

West Lothian Local Plan

*annual monitoring
report 2011*



westlothian.gov.uk





Front, back and inside covers:
Bathgate Partnership Centre, South Bridge Street, Bathgate

WEST LOTHIAN LOCAL PLAN - annual monitoring report 2011 (second monitor)

CHAPTER 1 Introduction

The *West Lothian Local Plan* was adopted on 13 January 2009. This is the second annual monitoring report setting out progress against a number of key indicators. The report provides an overview of the demographics, housing, retail, economic and environmental trends in the plan area.

CHAPTER 2 Strategy

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

In terms of promoting development, the key challenge remains providing the necessary infrastructure to support the level of growth proposed in the plan to meet the strategic requirements of the *Edinburgh and the Lothians Structure Plan 2015* (E&LSP).

Whilst progress has been made in addressing some infrastructure issues, particularly in terms of providing additional education infrastructure capacity, the 'credit crunch' and subsequent economic downturn has caused problems as developers are now finding it difficult to raise finance to deliver key infrastructure.

To enable some development to proceed, interim education solutions are being considered, particularly in the core development areas (CDAs). In March 2011, the Council Executive approved expenditure to progress design work for school extensions at St. Nicholas Primary School, Broxburn, St. Paul's Primary School, East Calder and Parkhead Primary School, West Calder.

The West Lothian Local Infrastructure Fund (LIF) was established in May 2009 in order to help the council deliver key infrastructure projects which assist with the implementation of the *West Lothian Local Plan*.

In March 2011, the Council Executive agreed to increase the amount of funds in the infrastructure fund by £681,000. The scope to further increase the level of funding in the West Lothian Local Infrastructure Fund is to be kept under review. At October 2011, the fund sat at £1,657,630.

The council has also held a 'Housing Recovery Conference' providing stakeholders with an opportunity to discuss the housing land supply problems and put forward potential solutions. Following the event, a *Housing Recovery Action Plan* is to be drawn up and this will have the added bonus of informing the ongoing work associated with the preparation of the *West Lothian Local Development Plan* (LDP).

An outline business case was submitted to the Scottish Futures Trust (SFT) to establish a pilot Tax Increment Finance (TIF) project for the Armadale core development area. TIF is a finance mechanism which allows authorities to borrow against future non-domestic rates within a specific area. Unfortunately the bid was unsuccessful. It is possible that further TIF opportunities will arise if Scottish Government introduces further enabling legislation.

Encouragement is also being given to house builders and supporting developers to 'tap in' to the Scottish Government's £10 million Housing Infrastructure Loan Fund which was launched by the Scottish Government during 2011 with the aim of kick starting house building.



The Armadale CDA is the first CDA in West Lothian to see a site start. Other highlights since the adoption of the plan include:

- implementation of a second phase of a council house building programme for 545 houses; and
- the opening of the Airdrie to Bathgate railway line with new stations and associated parking and interchange facilities now operational at Armadale, Bathgate and Blackridge.



Population and household growth

From 1 April 2011, the General Register Office for Scotland (GROS) merged with the National Archives of Scotland to become the National Records of Scotland (NRS). Projections of Scotland's future population level are now produced by the NRS.

In recent years, West Lothian has been one of the fastest growing parts of Scotland. The most recent population estimate is 172,080 (source: NRS Mid-Year Estimates 2010), an increase of 0.6% from 171,040 in 2009. This represents the highest population estimate ever for the area

Table 1: Population change

Year	Population	Change from previous year	Dwellings	Change from previous year	Households	Change from previous year
1998	153,090		62,056			
1999	154,680	1,590	63,182	1,126		
2000	156,690	2,010	64,696	1,514		
2001	158,714	2,024	66,131	1,435	65,062	
2002	159,960	1,246	67,367	1,236	65,939	877
2003	161,020	1,060	68,242	875	67,085	1,146
2004	162,840	1,820	69,400	1,158	68,259	1,174
2005	163,780	940	70,688	1,288	69,309	1,050
2006	165,701	1,921	71,863	1,175	70,236	927
2007	167,770	2,069	72,577	714	71,351	1,115
2008	169,510	1,740	73,505	928	72,248	897
2009	171,040	1,530	73,927	422	72,569	321
2010	172,080	1,040	75,123	726	73,158	589

Source: GROS, NRS and West Lothian Council Development Planning Services, 2011

By 2033 the population of West Lothian is projected to be 208,364, an increase of 22.9% compared to the population in 2008. By comparison, the population of Scotland is projected to increase by 7.3% between 2008 and 2033.

West Lothian's projected population change is different from most other comparator local authorities, and the Scottish average, in that most of this projected change is estimated to be through natural change - the birth rate being higher than the mortality rate. This is likely to be due to the relatively young population that West Lothian has, providing more people who are in the age bracket to have children.

The changes in population by settlement from 2001 to 2010 is provided in table 2.

Table 2: Population change by settlement

Settlement	2001	2009	Change (no.)	Change (%)
Addiewell / Loganlea	1,353	1,326	-27	-2.0
Armadale	9,606	11,009	1,403	14.6
Bathgate / Boghall	15,490	19,003	3,513	22.7
Blackburn	5,371	5,264	-107	-2.0
Blackridge / Westrigg	1,624	1,890	266	16.4
Breich	356	200	-156	-43.7
Bridgend	802	775	-27	-3.4
Broxburn	8,941	9,756	815	9.1
Dechmont	994	709	-285	-28.7
East Calder	4,837	4,739	-98	-2.0
East Whitburn	1,063	1,131	68	6.4
Ecclesmachan	181	197	16	8.8
Fauldhouse	4,967	4,871	-96	-1.9
Greenrigg	895	1,031	136	15.2
Kirknewton	1,545	1,835	291	18.8
Linlithgow & Linlithgow Bridge	13,127	13,432	305	2.3
Livingston	48,081	53,123	5,042	10.5
Longridge	749	931	182	24.3
Mid Calder	3,322	3,376	54	1.6
Newton	125	139	14	11.1
Philpstoun	375	417	42	11.2
Polbeth	2,683	2,362	-321	-12.0
Pumpherstoun	1,288	1,207	-81	-6.3
Seafield	1,284	1,318	34	2.7
Stoneyburn	2,110	1,973	-137	-6.5
Torphichen	791	587	-204	-25.8
Uphall	4,618	4,640	22	0.5
Uphall Station	990	930	-60	-6.0
West Calder	2,710	3,018	308	11.4
Westfield	448	563	115	25.7
Whitburn	10,958	10,500	-458	-4.2
Wilkieston	241	158	-82	-34.2
Winchburgh	2482	2487	4	0.2

Source: GROS, NRS and West Lothian Council Development Planning Services, 2011

Population growth has been greatest in Armadale, Bathgate, Broxburn and Livingston, whereas population decline has been greatest in Polbeth and Whitburn and some small villages such as Breich, Dechmont and Torphichen. Household growth has grown steadily over the last ten years. This is illustrated in table 3.

The 2010 estimate of the number of households in West Lothian is 73,158. This is a 0.8% increase in the 2009 figure of 72,569, compared to a 0.5% increase in Scotland as a whole.

The 2010 estimate of the number of dwellings in West Lothian is 75,123. This is an increase of 1.0% from 2009 and compares to a 0.5% increase across Scotland as a whole.

Table 3: Household growth

Year	Dwellings	Change from previous year	Households	Change from previous year
1998	62,056			
1999	63,182	+1,126		
2000	64,696	+1,514		
2001	66,131	+1,435	65,062	
2002	67,367	+1,236	65,939	+887
2003	68,242	+875	67,085	+1,146
2004	69,400	+1,158	68,259	+1,174
2005	70,688	+1,288	69,309	+1,050
2006	71,863	+1,175	70,326	+927
2007	72,577	+714	71,351	+1,115
2008	73,505	+928	72,248	+897
2009	74,397	+449	72,569	+321
2010	75,123	+726	73,158	+589

Source: GROS, NRS and West Lothian Council Development Planning Services, 2011

CHAPTER 3 The countryside of West Lothian

Statutory sites remain a key focus for nature conservation planning policies. Sixteen Sites of Special Scientific Interest (SSSIs) are spread across West Lothian. SNH has continued to progress site condition monitoring reports for all West Lothian SSSIs and their findings have been discussed with the council.

At Skolie Burn SSSI, Addiewell, proposals for improvement of the grazing regime are under discussion between the farmer, his agent and the council. At Calder Wood SSSI, similar revised grazing arrangements have been proposed to benefit the ecology of the site.

The SSSI at Tailend Moss, Bathgate has been the subject of a hydrological study jointly funded between the council, the Scottish Wildlife Trust (SWT), SNH and Network Rail to ascertain the best management regime for the moss in relation to potential flooding on the adjacent rail line. Some improvement works were undertaken by the council and Network Rail and SWT has recently introduced further damming. SWT continue to manage this site along with their five other nature reserves in West Lothian.



The council continues to progress a review of the local wildlife sites contained within the local plan and potential local biodiversity sites. In total there are around 120 potential Local Biodiversity Sites. This work, undertaken by The Wildlife Information Centre (TWIC) and involving SNH, SWT and specialist habitat advisors, systematically re-assesses the condition of the sites and boundaries from known records using an accepted methodology.

While some limited re-survey work of priority sites was undertaken over autumn/winter 2010/11 by TWIC as part of a Lothian wide survey of sites using Central Scotland Green Network funding, site surveys remain incomplete through an absence of council funding. A review of the outdated Phase 1 Habitat data across West Lothian was undertaken by the Forestry Commission - Forest Research arm, as part of an exercise across the Lothians, again as part of a Central Scotland Green Network project. This will help a new set of local biodiversity sites (LBS) to be introduced to the forthcoming local development plan. These will replace local wildlife sites.

The council continues to be represented on the Lothian & Borders Regionally Important Geomorphological Sites group and discuss actions to advance the current six sites within West Lothian. The council has updated leaflets for Petershill Quarry, Bathgate and Kirkton Quarry, Bathgate with input from SWT and the British



Geological Survey (BGS). Work is underway on redrafting the original Binny Craig, Bathgate Hills leaflet.

The draft *West Lothian Geodiversity Action Plan 2006*, drawn up by BGS, has not been progressed due to funding issues associated with all parties and resource implications for BGS related to the proposed action plan. However, a West Lothian Geodiversity Sites working group was established in 2010. It involves the council, the British Geological

Survey and Scottish Natural Heritage. Its remit is to review the original two hundred sites from the 2006 *West Lothian Geodiversity audit* and has identified fifty of the main priority sites. Site boundaries have been established and work is underway to produce geological citations for each site. These sites will form a new set of Local Geodiversity Sites (LGS) to be introduced to the forthcoming local development plan.

West Lothian Local Biodiversity Action Plan

Underpinning the council's work across the countryside of West Lothian is the *West Lothian Local Biodiversity Action Plan 2005-09* (LBAP). The various key habitats within the action plan were to be progressed by a number of working groups involving the council and a wide range of external stakeholders who were to lead on specific biodiversity themes. The council asked The Wildlife Information Centre to conduct a short overview of the LBAP and it concluded the need to move away from a species approach to considering wider ecosystems. A wider revision of the LBAP remains constrained by limited staff resource or funding to employ external experts. However, the original LBAP Woodlands working group, chaired by Central Scotland Forest Trust and involving a wide number of external partners as well as various council services, continues to meet quarterly and advance a wide range of actions on related woodland and forest themes.

The Agricultural Land Group working group, as part of the LBAP, has not progressed since the demise of Farming Advisory & Wildlife Group in 2008/9.

Similarly, the Rivers and Streams Action Group has been discontinued, although an action plan for the River Almond has been drawn up by the Cramond Angling Club with support from the council, the Scottish Environment Protection Agency (SEPA) and SNH. On the River Avon, Falkirk Council is leading work with the Forth Estuary Trust in relation to tackling invasive species along the river corridor.

The council continues to be involved in water quality issues for water bodies within West Lothian with SEPA through their *Forth Area Action Management Plan* forum which involves other neighbouring councils as part of the wider River Basin Catchment Management Planning.

An update of concise Sustainable Urban Drainage (SUDs) guidance for developers is being prepared involving all four Lothian authorities, SEPA and Scottish Water.

