton
- 36 Traditional farm buildings in Bathgate Hills
- 37 Development near Wilkieston
- 39 Innovative extension near Linlithgow
Conversion at Ochiltree
- 40 Hobby farming
- 41 Lowland crofts at Whitburn
More crofts at Blackburn, looking south
- 42 Lowland croft house at Blackburn, looking south east
Exercising horse at Stoneheap Farm Croft
- 43 Niddry Castle Golf Club
- 44 Parkley Fishery, near Linlithgow
- 45 Freeport, by Westwood, near West Calder
- 46 Freeport, by Westwood, near West Calder
- 47 Looking north west site of former Bangour General Hospital

Chapter 4 Blackburn House

- Page 49 Tower at House of Binns, east of Linlithgow
Kirkgate, Linlithgow
- 50 Harburn House, by West Calder
- 51 Livingston Village Church
- 52 Blackburn House, principal elevation
- 53 Doocot at Walhouse, Torphichen
Linlithgow Palace and loch
- 54 Torphichen Preceptory
- 55 Auchenhard House, West Calder
- 56 Mid Hope Castle, Hopetoun
- 57 Scheduled Ancient Monument of Cairn at East Cairn, Pentland Hills
Historic burial stones, Cairnpapple
- 58 Main Street, Mid Calder
- 59 Hopetoun House, South Queensferry
- 60 Union Road, Linlithgow
- 61 Harburn House gardens
- 62 Winchburgh Rows, Winchburgh

Chapter 5 Alba Campus, Livingston

- Page 63 Class 4 offices at Alba Campus, Livingston
Integration House, Alba Campus, Livingston
- 64 Aptuit, Bathgate
- 66 Livingston North Rail Station works for Bathgate to Airdrie line
- 67 Employment site, near South Queensferry

68	Innovations, Livingston
	Kuehne and Nagel, J4M8 by Bathgate
70	Almondvale Business Park, Livingston
71	Linhouse, safeguarded employment site of National Importance
72	Glen Turner Distillery, Starlaw, west of Livingston
75	Employment building under construction
76	J4M8, employment site
77	West Livingston town centre from air
78	Alba Campus, Livingston
79	Almondvale Business Park, Livingston
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