A West Lothian SUDs working group, involving internal services (Planning Services Operational Services/Transportation) has been established. Its remit is to identify and review all West Lothian SUDs facilities. Once the audit is complete, this group will involve SEPA and Scottish Water to work through various issues, including maintenance.

The council continues to lead the Linlithgow Loch Catchment Management Group. Two studies, commissioned by the group, on the farming practices in the surrounding catchment led by the Scottish Agricultural College, as well as a more detailed study on the issues affecting the loch water quality by the Centre for Hydrology and Ecology were completed in winter 2010. There is a complex number of inter-related process affecting the loch. The formation of an independent trust to undertake fund raising to secure environmental improvements in and around the loch is under consideration.

Local nature reserves

The first local nature reserve (LNR) in West Lothian is located on over 400 acres of public land at Easter Inch Moss between Blackburn and includes Seafield Law. CSFT, through the CSGN development fund, secured consultants to undertake a revision of the first management plan, through a habitat survey, woodland management plan and hydrological survey. The comprehensive set of improvements will be considered over the 2012-17 period, involving the council, the local management group, SNH and CSFT.



A second LNR is proposed around Harperrig Reservoir on the north side of the Pentlands. The management plan prepared by SNH, the Pentland Hills Regional Park Service and the council, has been progressed with around seven hectares of new woodland planting undertaken by CSFT in two phases, improvements to the access along the south shore and interpretation improvements including installation of two bird hides. A legal agreement on the formal LNR designation has been agreed with City of Edinburgh Council which owns the land immediately around the reservoir.

Woodlands and forestry

The council continues to support the Central Scotland Forest Initiative. This is progressed by the Central Scotland Forest Trust (CSFT). The existing *Forest Strategy* is currently under review.

The council has worked with CSFT on a number of schemes to lever in grant aid on public sites from Forestry Commission Scotland, Landfill Tax Trusts and other grant sources. Table 4 illustrates schemes progressing over the period 2011/12.

Table 4: Central Scotland Forest Initiatives 2011/12

SITE	PHYSICAL OUTPUTS 2011/12					FUNDING		
	New woodland planted (ha)	Woodland brought under management (ha)	Paths up-graded (m)	Woodland maintained (ha)	Path routes maintained (m)	WLC funding (£)	Other funding (£)	Total funding (£)
Polbeth & Parkhead woodland access works			6	1,750		45,000	165,262	210,262
Harperrig Reservoir access works				2,600		6,500	8,750	15,250
Chapelton, Polbeth woodland planting		0.66				1,750	3,475	5,000
Parkhead West Calder Community Woodland planting				7.8		2,500	2,500	5,000
Greenrigg Community Greenspace				1.7	425	4,750	4,730	9,480
Burngrange, West Calder wetland and access improvements				0.14	450	6,100	0	6,100
Uphall Community Woodland				13	1,250	2,000	1,695	3,695
Broxburn Community Woodland Phase 1 - 4				30.1	6,000	0	19,430	19,430
Total	0.66	6	4,350	52.74	8,125	68,600	205,842	274,442

Source: Central Scotland Forest Trust, 2011

A significant emerging issue is the Central Scotland Green Network (CSGN) that arises from the Scottish Government's National Planning Framework 2 (NPF2). The CSGN seeks a 'step-change' in the environmental quality of Central Scotland.

The council continues to participate in the Lothians & Fife Green Network Partnership which involves all four Lothian authorities, Fife Council, SNH and FCS. Along with the new CSFT strategy, West Lothian will continue to play a key role in the delivery of woodland improvements in east central Scotland.

Through the CSGN development fund, Forestry Commission - Forest Research were commissioned in 2010 to assess the potential of bio-fuel planting on 10 derelict and vacant land sites owned by the council. It was thought this could generate a sufficient short rotation forestry or woodland crop to supply biomass boilers within council property, but the potential yield for each site seems insufficient. This is to be considered by the council as part of the climate change agenda.

Union Canal

In summer 2010 the council approved the master plan for the core development area (CDA) proposal at Winchburgh, subject to conclusion of a Section 75 Agreement. This will involve substantial new canal related facilities in the vicinity of the former clay pit site near the village centre.

At the former Candleworks site in Broxburn, discussions continue between the council, a developer and British Waterways Board (BWB) on ancillary facilities associated with the canal as part of the rehabilitation of the site. Discussions are also at an early stage with East Broxburn CDA developers on improvements to the canal in this area.

In Linlithgow, the more limited development opportunities have not been progressed. However, the canal towpath that forms a core path through the town was resurfaced between Manse Road and Preston Road in a partnership between SUStrans, the cycling charity, BWB and the council.

Landscape protection

51% of the area of West Lothian is covered by Areas of Great Landscape Value (AGLVs) and Areas of Special Landscape Control (AoSLC). Since the local plan was adopted, SNH has released their guidance to councils on reviewing landscape designations and it is a commitment of the local plan to undertake a review of these designations during the local plan period.

In summer 2010, the council and SNH commissioned a study from independent specialist consultants to review and update the previous 1999 West Lothian Landscape Character Assessment, as part of preparing a wind turbine capacity study. The study was completed in autumn 2011 and nine broad landscape character types have been identified, with individual landscape character areas within these main types.

The review of the local landscape designations will be progressed via a further independent consultants study, and with advice from SNH in 2011/12. This study would report in spring 2012 and inform the *Main Issues Report* for the forthcoming *West Lothian Local Development Plan*.

Access to the countryside

The council continues to support the independent West Lothian Access Forum which advises the council on access issues and involves a wide range of partners.

Five objections remain outstanding to the draft *Core Path Plan* (CPP) originally consulted upon in 2008. The council will consider the CPP in winter 2011. This could lead to an Examination in Public in 2012 on the objections outstanding, before the plan can be adopted.

In the meantime, the council has continued to invest in the maintenance of core and other paths. Major projects tackled include: works south of Polbeth/West Calder; improvements to the Union Canal towpath through east Linlithgow; completion of the new connection at Abercorn to the National Cycle Network 76 for the route through Hopetoun Estate; and works around the south side of Harperigg Reservoir. Other minor path improvement schemes occurred in Blackridge and Stoneyburn.



The River Avon Heritage Trail is a key recreational route. However, the pedestrian bridge under Torphichen Bridge was damaged by floods in winter 2010. Outline costs have been obtained for its reinstatement but funds will need to be raised from a combination of sources and discussion held with neighbouring Falkirk Council and the Central Scotland Forest Trust who are both involved in promoting the route.

The loss of the access ranger post in September 2009 continues to affect the amount of work that can be undertaken with community organisations and promoting the *Scottish Outdoor Access Code*. A continuing issue involves engaging the council's countryside services rangers in this work alongside their other country park duties. The casework related to challenges to the *Land Reform Act* has now been taken on by the council's access officer.

Pentland Hills Regional Park

The council continues to be involved in the administration of the Pentland Hills Regional Park (PHRP) through its Joint Committee. This comprises City of Edinburgh Council as lead authority, Midlothian Council, West Lothian Council, SNH and Scottish Water.

Within the West Lothian part of the regional park, key activities include the progression of the Harperrig Local Nature Reserve designation and implementation of improvements contained within the locally agreed Action Plan 2009.

The CSGN development fund secured consultants to look at specific woodland creation opportunities for the *Pentland Hills Surrounding Areas Woodland Action Plan*. For West Lothian, this assessed the area between Harperrig and the A70 towards the administrative boundary with City of Edinburgh Council to improve the habitat networks along the Water of Leith. Several planting schemes at Harperrig were on site in 2011.

Interest remains in several large-scale, commercial wind turbine proposals in the southwest part of the county along the flanks of the Pentland Hills.

Leisure and tourist related development

There have been several leisure and tourist developments in the West Lothian countryside. In August 2010 the council decided it was minded to grant planning permission at North Couston Quarry for the use of a former quarry as a leisure park, including holiday lodges (subject to a Section 75 Agreement). In addition, planning consent has been granted for the erection of holiday lodges at Kingsfield golf course and planning permission was granted for holiday accommodation at Leyden Farm, Kirknewton.

The Westwood (former Freeport) site near West Calder has been the subject of an application for planning permission in principle for a 23 hectares development for the re-use/redevelopment of existing vacant shopping/leisure centre for uses comprising children's indoor play area, dance studio, cafe, heritage centre, office/conference centre and retail, facilities. The application has yet to be determined.

Problem areas/issues

The identification of the Central Scotland Green Network as a national project within NPF2 will have implications for the emerging local development plan in that the green network will need to be portrayed on the proposals map identifying opportunities for improvement as it is not a barrier to development.

The re-survey of existing Wildlife Sites as part of considering them as local biodiversity sites will require further fieldwork, but funding for this remains uncertain. The *Geodiversity Action Plan* has not been progressed due to resource issues.

The *West Lothian Local Biodiversity Action Plan* (LBAP) is due for updating but has stalled due to lack of specialist staff and budget to engage a consultant to undertake review and monitoring of the LBAP.

The access budget continues to be limited to address major capital upgrades of the network such as the replacement of Torphichen Bridge. More funding application work requires to be undertaken to secure external funding.

Uncertainty and likely reduction in available council or external budgets will undermine efforts to undertake remedial actions arising, identified by SNH in site monitoring reports of SSSI's.

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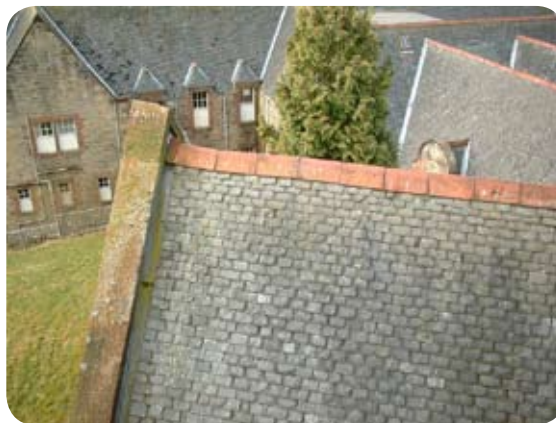
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CHAPTER 4 The built and archaeological heritage

Through *Scottish Historic Environment Policy* (SHEP), Scottish Ministers announced that Historic Scotland would prepare an *Inventory of Historic Battlefields* to identify and provide information on Scotland's nationally important fields of conflict to aid in their future management, preservation and enjoyment. Historic Scotland is currently undertaking consultation on a group of eleven battlefields identified as being of national importance and proposed for inclusion in the *Inventory of Historic Battlefields*. This group includes the site of the battle of Linlithgow Bridge (1526).

Since adoption of the local plan there has been no change in the number of listed buildings in West Lothian and no increase in the number of scheduled monuments. A register of all council owned heritage assets has been compiled. Meetings of interested parties are held regularly to review matters and a condition survey of each has been undertaken.

There have been no new conservation area designations. Conservation area character appraisal has been undertaken for Bangour Village, although this has not yet been reported to the Council Executive. Appraisals of the Linlithgow conservation areas are underway on a section-by-section basis and will be the subject of local consultation. Discussions have been held with Hopetoun Estates regarding the desirability of a conservation area there in the absence of a strategic management plan but these have not concluded.



Historic Scotland has invited the council to sign up to a joint working agreement which will set out the responsibilities and commitments of both parties in relation to dealing with listed building consent case work. Also, the council has been asked to consider taking responsibility for dealing with most Category B listed building cases without reference to Scottish Ministers as at present. The Council Executive has indicated a willingness to sign up to these proposals but only after issues of appropriate resources have been addressed and after a full review of relevant policies and procedures. In response, Supplementary Planning Guidance (SPG) on the Historic Environment will be drafted by the council.

Also, in the light of a recent Scottish Government Reporter's decision relating to a listed building consent case in West Lothian, there would clearly be benefits to having a SPG to reinforce local plan policies, make up for the deficit left by the withdrawal of the Memorandum of Guidance and consolidate and build on existing provisions. West of Scotland Archaeology Service, which has a service level agreement with the council, has already prepared guidance on archaeology, which could form part of the SPG and will be considered further alongside preparation of the *West Lothian Local Development Plan* (LDP).



A number of buildings at risk have been successfully conserved and found new uses. These include Blackburn House, Burgh Halls, Linlithgow, and Midhope Doocot by Abercorn. Other restorations include the St Michael Well, Linlithgow, The Doocot, Linlithgow, 30 Calder Road, Bellsquarry and Auchenhard House, near West Calder. The condition and future of the former Bangour Village Hospital, Howden House in Livingston and Victoria Halls in Linlithgow have become more critical. Following a fire at the Star & Garter Hotel, Linlithgow a guidance note for future

redevelopment has been prepared and issued to the owner. Initiatives are at an early stage of discussion for Duntarvie, Winchburgh, Hopetoun House estate buildings and Hatton Gateway, Kirknewton. Initiatives have been implemented for the historic town centres of West Lothian.

Problem areas/issues

Under new proposals by Historic Scotland the council may be required to take responsibility for dealing with most Category B listed building cases without reference to Scottish Ministers. This will have resource implications for the council.

The condition and future of the former Bangour Village Hospital and Howden House in Livingston will require monitoring.



CHAPTER 5 Employment

The adopted local plan continues to support the council's economic development strategy. The previously published *West Lothian Economic Strategy 2010-20* makes it clear that West Lothian's economy has reacted positively to constant change over the last thirty years, moving from one that was dominated by manufacturing, to strong growth in service sectors including financial services, retail and wholesale distribution. This diverse economy is reflected in the fact that no single business sector now has more than a quarter of all employment in the district.

Levels of employment and economic activity are high in West Lothian: 82% of West Lothian's working age population are economically active, the second highest level of any Scottish local authority. There are 74,500 jobs based in the area. Key sector strengths are in food and drink manufacture, distribution and logistics, construction, biotech and life sciences, financial services and retail.

In terms of progress in employment development within West Lothian, the following significant applications have been determined in the last 18 months, some of which have now been developed.

Table 5: Major employment developments

Extension granted at Glen Turner Distillery at Starlaw on the west side of Livingston. This includes the erection of a 5,829sqm grain distillery, a 750sqm malt distillery, two double maturation warehouses totalling 7,930sqm and ancillary buildings with associated works. The development is nearing completion.
Planning consent was granted to Glenmorangie in July 2009 to erect a bottling facility (Class 5) and ancillary offices (Class 4) with associated works at Alba Campus, by Livingston (site ELv41). The development has been completed in the last year.
Significant infrastructure works have been completed at site EWb4, Cowhill, by Whitburn in terms of roads, drainage and other services.
Planning consent was granted in October 2009 for the construction of a new access road and sub division of the site for future development of business units at Williamston South, Livingston (site ELv60). Work has still to progress significantly on site.
Work has concluded on Riddochhill, Blackburn (EBb1) in terms of removal of the burning bin and rehabilitation of land and the site is now being marketed for sale or rent as a joint venture between the council and a private developer.
A new Dobbies Garden Centre, part of employment site ELv64 in north Livingston, was completed and opened in February 2011, following planning approval in late 2010.
The development of the new Primark store at Almondvale in Livingston on the site of the former West Lothian House is nearing completion. The store is due to open before the end of 2011.
Works have begun on employment site ELv39 Rosebank adjacent to the Alba Campus in Livingston. A planning brief has been approved which permits classes 4, 5 and 6 on the site.
A Morrison's supermarket opened in Bathgate in November 2011.



Other employments issues

In February 2010, the Scottish Government published the consolidated Scottish Planning Policy document (SPP), which supersedes Scottish Planning Policy 2 Economic Development. The council is required to have regard to this document in preparing the replacement development plan for West Lothian and in assessing current and future planning applications.

Importantly, under the terms of the SPP, the potential use of nationally designated single user sites at Eliburn (site ELv25) and Linhouse, Livingston (site ELv54), both Livingston, has changed. These sites were identified in the local plan for their special qualities in terms of location, amenity, quality and marketability and were targeted at high technology inward investment. The Scottish Government no longer considers it necessary through national policy to identify and safeguard large single-user high amenity sites, including ELv25 and ELv54, for inward investment. The future of these sites will require to be re-assessed through the emerging West Lothian Local Development Plan (LDP). Submissions for alternative uses to these sites have been made through the council's 'call for sites' procedure carried out in 2011 as part of the early work being undertaken on the LDP.

At July 2011 employment land supply in West Lothian totalled 645 hectares. However, of this only 83 hectares was immediately available for development. Over half of the employment land supply was on safeguarded sites including the national safeguarded sites at Linhouse and Eliburn. Employment land growth is anticipated to continue along the M8 Corridor at Livingston and Winchburgh/M9 corridor with the Myreside CDA allocation.

A draft master plan has been prepared by BAA for Edinburgh Airport. Although outwith the council's administrative area, development at the airport may give rise to opportunities for employment growth in West Lothian.

Employment/unemployment trends

Since adoption of the local plan, the following employment and economic activity trends in West Lothian provide a general indication of economic activity and well being within the area:

Employment trends in West Lothian

Table 6: Numbers in employment

Date	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
Apr 08 - Mar 09	85,700	78.1	75.4	73.9
Apr 09 - Mar 10	84,900	73.3	71.0	70.3
Apr 10 - Mar 11	84,850	72.4	71.1	70.1

Source: Office of National Statistics ONS annual population survey

Note: numbers are for those aged 16 and over, % are for those of working age (16-59/64)

Table 6 indicates that West Lothian has performed relatively well over the period since adoption of the local plan in terms of the percentage of the workforce in West Lothian being employed compared with both the Scottish and the British average.

Table 7: Unemployment/job seekers allowance claimants, month of June (2008 – 2011)

Area name West Lothian

Item name Total claimants

Rate Proportion of resident working age population estimates

Date	Male		Female		Total	
	Number	Rate	Number	Rate	Number	Rate
June 2008	1,616	2.9	642	1.2	2,258	2.1
June 2009	3,418	6.2	1,155	2.2	4,573	4.3
June 2010	3,538	6.4	1,306	2.5	4,844	4.5
June 2011	3,143	5.6	1,547	2.7	4,690	3.8

Source: ONS Crown Copyright Reserved (from Nomis on 8 September 2011)

Table 7 indicates that since adoption of the local plan, the number of unemployment and job seekers allowance claimants has increased as a result of the economic downturn.

Table 8: Number of jobs in West Lothian

Number of jobs - West Lothian, Scotland and Great Britain

Year	West Lothian (employee jobs)	Scotland (employee jobs)	Great Britain (employee jobs)
2005	74,000	2,398,800	26,496,600
2006	75,300	2,376,900	26,355,100
2007	74,600	2,408,500	26,602,200
2008	76,300	2,420,400	26,677,200
2009	74,800	2,380,300	26,590,100
2010	74,500	2,330,400	26,610,300

Source: ONS annual business inquiry employee analysis Crown Copyright Reserved [from Nomis on 8 September 2011]

The number of jobs available within West Lothian was consistently rising until 2008, however the economic downturn has led to a reduction in jobs within West Lothian, reflecting the trends at Scotland and Great Britain level.

Table 9: Employed and unemployment (January 2010 – December 2010)

	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
All People				
Economically active*	90,400	78.0	77.0	76.2
In employment*	84,900	73.3	71.0	70.3
Employees*	76,800	66.8	63.1	60.8
Self employed*	7,200	6.0	7.4	9.1
Unemployed (model-based)#	6,600	7.2	7.7	7.7
Males				
Economically active*	48,700	84.8	82.3	82.6
In employment*	45,500	79.2	74.8	75.4
Employees*	40,800	71.8	63.8	62.1
Self employed*	4,200	6.8	10.4	12.8
Unemployed (model-based)#	3,200	6.5	9.0	8.5
Females				
Economically active*	41,700	71.4	71.9	69.9
In employment*	39,400	67.5	67.4	65.2
Employees*	36,000	61.9	62.4	59.4
Self employed*	3,000	5.2	4.6	5.3
Unemployed (model-based)#	2,300	5.5	6.2	6.6

Source: ONS annual population survey

* numbers are for those aged 16 and over, % are for those aged 16-64

numbers and % are for those aged 16 and over. % is a proportion of economically active parties

Table 9 indicates that the percentage of all people who are economically active is higher in West Lothian than it is in Scotland and Great Britain. Furthermore, the percentage of all people that are unemployed is lower in West Lothian than it is in Scotland and Great Britain.

Table 10: Economic inactivity (January 2010 – December 2010)

	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
All people				
Economically inactive	24,900	22.0	23.0	23.8
Wanting a job	8,000	7.1	5.5	5.7
Not wanting a job	16,900	14.9	17.5	18.1
Males				
Economically inactive	8,500	15.2	17.7	17.4
Wanting a job	2,900	5.2	4.9	4.9
Not wanting a job	5,600	10.0	12.7	12.5

Females				
Economically inactive	16,300	28.6	28.1	30.1
Wanting a job	5,100	8.9	6.1	6.4
Not wanting a job	11,200	19.7	22.0	23.7

Source: ONS annual population survey

Notes: Numbers and % are for those aged 16-64

% is a proportion of resident population of area aged 16-64 and gender

Table 10 indicates that West Lothian has a marginally less economically inactive percentage of population compared with the Scottish and British average.

Businesses

Table 11: VAT registered businesses (2010)

Area	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
Registrations	470	12.9	10.3	10.2
Deregistrations	225	6.2	6.8	7.3
Stock (at end of year)	3,630	-	-	-

Source: BERR – vat registrations/de-registrations by industry

Note: % is a proportion of stock (at end of year)

VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. They are an indicator of the level of entrepreneurship and of the health of the business population. As such they are used widely in regional and local economic planning. As can be seen, West Lothian performs well in this area of the economy, compared with Scotland and Great Britain as a whole.

Further information on detailed statistics relating to the economic well being of West Lothian can be found in the *West Lothian Economic Update* document of July 2011.

It is also worth noting that the development plan is only one contributory factor to economic well being. Other key factors of economic well being can include national and European economic policies and other more complicated factors beyond the remit of the development plan such as the global economic downturn, increases in costs of goods and services and increases in population and migration.

The council also approved the *West Lothian Economic Strategy 2010 – 2020*. This states that the West Lothian economy has reacted positively to constant change over the last thirty years, moving from one that was dominated by manufacturing, to strong growth in service sectors including financial services, retail and wholesale distribution. This diverse economy is reflected in the fact that no single business sector now has more than a quarter of employment.



Employment land supply in West Lothian

The employment land supply for West Lothian, as confirmed in the *Employment Technical Note* for the Strategic Development Plan (SESplan), is as follows:

Allocated sites: 644.8 hectares, of which 82.9 hectares is effective i.e. land judged to have no significant constraints; 198.5 hectares is non-effective i.e. land with identified development constraints; and 363.4 hectares is safeguarded for potential company expansion or particular uses.

Of these land allocations, 474.3 hectares is allocated for classes 4 (business), 5 (general industrial) and 6 (storage and distribution) uses (uses as specified in the Town and Country Planning (Use Classes) (Scotland) Order 1997. 170.5 hectares is allocated for 'specialist' uses.

In taking forward the employment land requirements set out in the *SESplan Proposed Plan* (SDP) and *Economy Technical Note*, the *West Lothian Local Development Plan* will be required to support the retention of 150 hectares of the established strategic employment land supply.

At March 2010, the total employment land supply of West Lothian was 613.55 hectares of which 123 hectares is identified as strategic. Figures 12 and 13 of the SESplan *Economy Technical Note* refer.

This leaves a shortfall of 27 hectares if the *Proposed SDP* requirement is to be met.

In terms of implications for the *West Lothian Local Development Plan*, this will require that 27 hectares of land be allocated for mainstream employment uses in the LDP, beyond that already allocated in the *West Lothian Local Plan* and where any existing allocation of employment land is lost, this will similarly be required to be added to the 27 hectares.

Key economic facts

- levels of employment and economic activity are high in West Lothian; 78% of West Lothian's working age population are economically active, the second highest level of any Scottish local authority;
- West Lothian has a population of about 172,080 in 2010, the youngest and fastest growing in Scotland with an average age of 38 compared with an average of 40 in Scotland as a whole;
- there are 74,500 jobs based in West Lothian. Key sector strengths are in food and drink manufacture, distribution and logistics, construction, biotech and life sciences, financial services and retail.
- at 7.2%, unemployment in West Lothian is slightly lower than the 7.7% rate of Scotland and Britain as indicated in table 9 which indicates employment and unemployment in 2010. This differs from the previous ONS figures of 4.7% for West Lothian and 4.3% for Scotland, so although unemployment has risen locally and nationally, West Lothian has an overall lower percentage of people unemployed.
- educational attainment has improved in West Lothian over the last ten years with 97.8% of all pupils gaining a qualification in 2007–2008, in comparison with the Scottish average of 96.5%;
- some 4,500 businesses are known to be operating in West Lothian (3,630 of which are VAT/ PAYE registered);
- an analysis of unfilled job vacancies shows that the rate of vacancies is slightly lower in West Lothian than in Scotland as a whole - 58 per 10,000 working age population for West Lothian, compared to 60 for Scotland.
- 60% of Scotland's population (some 3 million people and 54% of Scotland's businesses) is within one-hour travel time.

Problem areas/issues

There is continuing pressure for non-class 4, 5 and 6 uses within employment areas or on allocated employment sites. This issue will be considered as part of the *West Lothian LDP*. In the interim, SPG is in preparation which will consider relaxing restrictions in certain employment areas to allow for appropriate non class 4, 5 and 6 uses that may be suitable within employment areas. The existing categorisation of class 4, 5 and 6 uses within the adopted local plan for certain sites will be reviewed as part of the review of employment land supply. This review is currently underway and will inform the forthcoming LDP.

Buchanan House, Kirkton, Livingston which was formerly a Government data and cheque processing centre, has been vacant since 2006 and lies within an employment area boundary in the adopted local plan. The site has fallen into a state of disrepair which is causing some concern to the local community. The council is in discussions with the site owner to seek an appropriate way forward to redevelop the site.

The shortfall of 27 hectares of strategic employment land on the SDP requirement will need to be investigated as part of the *Main Issues Report (MIR)* process for the LDP.

CHAPTER 6 Housing

Housing land supply in West Lothian

One of the main priorities of the local plan is to ensure that sufficient land is available to meet identified housing requirements. The local plan allocates land for approximately 25,000 houses. The forecast of housing need in the *Edinburgh and the Lothians Structure Plan 2015* (and which subsequently provided the basis of site specific housing allocations in the local plan) was based upon Scottish Government projections on the increase in the number of households in the Lothians. Over the structure plan area and plan period the housing land requirement was calculated at 70,200 new dwellings.



West Lothian's share of this total was put at 16,100 units which, if it was to be achieved, equated to approximately 1,150 house completions per annum. This scale of development would be achieved through the allocation/identification of core development areas (CDAs) with a maximum capacity of 12,000 new dwellings being identified within these areas.

Table 12: Core development areas in West Lothian

Core development area	Maximum number of dwellings
Armadale	2070
Winchburgh/East Broxburn/Uphall	5500
Livingston & Almond Valley	5000

Source: Adopted West Lothian Local Plan 2009

The annual *Housing Land Audit*, prepared by the council with the agreement of the house-builders, is the principle tool used to monitor the availability of sufficient effective land to meet the strategic housing land requirement for a minimum of five years ahead. It also provides a snapshot of the amount of land available for the construction of houses at any particular time and provides an information source for a variety of purposes, including school roll forecasts, infrastructure provision and affordable housing provision.

The most recent *Housing Land Audit* reflects the housing land position as at 31 March 2010. It programmes future completions from this supply over the audit period 2010 -15, gives an indication of completions in years 2015 –17 and includes a number of strategic allocations.

Since the 2001 base date of the *Edinburgh and the Lothians Structure Plan 2015*, there has been an average build rate in Edinburgh and the Lothians of 4,110 houses per annum. This is below the required average of 5,000 units per year to meet structure plan targets. The average completion rate in West Lothian over the period 2001/02 – 2009/10 was 937 units per annum which is below the structure plan target. As a consequence the requirement has increased to 1,687 per annum over the remainder of the structure plan period. However, until economic conditions improve and mortgage lending increases, it is anticipated that house completion rates will remain below target.

Table 13: House completions between 2001 & 2009

	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	TOTAL	AVERAGE
West Lothian	1,281 (28%)	925 (22%)	1,158 (29%)	1,288 (29%)	1,175 (27%)	714 (16%)	928 (22%)	422 (10%)	543 18%	8,343	986
	28%	22%	29%	29%	27%	16%	22%	10%	18%		24%
Lothians	4,503	4,147	3,963	4,457	4,309	4,336	4,272	4,061	2,946	36,994	4,110

Source: Housing Land Audits 2001 to 2010

West Lothian’s build rates had in fact been relatively robust in the earlier years of the *Edinburgh and the Lothians Structure Plan* and have only diminished latterly as the economic downturn has taken hold. It graphically illustrates the effect of the limited finance available on the demand for market housing and consequentially the ability/ willingness of house builders to build new properties. The overall contribution made by West Lothian to the Lothian wide housing completions has also reduced significantly, from 28% in 2001 to a more modest 18% in 2010.



Table 13 illustrates housing completions over the period 2001 – 2010. The recent downturn in the housing market

has severely affected the number of completions since the early part of 2008.

There has also been a corresponding reduction in expectations for housing output over the next five years, particularly as evidenced by the comparison of the 2009 and 2010 *Housing Land Audits*. When further analysed, the average completion rate per annum reduces from 635 to 566, a reduction of some 11%. The effective five year land supply in Edinburgh and the Lothians currently stands at 14,806 units, with 2,832 units in West Lothian.

Table 14: Comparative forecast house completions from 2010 to 2015

	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	TOTAL
West Lothian HLA 2009	347	537	611	900	778	3,173
West Lothian HLA 2010	404	341	527	758	802	2,832

Source: Housing Land Audits 2009 to 2010

Nationally, the economic downturn has had a significant effect on the rate of new build. It is now clear that many sites are subject to delay in commencement and are being delivered at a slower rate than programmed in the *Housing Land Audit* previously. This is considered to be mainly attributable to the credit crunch and a shortage of investment to support the house building industry.

Discussions with Homes for Scotland have confirmed that one of the key difficulties in bringing forward sites is the cost of up front infrastructure and other developer contributions, especially for large sites. For this reason, in the short term, developers are likely to be more inclined to concentrate on smaller sites that are free of, or have lower, infrastructure costs.



Despite the council and social housing agencies having managed to sustain some of the housing output over the past year, and this will continue in the short term, this will become more difficult when taking into account the predicted severe restrictions on public sector expenditure. However, the council has recognised that the ‘credit crunch’ has impacted on development delivery and to address this has introduced interim measures to address infrastructure requirements associated with development. The West Lothian Local Infrastructure Fund has also been created.

Whilst there has recently been some indication of an improvement in mortgage availability, it is, at best, a modest one from a very low base and it must be seen in that context. It remains the case that house prices continue to decline and the house building industry is in a fragile state, illustrated by consolidations and closures.

There is an industry wide view that the house building sector is unlikely to return to pre-2007 levels of development any time soon and by implication, it also makes it improbable that the Scottish Government’s national target of delivering 35,000 house completions per annum by 2015 can be achieved.

Whilst the amount of land across the structure plan area programmed for development over five years has drastically reduced in recent years, it is important to be aware that across the structure plan area there does remain a further 58,789 units programmed for development beyond 2015. Table 15 below details the five year and other programmed land supply for West Lothian and the rest of the *Edinburgh and the Lothians Structure Plan* area.

Table 15: The effective land supply

	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	Total	Other programmed land
West Lothian	404	341	527	758	802	2,832	11,474
Lothians	2,108	2,111	2,751	3,916	3,920	14,806	58,789

Source: Housing Land Audit 2010

Since 2001 the annual completion rate for the structure plan area has ranged from between just under 4,000 (2003/04) to just over 4,500 (2002/02). In order to meet the *Edinburgh and the Lothians Structure Plan 2015* total requirement the annual level of completions would now have to increase to over 6,600 units. West Lothian's share of this figure is 1,533 dwellings. With expectations that 2010 -11 will again have achieved a low level of completions, as a result of the economic downturn, the potential to meet structure plan requirements is becoming increasingly less likely to be achieved. The most recent re-calculated housing requirement is detailed in table 16.

Table 16: Meeting the plan requirement

	Total completions over plan period	% of plan total	Completions 2001 to 2009	Completions required 2009 to 2015	Average five year land supply
West Lothian	16,100	23	8,434	7,666	7,666
LOTHIANS	70,200	100	36,994	33,206	33,206

Source: Housing Land Audits 2001 to 2010

Local authorities are required to maintain a five year effective housing land supply at all times. Currently, West Lothian falls below that requirement. However, policy HOU10 of the structure plan, advises that should a council's contribution to the effective five-year supply fall below 90% of its expected contribution *and* the shortfall in the Lothian-wide housing land supply also be more than 10%, only then will that council be expected to bring forward additional land. Table 17 compares each of the Lothian council's effective land supply to the updated land supply targets.

Table 17: Five year land supply and other effective land

	Five year land supply target	Five year land supply	% of target	Total effective land supply
West Lothian	7,666	2,832	37	11,474
Midlothian	8,678	3,702	43	7,798
East Lothian	4,608	2,804	61	4,017
Edinburgh	12,254	5,468	45	35,500
LOTHIANS	33,206	14,806	45	58,789

Source: Housing Land Audit 2010

Clearly, the effective land supply is significantly below the level required by policy HOU10 for the structure plan area as a whole and for each individual local authority. However, policy HOU10 was written during a buoyant period in the housing market and it did not anticipate the present exceptional circumstances. Development has slowed due to a severe reduction in the demand for new housing and the lack of credit available to house builders and house purchasers. Table 17 shows that there is more than sufficient land available and free from constraint but the amount of development anticipated over the next five years is low, largely due to market conditions.

For the third year in succession, the effective land supply is significantly below the level required by policy HOU10. The shortfall in the Lothian-wide housing land supply was 19% in 2008, dropping to 54% in 2009 and 55% in 2010. All Lothian council areas failed to meet the target in 2010 with the comparable figure for West Lothian now being 63%.

The effect of the current economic downturn has nevertheless compounded the issues of delivering the *Edinburgh and the Lothians Structure Plan 2015* requirement. Although infrastructure has always been identified as a potential constraint to delivering housing, the effects of the economic slowdown were not.

The *Edinburgh and the Lothians Structure Plan 2015* and the *West Lothian Local Plan* flowing from it were adopted during a time of growth within the housing market and the purpose of policy HOU 10 was to ensure a sufficient supply of land. The current exceptional circumstances, in which the five year effective supply of land has been diminished by house builders developing existing sites at a much reduced rate, were not anticipated.

In different economic circumstances these same sites would be delivering at a faster rate and there is sufficient land to allow for this. In fact there is land, free from planning constraints, for a further 58,800 units across the structure plan area over and above the five year effective supply.

Under these circumstances, making additional housing land releases would have little effect on build rates and would be unlikely to significantly increase the five year effective supply of housing land as there are significant areas of land available. It could instead result in land banking by the house building industry.



If the current settlement strategy is augmented to attempt to deliver the requirements of the development strategy then this would likely need the release of further greenfield land; in so doing this would compromise the ability to re-use brownfield land. Furthermore, there is no substantive evidence that the release of additional greenfield land would be any less constrained by a lack of infrastructure capacity, funding and market factors than the current development strategy.

The council has made a strong commitment to sites already allocated in the local plan. In West Lothian there is a constraint on development allied to education capacity and this is likely to present itself whatever sites may be put forward for development. The council is however, addressing this by funding school extensions through the Local Infrastructure Fund and promoting school catchment reviews to create capacity within the existing school estate.

Further measures to assist the house building industry can and will be explored.

Windfall sites

In calculating the amount of new housing land to be allocated in order to meet the development plan requirement, the *Edinburgh & the Lothians Structure Plan 2015* assumed that windfall development would account for 14,000 dwellings over the Plan period - an average of 1,000 units per year.

Windfall sites arise unexpectedly and are by definition not part of the planned housing base land supply. They present opportunities for new housing involving the re-use or redevelopment of previously developed sites, i.e. brownfield sites which were not included within the development plan and are not counted towards meeting the housing land requirement. In 2009/10, 108 units were built on windfall sites in Bathgate, Blackburn, Livingston and Whitburn with a further 23 units anticipated during 2010/11.

In West Lothian, there are currently 67 units on windfall sites in the effective housing land supply, programmed for development over the next five years and accounting for 2% of the supply. Whilst this appears to be a substantial reduction in the proportion of windfall sites from previous years, it can be explained by the fact that a number of windfall sites were re-designated as local plan sites in the *2009/2010 Housing Land Audit* due to them having subsequently been allocated in the adopted local plan. Furthermore, new sites will inevitably come through the planning system raising the actual number of completions above that programmed in the agreed *Housing Land Audit 2010*. The anticipated programming of windfall sites that form part of the current effective housing land supply is shown in table 18.

Table 18: Windfall sites in the effective housing land supply

	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	Total	Total effective land supply	% of total effective land supply
West Lothian	23	6	17	15	6	67	2,832	2%
Lothians	654	610	545	497	332	2,638	14,806	18%

Source: Housing Land Audit 2010

Housing contribution by structure plan source

Table 19 provides a summary of all housing completions according to the source of housing land as defined in the *Edinburgh and the Lothians Structure Plan 2015*.

Table 19: Housing completions by structure plan sources

	Base supply	Constrained in base supply	Emerging local plan sites	Strategic allocations	Windfall	Other sources of land (includes small sites)	Total
West Lothian	23	6	17	15	6	67	2,832
Lothians	654	610	545	497	332	2,638	14,806

Source: Housing Land Audits 2002 to 2010

Completions by land use

In West Lothian, between 2001 and 2010, 49% of housing completions occurred on brownfield sites. This compares with the Lothians average of 72%.

44% of programmed housing development in West Lothian is on brownfield sites. Table 20 shows the year-by-year assessment of brownfield development.

Table 20: House completions on brownfield sites (% of all completions)

		2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	TOTAL
West Lothian	All	1,281	925	1,158	1,288	1,175	714	928	422	543	8,343
	Brownfield	21%	29%	43%	54%	69%	71%	73%	30%	60%	60%
Lothians	All	4,503	4,147	3,963	4,457	4,309	4,336	4,272	4,061	2,946	36,994
	Brownfield	67%	72%	75%	75%	73%	72%	75%	63%	79%	

Source: Housing Land Audits 2001 to 2010

AFFORDABLE AND SPECIAL NEEDS HOUSING

Affordable housing

Affordable and social housing

225 affordable units were completed during 2009/2010. The effective housing land supply in the Lothians includes land for around 13,000 affordable units. 40% of these units are in Edinburgh with 27% in West Lothian, 16% in Midlothian and 15% in East Lothian.

The first new build council houses in West Lothian for several years were completed during 2009/10 on sites in Bathgate, Boghall, Livingston and Whitburn. Phase one, comprising 255 units, is now complete. A second phase of 545 units, which includes sites in Bathgate, Blackburn, Livingston, Uphall and Whitburn is now underway.



In August 2010, the Scottish Government published a new *Planning Advice Note (PAN 2/2010)* on affordable housing and this will be taken into account as the council completes a revision of its own SPG on affordable housing.

The Scottish Government monitors the number of affordable housing units securing planning permission in each local authority area through the *Affordable Housing Securing Planning Consent* survey. During the period 1 April 2009 to 31 March 2010 the following developments sites in West Lothian secured planning permission.

Table 21: Sites to be developed by Registered Social Landlords (RSLs) and West Lothian Council 2010

WLLP SITE REF	LOCATION	NO. OF UNITS
(HUb34) & (4/52)	Johnston Avenue, Uphall	14
	Charles Crescent, Boghall	16
(HBb15) & (3/38)	Rowan Drive (East) / Elm Terrace, Blackburn	22
(HLv130) & (4/55)	Former Uphall Station Primary School	23
(HBb17) & (3/39)	Land at Ladeside Avenue, Blackburn	10
(HWb14) & (17/32)	Land adjacent to Dixon Terrace, Whitburn	116
(HLv128) & (LW10)	Inveralmond Community High School, Livingston	92
(HEc3) & (6/12)	Langton Gardens, East Calder	36

Source: West Lothian Council 2011

Whilst no land was transferred to the council for social housing during 2010, commuted payments from developers totalling some £30,000 were received.

Progress with major housing sites

Former Bangour Village Hospital, Dechmont

The site is currently being marketed and it is anticipated that the current application will be withdrawn and a new application submitted. The council remains supportive of the redevelopment of this important site, but at the appropriate housing density that secures the refurbishment of the listed buildings within the conservation area and the management of the surrounding woodlands. The adjacent former Bangour General Hospital remains vacant and there have been no development proposals for this site. Monitoring of the condition of the buildings at Bangour continues to ensure the buildings are protected.

Drumshoreland, east of Uphall Station/Pumpherstion

An outline planning application was submitted in January 2008 together with a full application for a new access road. One of the council's partners, David Wilson Homes, subsequently advised that the economic downturn meant it was unable to progress the development. Whilst the planning applications had been temporarily held in abeyance, there has been recent activity on the part of the remaining applicants to try and progress the applications and have them determined. In particular, new survey data relating to great crested newts has been submitted, together with a full *Environmental Impact Assessment* and a revised master plan.

As a consequence of there having been so little movement, the council was compelled to progress independently with the development of a new primary school since the facility is urgently required to serve the existing communities of Pumpherstion and Uphall Station. A separate planning application in



respect of these works was approved in 2010 and work commenced shortly thereafter. Whilst this new school is not sized to accommodate the full potential development capacity of the Drumshoreland site (mainly for cost reasons) it has nevertheless been designed so that it can be easily extended should the need arise. The school is expected to be completed and ready for occupation by the start of 2012.

Heartlands, Whitburn

The local plan makes a substantial allocation for new residential development in Whitburn at **Heartlands**, land that was formerly part of Polkemmet Colliery. An extensive programme of remedial works to address contamination issues has been ongoing for several years and is well advanced.

A detailed application for the roads and infrastructure for the first phase of the residential development was submitted in 2008, which the council has now approved. No development has commenced on that part of the site as yet.

On the employment land to the north, the roads and infrastructure are now complete.

The council has granted planning permission for an office building, a hotel, a health club and a restaurant. The master plan for the business park shows a mixture of class 4 (office), class 5 (general industrial) and class 6 (storage and distribution) along with ancillary uses such as a restaurant and health club.

Detailed planning permission for the associated new motorway junction on the M8 was granted in June 2008.

A planning application for the approval of reserved matters relating to a supermarket on land to the south of the B7066 was granted by committee in August 2009. More recently an application for a supermarket



on the north side of the B7066, within the business park, was submitted. The council is minded to grant this application subject to a legal agreement relating to the revocation of the previous supermarket consent and delivery of replacement business land.

Planning permission was recently secured by Taylor Wimpey for a first phase of 97 houses.

Development of the housing land and the business park has not however, come forward as quickly as was hoped, because of the current economic situation. The delivery of the motorway junction would help to make the site more attractive to developers. The developer has indicated that the current supermarket proposal will help significantly with the funding of the motorway junction, and consequently help to bring forward the wider development.

Wester Inch, Bathgate

Since 2004/05 approximately 1,000 houses have been built from the current allocation of over 2000 homes.

Affordable housing land has been transferred by the developers to the council and part of the site has been developed as part of the council house building programme. The local centre has yet to be started but the extension of the distributor road network to Whitburn Road has commenced. Housing associations have purchased completed dwellings from private house builders thus increasing the total amount of affordable housing at Wester Inch.



An extension to Simpson Primary School was completed in July 2010 and a further two classrooms were fitted out in 2011 to increase capacity further.

Three play areas have been constructed following the transfer of land from developers.

Westfield

The adopted local plan makes a substantial housing allocation in Westfield for around 540 new houses. The allocation is split over two sites, HWf1 (North Logie Brae) extending to just over 10 hectares and HWf2 (South Logie Brae & Paper Mill) which is the larger of the two sites at 23.5 hectares. There have, over the years, been several planning applications for parts of the site but a new comprehensive application, consolidating the entire allocation and in respect of 540 dwellings was approved in August 2010. However, it is understood that in view of the present economic climate, the developer has no firm timetable for implementing the proposals.

Progress with CDAs is considered in chapter 7 of this monitoring report.

DEVELOPMENT GUIDANCE

Supplementary planning guidance

A review of the current *Residential Development Guide* (RDG), first published in 2002, is well advanced with a view to bringing forward new Supplementary Planning Guidance (SPG) in the Spring of 2012. The new guidance will be specifically related to medium to large scale residential developments, i.e. where more than ten dwellings are proposed or, in the case of outline applications, sites with a capacity for more than ten dwellings, and is intended to support and amplify policies HOU 1, HOU 2, HOU 5, HOU 6, HOU 7, HOU 8, HOU 9, HOU 10, CDA 4 and CDA 6 of the local plan.

The new RDG will bring together all of the elements that help contribute towards cohesive housing layout design so that residential developments are sustainable and integrated. It will provide a clear set of guidance and standards to explain what the council will expect from new developments and will identify what information is required from developers as part of a planning application. Separate guidance relating to single plot and small-scale infill residential development in urban areas not exceeding 10 units has previously been published and this will also be brought up to date as part of the same exercise.

Development briefs

The council has continued to prepare development briefs for sites. These are designed to guide the development of land to be disposed of by the council and are a material planning consideration to be taken into account in the determination of future applications for planning permission. Since adoption of the local plan, briefs have been prepared and issued in respect of the following residential sites:

Table 22: Development briefs/guidelines Issued since January 2009 to October 2011

LOCATION	DATE ISSUED
Housing site, HEc4, ex-depot, Millbank, East Calder	January 2010
Housing site, HEc7, Calderhall Terrace, East Calder	January 2010
Housing site, 95/97 Main Street: South, Fauldhouse (former cinema cleared site)	January 2010
Housing site, HLv115, Eliburn East (Oldwood Place), council housing Livingston	January 2010
Housing site, HLv111, Kirkton North 10B, Livingston	January 2010
Housing site, HLv26, Eliburn, Livingston	January 2010
Housing site, Ferrier Crescent, Armadale	January 2010
Housing site, HBg30, Little Boghead 6, Bathgate	January 2010
Housing site, HBb17 (part), Ladeside Avenue, Blackburn	January 2010
Housing site, Alderstone Road West, Livingston	January 2010
Housing site, HLv128, Inveralmond CHS, Livingston	January 2010
Housing site, HWb14 (part), Dixon Terrace, Whitburn	January 2010
Housing site, 95/97 Main St: South, Fauldhouse (former cinema)	May 2009
Housing site, HLv138, Brucefield, Livingston	May 2010
Uphall Station ex-infant school	May 2010
Almondvale South, Livingston	September 2010
Housing site, Clarendon House and grounds, Linlithgow	February 2011
Housing site, Bellsquarry 16 (ex-school site) HLv73	February 2011
Former Adult Training Centre, Almondvale Gardens, Blackburn	April 2011

Ex-council depot, Waverley Street, Bathgate	April 2011
Bathgate Library, Hopetoun Street, Bathgate	May 2011
Library, Bathgate	May 2011
West Main Street (east & west), Blackburn	June 2011
Almondvale Roundabout SW quadrant	June 2011
19-21 North Bridge Street, Bathgate	August 2011

Source: West Lothian Council Planning Services, 2011

Problem areas/issues

The housing land requirement in West Lothian has fallen below the requirement to maintain a five-year effective supply. This may result in planning applications being submitted for sites which are not part of the current housing land supply and an undermining of the local plan strategy as a result of any approvals granted on such sites. Lack of infrastructure capacity, particularly education, remains a constraint on delivering housing development.

The solutions to delivering an increase in new house completions are regarded as many and varied and include negotiating with house builders on phasing of existing allocated sites, including reaching some accommodation on the payment of developer contributions.

It is also recognised that infrastructure constraints need to be addressed through a number of mechanisms and it is noted that the council is already providing assistance, for example, through reviewing school catchments and by providing school extensions, and that further initiatives along similar lines to assist the house building industry will be explored. The council will continue to show creativity and willingness to assist developers bring forward early phases of planned development where this can be done without undermining the proper implementation of infrastructure.

In November 2011, West Lothian Council hosted a Housing Recovery Conference to help identify what can usefully be done in the local context.

Development which is outwith the core development areas or is on unallocated sites should, however, continue to be resisted (as contrary to the *Edinburgh and the Lothians Structure Plan 2015*), and any change to the current development strategy should be promoted through the SDP in the first instance, and thereafter through the LDP.

CHAPTER 7 The core development areas

The local plan identifies a number of core development areas (CDAs) to meet the strategic housing requirements of the approved *Edinburgh and the Lothians Structure Plan 2015* policy HOU3.

There are three CDAs in West Lothian:

- Armadale: 2070 houses and 50 hectares of employment land;
- Livingston and the Almond Valley: 5000 houses and 60 hectares of employment land; and
- East Broxburn, Uphall and Winchburgh: 5500 houses and 45 hectares of employment land.

To date, there have been no completions from this source of housing land, although *Housing Land Audit 2010* includes 542 units programmed for development over the next five years. During 2011, work started on site within the Armadale CDA, detailed planning applications were submitted for a site at Mossend, West Calder and Raw Holdings, East Calder – both within the Livingston and Almond Valley CDA and the assessment of various other planning applications continued.

Armadale CDA

Planning applications have been submitted for all parts of the Armadale CDA.

Standhill

Planning applications were submitted for Standhill North and Standhill South in 2006. Regrettably, both applicants, Taylor Wimpey and Dawn Homes, have decided that they are unable to proceed because of the economic conditions and have withdrawn from these proposed developments.

Colinshiel

The council obtained planning permission in May 2010 for retail development at Watson Park. This site is within the Colinshiel master plan boundary as shown in the local plan. The proposals include the relocation of existing park facilities. The retail site has yet to be marketed. Dundas Estates has submitted an outline planning application for around 300 houses on a 14 hectare site at Colinshiel.

Greystones Ltd submitted an outline planning application for retail development and 64 affordable houses on a site adjacent to Heatherfield Roundabout. This application was withdrawn in May 2010.

Taylor Wimpey and Dawn Homes submitted a planning application for retail development and 264 houses on a 34 hectare site. The supermarket and some of the houses were proposed outwith the settlement envelope on land designated as countryside belt. Planning permission was refused in May 2010.

A pre-application notice for residential development at Colinshiel was submitted by Taylor Wimpey on 18 November 2010 but an application has yet to be submitted.

Armadale South

It has not been possible to get the various landowners involved to agree a common way forward on a master plan and several planning applications have therefore been submitted independently.

The council has granted planning permission in principle to EWP Ltd at Armadale Station for a mixed-use development including residential (circa 1,000 houses), commercial, retail, school and leisure. Full planning permission has been granted for 192 houses and a supermarket



at Armadale Station and works on the infrastructure required to support the housing has started. It is anticipated that the supermarket development will commence in autumn 2011.

The council is minded to grant planning permission in principle for up to 400 houses on a brownfield site at Lower Bathville subject to a planning agreement being entered into.

As previously advised, a bid for Tax Increment Financing (TIF) at Armadale was unsuccessful.

Ground works commenced earlier in May at the Netherhouse site. Taylor Wimpey and Bellway commenced building in September 2011. The proposal for the access road to the proposed primary school has been amended and planning permission has been granted.

Interim education infrastructure solutions have been agreed to support a first phase of up to 180 houses. The Section 75 Agreement allows for an alternative education solution to be progressed, if an alternative delivery arrangement which meets the education requirements in the wider CDA is forthcoming. Discussions have taken place with EWP to establish if it might be possible to deliver a new build primary school at an early stage (i.e. 2013 or 2014). Meanwhile, an extension at St. Anthony's Primary School has been implemented over summer 2011.



The Airdrie to Bathgate railway opened in December 2010 and the station at Armadale opened in March 2011. The new station will improve the marketability of Armadale as a residential and employment location.

Livingston and Almond Valley CDA

The Livingston and Almond Valley CDA comprises land for 2,800 houses and 20 hectares of employment land at Calderwood and land for 2,200 houses and 40 hectares of employment land at West Livingston/Mossend.

Calderwood

In July 2009, a planning application for part of the Calderwood CDA was submitted by the Stirling Property Partnership, around 2,300 houses are proposed. The application comprises most of the Almondell allocation and part of the Raw Holdings West allocation and was continued by the council's Development Management Committee at its meeting on 16 November 2011. A detailed planning application for 200 houses on part of the Almondell site has been submitted and is being assessed.

A draft development framework for the Raw Holdings West allocation has been prepared and consultation on this has taken place. The framework was rejected by the council in June 2011. Landowners were invited to submit a revised framework with proposals for a maximum of 12 dwellings per hectare. No such proposals have been submitted to date. A detailed planning application for 91 houses at Raw Holdings has been submitted by the Walker Group.

Planning permission for a retirement development at part of the Almondell allocation was granted in February 2011.

West Livingston/Mossend

In November 2010 the Walker Group drafted a development framework for development at Mossend and have now submitted a detailed planning application for 181 houses at the site. Planning applications for other parts of this CDA have yet to be submitted.

Winchburgh/ East Broxburn/Uphall CDA

This CDA comprises land for 3450 houses and 40 hectares of employment land at Winchburgh and 2050 houses and 5 hectares of employment land at East Broxburn.

Winchburgh

An outline planning application for the Winchburgh CDA was submitted in 2005. In June 2010 the council decided to approve the application subject to a planning agreement being entered into. Discussions on the planning agreement are ongoing. A planning application for the rehabilitation of the Auldcaithie landfill site is currently being assessed.

A planning application for 29 houses at Glendevon was submitted in 2010 but has since been withdrawn.



Broxburn

In July 2009 Ashdale submitted an outline planning application for around 350 houses on a 14.5 hectares site at Greendykes Road. Also submitted was a planning application by Overton Farm Developments Ltd for around 900 houses and a primary school on land which forms part of the West Wood allocation. Two supermarket applications have been submitted, one by Sainsbury's adjacent to the A89/east of East Mains Industrial Estate and the other by Tesco at the former Candleworks site adjacent to the Union Canal. West Lothian Council has also submitted a planning application for a housing development at Candleworks.

Problem areas/issues

Progress is being made with various CDA proposals. However, the credit crunch continues to severely affect the ability of developers to borrow. This means that there is a need to consider if interim infrastructure solutions can be agreed. Such an approach is consistent with the local plan as a degree of flexibility is built into the plan. The council has also set up a Local Infrastructure Fund and has invited CDA developers to bid for financial support from this fund.

CHAPTER 8 Transport and accessibility

The legislation under which the local plan was prepared has been updated since adoption of the plan. A replacement *Local Transport Strategy for West Lothian* has been drafted. The council will be required to undertake a Transport Appraisal to support future development plans.

Transport investment continues to be necessary to make conditions safe for all and improve accessibility. The *Climate Change (Scotland) Act 2009* will have implications for the implementation of transport schemes and proposals. The council's three-year transport programme, to implement local schemes in West Lothian is updated annually. For more strategic schemes, the council continues to work 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 transportation schemes are brought forward.

Subject to resources, the council continues 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 main agencies involved in implementing the major transport initiatives include the Scottish Government, Transport Scotland, the rail industry and the various bus and rail providers as well as the council.

Implementation of the major transport initiatives involves substantial capital investment. In particular, it is imperative that the Scottish Government makes a major contribution to the necessary investment programme. Through the *Regional Transport Strategy*, SEStran, as well as individual local authorities, will have a role in identifying, promoting and funding strategic provision within the Lothians. Table 23 advises of progress on various transport initiatives identified in the local plan.

Table 23: West Lothian Transport Initiatives

West Lothian Local Plan transportation proposal	Progress at autumn, 2011
Replacement Forth Crossing	Construction started in 2011 with completion expected by 2016.
Edinburgh Airport enhancement	Linked to the West Edinburgh Planning Framework (approved May 2008) and Edinburgh Airport master plan. In January 2011, BAA published a consultation draft of a Second Master Plan for Edinburgh Airport. A final master plan is anticipated by the end of 2011.
Grangemouth freight hub	A National Planning Framework 2 (NPF2) project. A watching brief remains over impacts on the A801. Scottish Government has recently announced that a bid by Falkirk Council for TIF funding to assist in delivery has been successful.
Rosyth International Container Terminal	A National Planning Framework 2 (NPF2) project. A watching brief remains over impacts arising from the development particularly in relation to the Replacement Forth Crossing.
Tram network (West Edinburgh Tram Extension) (WLLP policy TRAN 26)	Implications arising from the decision of Edinburgh City Council to continue with Phase 1 but terminate the line at St Andrews Square will need to be considered for any consequences on the wider tram network. However, extension to Broxburn, Uphall and Livingston remains a possibility. Although not actively being pursued at present this remains a proposal within the emerging Strategic Development Plan although it is unlikely to go forward within the lifetime of the local plan.
Enhancement of Shotts railway line, including an Edinburgh-Livingston-Glasgow express service (medium term) (WLLP policy TRAN 24)	Still active with the introduction of additional fast Glasgow to Edinburgh services having been implemented. 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 and improved park and ride at West Calder along with improvements to Addiewell Station are required and land will be safeguarded for these purposes.
East Calder Parkway Station (medium term) (WLLP policy TRAN 25)	Land reservation required. Not actively being pursued at present but remains a proposal within the emerging Strategic Development Plan.
Bathgate line upgrading including new station at Boghall with park and ride and interchange, and re-opening to Airdrie (WLLP policy TRAN 22)	The line was opened during 2010 and is now fully operational. A new station and park and ride were provided at Bathgate in 2010. The station and park and ride at Boghall are not actively being pursued.

West Lothian Local Plan transportation proposal	Progress at autumn, 2011 <i>continued</i>
M8 rapid transit, bus park and ride and interchange (medium term) (WLLP policy TRAN 27)	Not actively being pursued at present but remains a proposal within the emerging Strategic Development Plan.
A801 completion at Avon Gorge (with Falkirk Council) (WLLP policy TRAN 29)	Land continues to be safeguarded in the local plan. The adopted Falkirk Local Plan safeguards land to implement this project (development opportunity TR.RUR02 A801 Avon Gorge Bridge and approach road refers). The National Planning Framework 2 (NPF2) project for the Grangemouth freight hub provides support for the project. Both Falkirk and West Lothian Councils continue to actively seek Scottish Government funding for the project. TIF funding has been secured by Falkirk Council.
Uphall Rail Station (WLLP policy TRAN 22)	The station at Uphall has been upgraded and an additional car park constructed to increase parking capacity.
Winchburgh Rail Station (WLLP policy TRAN 23)	Land for a station is safeguarded in the master plan for the Winchburgh CDA. Transport Scotland continues to object to the proposed rail station at Winchburgh because of potential conflict with the Edinburgh to Glasgow Improvement Project (EGIP) scheme. Discussions remain ongoing.
Kirknewton level crossing (WLLP policy TRAN 24)	Network Rail has announced that it is not to proceed with proposals for an underpass and is instead to proceed with improved full width automatic barriers with object detection technology at the level crossing.
Edinburgh to Glasgow Improvement Project (EGIP)	The implications of this proposal for a new station at Winchburgh will require to be assessed. At present, Transport Scotland is indicating that to ensure EGIP delivers its strategic aims of reduced centre-to-centre journey times between the cities, a new rail station at Winchburgh cannot be accommodated. Further discussion on this is required and the council has raised the matter with Scottish Government ministers.
New junction on M8 at Whitburn (J4M8) (WLLP policy TRAN 27)	The detailed design of the motorway junction has been approved by Transport Scotland. Road Orders have been confirmed. A start date has not yet been determined.
A89 Corridor: park & ride at Kilpunt Land for the extension of Light Rapid Transit (Edinburgh Tramline 2) to Broxburn, Uphall and Livingston (from Newbridge) will be safeguarded following a study of the A89 / A899 corridor. (WLLP policy TRAN 20 and TRAN 26)	SPG for the A89 Corridor requires to be prepared. The provision of park and ride facilities at Kilpunt is under review. Alternative options are being considered including bus lanes on the A89. Preliminary discussions have also been held with Transport Scotland regarding links to bus priority at Newbridge Roundabout. Although not actively being pursued at present the extension of Edinburgh Tramline 2 remains a proposal within the emerging Strategic Development Plan although it is unlikely to go forward within the lifetime of the local plan.

West Lothian Local Plan transportation proposal	Progress at autumn, 2011 <i>continued</i>
A71 bypass at Wilkieston (pending review with the City of Edinburgh Council); and a relief road north of Wilkieston. The SPG for the A71 requires to be updated. (WLLP policy TRAN 29)	SPG, approved on 20 June 2006, applies only to developers at Calderwood and West Livingston/Mossend Core Development Areas. The SPG is in the process of being reviewed and updated to reflect changed circumstances in particular, changes to funding support from SEStrans as it is no longer a funding body. Land is safeguarded for a relief road north of Wilkieston.
Blackridge Station (WLLP policy TRAN 22)	The station is now operational and SPG is in place for developer contributions. SPG was approved in November 2010.
A801 dualling (WLLP policy TRAN 29)	Updated SPG for the upgrading of the A801 between junction 4 of the M8 motorway to the Pottishaw roundabout was approved by the Council Executive in August 2010.
<p>M9 - the westbound slips at Junction 3 of the M9 at Burghmuir, Linlithgow and associated coach park and ride facility; land reservation at Duntarvie to serve Winchburgh CDA (WLLP policy TRAN 29)</p> <p>Study to investigate initiatives to enhance public transport links.</p> <p>Park and ride.</p>	<p>The Falkirk Local Plan was adopted in 2011 and identifies opportunity TR.BNS01 (Champany Slips) on the M9. Westbound slips at Junction 3 of the M9 at Burghmuir, Linlithgow are proposed by developers who seek a mixed use allocation in the West Lothian Local Development Plan.</p> <p>The planning application for the Winchburgh Core Development Area (CDA) includes the proposed new junction onto the M9. The application was the subject of a minded to grant decision by the council in June 2011 subject to legal agreements. Transport Scotland has agreed to the new junction at Winchburgh as part of the Winchburgh CDA proposals.</p>
Armadale Station (WLLP policy TRAN 22)	The station became operational in early 2011. SPG was approved on 29 June 2009 for developer contributions towards a southern park and ride facility at Armadale Station.
National Cycle Route 75 (WLLP policy TRAN 9)	Work is substantially complete on the 14-mile replacement cycle path at Airdrie/ Bathgate rail line. Opportunities remain to form additional connections to the route especially at Armadale, West Livingston and Calderwood.
To provide an Edinburgh–Linlithgow–Stirling cycle route (NCR 76) as an extension to the national cycle network (WLLP policy TRAN 10)	A link to take the cycle route north around the area at Abercorn Church is complete providing more direct access along the coastline to Blackness.
M8 Whitburn park and ride (WLLP policy TRAN 27)	This proposal is linked to the completion of the M8 motorway junction at Heartlands. Provision to access the park and ride site is made in the junction layout for J4A.



West Lothian Local Plan transportation proposal	Progress at autumn, 2011 <i>continued</i>
West Lothian Fastlink Phases 1 (M8-Livingston) & 2 (via Broxburn/Airport) (WLLP policy TRAN 17 and TRAN 18)	Funding is not available for Phase 2 of Fastlink at this time. However, 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 the development of park and ride facilities. Although not actively being pursued at present this remains a proposal although it is unlikely to go forward within the lifetime of the local plan.
<p>M8/M9 Rapid Transit park and ride at Cowhill, Whitburn</p> <p>Deer Park (Livingston) Linlithgow (M9), Winchburgh (WLLP policy TRAN 26)</p> <p>Other park and ride sites</p> <p>East Broxburn, Kirknewton (rail station), West Calder (Gavieside) (WLLP policy TRAN 27)</p>	<p>The additional park and ride spaces at stations on the Bathgate to Edinburgh line are now complete at Livingston North, Uphall and at Bathgate.</p> <p>The M8 and M9 bus lanes/rapid transit proposals are not actively being pursued at present but remain a proposal within the emerging Strategic Development Plan although they are unlikely to go forward within the lifetime of the local plan.</p> <p>However, land is safeguarded at Cowhill, Whitburn and Deer Park, Livingston on the M8 corridor for bus based park and ride.</p> <p>Land is also safeguarded at Linlithgow and Winchburgh for bus based park and ride. Land is also safeguarded for rail based park and ride associated with the proposed Winchburgh rail station. The requirements for Winchburgh are identified in the approved master plans.</p> <p>Land is also safeguarded at East Broxburn, Kirknewton and West Calder as part of the CDA development proposals identified in the local plan.</p>
Land safeguarding - Houston Road-Drumshoreland Road link, Pumpherston to serve allocated housing at Drumshoreland and closure of Drumshoreland Road (WLLP policy TRAN 30)	Development led requirement. Master plan proposals to date have shown the link road and the closure of the Drumshoreland Road. The provision of the road will be secured with the development proposal.
Land safeguarding - A706-B7066 link, Polkemmet, Whitburn (WLLP policy TRAN 30)	Development led requirement. Master plan proposals to date have shown the link road and the provision will be secured with the development proposal.
Land safeguarding - Wester Inch – Bathgate Town Centre link road; distributor roads (phase 1 under construction) (WLLP policy TRAN 30)	Development led requirement. Master plan proposals to date have shown the link road and the provision will be secured with the development proposal. Most of the road infrastructure is in place and the final phases to complete the link to Whitburn Road are under construction.
Land safeguarding – the Broxburn Distributor Road (Clarkson Road/ Greendykes Road) (WLLP policy TRAN 30)	Development led proposals. Planning applications have been lodged for a supermarket and housing developments in this area which includes the provision of the link road.
Land safeguarding - Distributor road to access the employment site at Linhouse (WLLP policy TRAN 30)	Development led requirement. The provision of this road has not progressed.

West Lothian Local Plan transportation proposal	Progress at autumn, 2011 <i>continued</i>
Land safeguarding - Broxburn, town centre relief road between Greendykes Road and East Mains Industrial Estate is safeguarded as a necessary link in the CDA development proposals for the area. Pre-requisite to development allocation at Candleworks (WLLP policy TRAN 30)	Development led requirement. Part of infrastructure needed for the East Broxburn CDA. Masterplan proposals to date have shown the link road and the provision will be secured with the development proposal.
Review of parking standards (WLLP policy TRAN 32)	Consultation on revised standards is complete and the revised standards were approved in October 2011.
Travel Plans (WLLP policy TRAN 5)	Travel plan co-ordinator - Following the approval of the SPG on 11 December 2007, on 25 November 2008 the Council Executive resolved to agree to suspend the contributions for a two-year period. A further suspension to November 2012 is proposed. The need for developers to submit travel plans to support for their planning applications remains. The council will continue to explore with developers innovative ways in which a travel co-ordination service should be delivered, which could involve developers carrying out their own monitoring and submitting the results to the council.
A parking management scheme will be developed for Linlithgow town centre (WLLP policy TRAN 34)	This proposal has been considered and assessed but is not to be taken forward. Some localised parking restrictions have been introduced at locations within Linlithgow town centre. Park and ride provision secured at Edinburgh Road was completed in February 2011.
<i>Strategic Livingston Transport Plan</i> will be required to identify what network and sustainable transport improvements are necessary within the town centre (WLLP policy TRAN 6)	Key elements of this have been completed with the introduction of the traffic lights at Braehead junction and the new link road between the Almond Interchange and the B7015 Howden South Road. Major development opportunities in Livingston town centre are limited which is impacting on securing developer funding.
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	Development led requirement.
Distributor road at Livingston West	Required as part of the West Livingston/Mossend CDA and land is safeguarded for its provision. This will link Toll Roundabout to the A71 in the south with connections to Alba Campus and Kirkton Campus. A planning application has been submitted for the Mossend area of this CDA allocation.
Safer routes to schools (WLLP policy TRAN 14 and TRAN 15)	This is achieved through good design practice and, where appropriate, legal agreements to secure contributions outwith the development sites.

West Lothian Local Plan transportation proposal	Progress at autumn, 2011 <i>continued</i>
Home Zones/ <i>Residential Design Guide</i> (WLLP policy TRAN 11)	The Scottish Government's <i>Designing Streets</i> was published in May 2010 and is the latest policy document to influence the design and layout of residential areas. The council's roads design guidance and the residential design guides are currently being reviewed to incorporate this latest policy. The <i>Residential Design Guide</i> is to be reported to the Development and Transport Policy Development and Scrutiny Panel in October 2011.
Integrated bus and rail park and ride (WLLP policy TRAN 19)	A site at Uphall West/Beugh Burn is also safeguarded to improve bus rail interchange facilities to Uphall rail station.
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 (WLLP policy TRAN 22)	The Airdrie to Bathgate rail scheme is now completed and operational. However, an additional stop at Boghall will continue to be safeguarded because this is required to conform with the <i>Edinburgh and the Lothians Structure Plan 2015</i> . Although not actively being pursued at present it is unlikely to go forward within the lifetime of the local plan. The need for safeguarding will be reviewed as the <i>Strategic Development Plan</i> for Edinburgh and South East Scotland progresses.
Distributor links to strategic road network in the Armadale CDA area. (B8084 to A89, Colinshiel and B8084 to A801, Armadale South)	Development led requirement. Part of the infrastructure needed for the Armadale CDA development. Master plan proposals to date have shown the link roads and the provision will be secured with the development proposal.
M9 bus lane (Linlithgow and Winchburgh)	Not actively being pursued at present but remains a proposal within the emerging <i>Strategic Development Plan</i> .

Source: West Lothian Council, 2011

Problem areas/issues

The lack of co-ordinated master plans and developer cooperation has complicated the delivery of the transportation infrastructure to support the development proposals. The provision of link roads, at early stages, through the core development areas is essential to development delivery and is key to maximising the rate of development. Without agreement between different developers whose land parcels are needed to provide the entire link or an agreement on the phasing between adjacent development sites, constraints must be introduced to avoid existing network capacity being exceeded.

At this time the sustainable development proposals for a Winchburgh railway station have effectively been overruled by the priority given by Transport Scotland and Scottish Ministers to the EGIP national rail project. The need for national projects to take full cognisance of local plan and structure plan infrastructure is key and the council will continue to make the case for a new rail station at Winchburgh.

Strategic infrastructure is also under pressure and investment is needed at the strategic level which integrates with development plans.

CHAPTER 9 Town centres and retailing

The adopted local plan continues to support the council's town centre and retailing strategy. In November 2008 the council published a *Retail Capacity Study*, which sets the context for convenience retail provision within West Lothian. Consultation on its findings was carried out during the early part of 2009. In June 2009 the Council Executive considered the outcome of the consultation and agreed a report which set out the material considerations which the council would take into account when considering planning applications for supermarkets.

Livingston: sub-regional centre

The past year has seen continued growth in Livingston as the sub-regional centre for West Lothian. December 2010 saw the opening of a 60,000 square feet Sainsbury's store at unit 1, Almondvale South Retail Park increasing the variety of convenience retail in the town centre. Demolition of the former council headquarters at West Lothian House has made way for a purpose-built Primark store. The Livingston store will increase the overall floor space of The Centre by 6.2% adding 60,000 square feet and increasing footfall in the phase 1 area. The store is due to open in spring 2012. All proposals support the terms of policies TC 3 and TC 4 of the local plan. In addition, Dobbies Garden Centre has also opened a new 52,000 square feet store at Houstoun Mains, Livingston in March 2011.

Bathgate: district centre

In summer 2009, the demolition of the former Edgar Allan foundry commenced, thus making way for a major expansion of Bathgate town centre to include non-food retail units and a supermarket, in support of policy TC 7. The new Morrisons supermarket and petrol filling station and a McDonald's drive through opened in October 2011. Further expansion of the area is also underway with work due to commence on the adjacent retail park and McDonalds drive through before the end of the year. The Bathgate Partnership Centre on South Bridge Street officially opened on 15 September, 2011. The new council building includes a replacement library, Community Centre, registration office, accommodation for the Advice Shop and Council Information Services (CIS) and cashier office, a community cafe, the Adult Basic Education HQ, council office accommodation, and meeting spaces for community groups, as well as a landscaped garden complete with an orchard. With the opening of the new centre there are now development opportunities on a number of resultant vacant sites within Bathgate.



Other town centres:

Armadale

As a result of predicted housing growth within the local plan, there is significant demand for retail floorspace in the town. Policy TC 9 of the local plan refers. As existing convenience retail provision in the town is limited there is very considerable leakage of expenditure. The council has approved two retail developments in the town to address this issue. Planning permission was granted in November 2010 for a 40,000 square feet store within the new local centre at Armadale station. Site preparation works for the supermarket commenced in 2011 with a planning application submitted by Asda in September 2011 to amend the design of the store and incorporate a mezzanine floor. In addition, outline planning permission was granted in May 2010 for class 1 retail development at Watson Park, the site is yet to be marketed.

Broxburn

The past year has seen the submission of two planning applications for convenience stores in Broxburn. In June 2011 a planning application was submitted by Sainsbury's for the erection of a 5,600 sqm supermarket with associated petrol filling station at Peniel Place, Broxburn. The second planning application was submitted by Tesco in August 2011 for a retail store and associated petrol filling station at the former Candleworks site. The developer is also proposing to fund and implement the missing section of the local distributor road from Clarkston Road to Greendykes Road, as required by the local plan and the planning brief, and the remediation of the contaminated land which is known to be present on the site.

Linlithgow

Linlithgow has three supermarkets, and a traditional High Street, which offer a number of specialist shops and catering services for visitors and tourists. The recent *West Lothian Retail Capacity Study* states that convenience turnover and expenditure are virtually in balance, indicating that there is sufficient floorspace to meet the needs of the catchment area. There has been recent developer interest for a mixed-use development including supermarket at an out-of-centre site north east of the town centre (Burghmuir) however, to date, no planning application has been received.

Whitburn

Town centre activity is concentrated along West Main Street, which contains a mix of convenience, comparison and retail services. East Main Street and Manse Road/Longridge Road serve as secondary retail locations. The town lacks quality convenience retail for a settlement of this size and is currently dominated by retail provision in Livingston and Bathgate. Planning permission has been granted for the erection of a supermarket with associated petrol filling station at Cowhill, Whitburn.

Retail occupancy

The quarterly table on shop occupancies below shows the number of shop units occupied (excluding charity shops) as a percentage of total stock for each of West Lothian's five town centres, in addition to the The Centre, Livingston. The percentage of charity shop units in each town is shown separately. Bathgate, Broxburn, Linlithgow and Whitburn show a slight fall in shop occupancies over the period. Overall occupancy remained the same in Almondvale over the same period with Bathgate increasing its occupancy by 1.6%.



Table 24: Shop unit occupancy

Shop unit occupancy comparing Quarter 3 - 2011 and Quarter 3 - 2010 - expressed as percentage of total town centre shop units				
Town Centre	Quarter 3 – 2011 (%)		Quarter 3 – 2010 (%)	
Armadale	94.1	0.0	94.6	0.0
Bathgate	93.2	3.2	91.6	3.3
Broxburn	88.2	0.6	92.0	0.6
Linlithgow	95.3	1.4	97.8	2.0
Whitburn	82.0	1.7	84.9	1.7
Almondvale	90.3	0.7	90.3	0.6

Town Centre Regeneration Fund

The Scottish Government’s Town Centre Regeneration Fund (TCRF) aims to support the regeneration and growth of town centres. £60 million was made available in 2009-10 as a one off allocation to fund additional capital projects and works across Scotland. Scottish Government set two application deadlines to allocate the funding and invited applications from towns across Scotland.

The TCRF complements the council’s Capital Programme for Town Centre Improvements. The initial bids to the first TCRF application round at the end of May 2009 were unsuccessful. However, revised proposals were re-submitted to the second round deadline at the end of August 2009 and both applications by West Lothian Council were successful, albeit with a modest reduction in the Scottish Government’s level of funding. The offers of funding from the Scottish Government to West Lothian represent the largest to any local authority in the second round tranche of funding. A summary of the two successful applications is shown:



Application 1 – Bathgate

WLC/Enterprising Bathgate partnership application covering Bathgate town centre. A TCRF award of £600,000 has been given and along with an additional £160,000 from the council’s capital programme and £100,000 from Enterprising Bathgate being used as leverage, the total package is £860,000.

Application 2 – West Lothian towns

West Lothian Council thematic and multi-town application covering Almondvale, Armadale, Broxburn/Uphall, Linlithgow and Whitburn. A TCRF award of £1,745,300 has been given and along with an additional £540,000 from the council’s capital programme being used as leverage, the total package is £2,285,300.

The breakdown of the funding package for each town is as follows:

Armadale	£353,374
Broxburn/Uphall	£467,264
Linlithgow	£857,770
Whitburn	£376,114
Almondvale	£230,777

Both application packages were developed in consultation with a variety of town stakeholders. There are active town centre management groups in Bathgate, Broxburn & Uphall, Linlithgow and Whitburn.

The programme of works will deliver improvements focused around improving the public realm and streetscape, enhancing shopper/visitor experiences, improvements to, and the creation of, new civic space; upgrades to retail shop fronts in town centres and improved accessibility. Final project designs have been agreed with elected members and local stakeholder groups prior to implementation. A summary of projects for each town is shown:

Table 25: Town centre improvement projects

	Armadale	Bathgate	Broxburn/ Uphall	Linlithgow	Whitburn	Project update
Deep clean of town centre - steam cleaning of pavements to remove dirt and chewing gum.	✓	✓	✓		✓	All towns complete
Accessibility and signage improvements – new town centre road signage for car parks and new fingerpost signage	✓	✓	✓	✓	✓	All towns complete
Street furniture and cycle parking – co-ordinated street furniture and cycle parking packages installed	✓	✓	✓	✓	✓	All towns complete
Premises Improvement Scheme – grant scheme to encourage improvements to the external appearance of retail premises	✓	✓	✓		✓	Ongoing - funds still available for grants
Creation of civic space – new civic spaces created in Armadale and Whitburn and improvements to George Street/Steelyard civic spaces in Bathgate.	✓	✓	✓	✓	✓	Complete
Gateway Signage and/or Public Art – new entrance signs for Armadale, Bathgate, Broxburn/ Uphall and Whitburn. New public art in Linlithgow.	✓	✓	✓	✓	✓	All towns complete
Public realm streetscape improvements – resurfacing works to install high quality materials to footpaths			✓	✓		Complete
Listed building restoration – refurbishment of The Goth clock tower, Armadale.	✓					Complete

Derelict land acquisition and site restoration – land at Armadale Road acquired for new civic space					✓	Complete
Safe and secure initiatives – Shop Safe radio link installed		✓		✓		Complete
Tourism connections – replacement of existing Peel Bridge at Low Port to improve accessibility to The Peel.				✓		Ongoing - planning application to be submitted
Heritage initiative – Installation of three interpretation panels as part of Linlithgow Heritage Trail				✓		Phase II of the heritage trail complete

Source: West Lothian Council, 2011

The majority of the above projects have now been completed, or are at an advanced stage of planning or implementation. The various stakeholders are working on the identification of follow on or new projects which will complement the above improvement works.

Future Capital Expenditure Programme

The Council Executive has approved that the future spend of the Town Centre Capital Expenditure Programme be equalised over the five towns and remaining lifetime of the budget as shown below. This would allow a balanced investment by the council across the traditional towns by 2013.

Table 26: Future Capital Expenditure Programme budget

	08/09 Actual	09/10 Budget	10/11 Budget	11/12 Budget	12/13 Budget	Total
Armadale	10,590	92,879	106,641	110,117	113,593	433,820
Bathgate	95,726	160,000	57,320	59,365	61,409	433,820
Broxburn/Uphall	24,287	122,813	92,553	95,573	98,594	433,820
Linlithgow	88,497	225,452	38,928	39,957	40,986	433,820
Whitburn	0	98,856	108,225	111,654	115,085	433,820
Total	219,100	700,000	403,667	416,666	429,667	2,169,100

Source: West Lothian Council, 2011

In addition, the Council Executive has approved future Town Centre Capital funding until 2018.

Table 27: Town Centre Capital Funding

2013/14	2014/15	2015/16	2016/17	2017/18	TOTAL
£'000	£'000	£'000	£'000	£'000	£'000
465	480	494	509	524	2,472

Source: West Lothian Council, 2011

Note: Decisions have yet to be made on how this will be split between the town centres.

Public Realm Design Guides

Public realm design guides for Armadale, Bathgate, Broxburn/Uphall and Whitburn have been approved by the Council Executive as Supplementary Planning Guidance (SPG) to ensure a consistent approach to regeneration and development within town centres. These establish a clear framework for public realm investment and provide the basis for the town centre improvement works.

The design guidelines section from each of the reports have been extracted and prepared as *Premises Improvement Design Guidelines* leaflets which form part of the ongoing Premises Improvement Schemes in each of the towns.

Problem areas/issues

A review of retail policies will be considered as part of the LDP process to reflect the terms of SPP and to address any emerging issues in West Lothian.

Continuing consultation with local businesses and community councils will be required to direct the agreed substantial level of capital investment in West Lothian town centres towards beneficial projects.

CHAPTER 10 Community, sports and education facilities and open space

Cemetery provision

The council continues to implement approved SPG to secure developer contributions towards the provision of new cemeteries and cemetery extensions. A new waiting room, funded by the council, is being developed in Fauldhouse and expansion to the cemetery laid out, following the grant of planning permission in 2009.

Further work, funded by the council, is continuing with a new West Calder cemetery provided at Hermand and also an extension to Woodbank cemetery at Armadale. Work on all three should be completed in early 2012, while negotiations are ongoing to provide a new cemetery in East Calder as part of the wider CDA proposals.



Education provision

Since the local plan was adopted, significant progress has been made in the provision of additional and improved education infrastructure which is set out below.

Education infrastructure

St. Margaret's Academy

Planning permission has been granted for an extension to St. Margaret's Academy, Livingston. These works were completed in September 2011 and provide additional capacity for 110 pupils. It is anticipated that this school will be further extended to support the local plan development strategy.

Catchment reviews

Several catchment area reviews were required to support the implementation of the local plan. Statutory consultation on a catchment area review for Armadale Academy, Bathgate Academy, Deans High School and Linlithgow Academy commenced in April 2010 and this has now been concluded. Catchment reviews for all primary schools in Bathgate, Bellsquarry Primary School in Livingston and Parkhead Primary School in West Calder are underway. Further catchment area reviews will be progressed in 2011/12 to support the implementation of the local plan strategy.



The catchment areas in both the denominational primary and denominational secondary sectors between the City of Edinburgh Council and West Lothian Council have now been amended and approved by both authorities. The boundaries of the catchment areas now reflect the administrative boundaries of each local authority. This now negates the issue of sites in the City of Edinburgh generating children that require to be educated within West Lothian and ensures that West Lothian Council no longer has to raise objections to planning applications with the City of Edinburgh Council on lack of school capacity.

St. Anthony's Primary School, Armadale

An extension at St. Anthony's Primary School in Armadale was implemented over the summer of 2011, increasing the capacity of the school from 171 pupils to 198 pupils.

Linlithgow Academy

The works at Linlithgow Academy to increase capacity to 1210 pupils were completed in August 2011.

Whitburn Academy

Whitburn Academy has capacity for 1210 pupils and the school roll is currently well below that level. However, the spare capacity is required to serve committed development within the catchment area (i.e. sites which already have planning permission). Much of that capacity will be taken up by the housing to be built at Heartlands (Whitburn).

In order to support further development in the catchment area, provisions have been made to alter and adapt the school to provide a capacity of 1320 (an increase of 110 spaces). The indicative cost for this project is £1,058,750 and will be funded by developer contributions. The timing of these works will depend on the rate of house building within the catchment area.

Bathgate Academy

Similarly, there is a need to increase the capacity of Bathgate Academy and proposals are in hand to extend the school from 1210 pupils to 1320 pupils. The timing of these works will depend on the rate of house building within the catchment area.

Catchment reviews in non-denominational primary schools in Bathgate

The council has decided that it will fund some of the new non-denominational primary education infrastructure in Bathgate as part of the demand will come from committed development. There are four non-denominational primary schools in Bathgate: Balbardie Primary School (capacity 415 pupils), Boghall Primary School (capacity 387 pupils), Windyknowe Primary School (capacity 415 pupils) and Simpson Primary School (capacity 198 pupils).



The council has identified that all four schools need to operate at a full double stream capacity of 462 pupils in order to meet the demand for places which is forecast to arise from committed and planned housing developments within the town. Feasibility studies have been carried out on options to increase the capacities of the schools. Changes to school catchment areas will help to ensure best use of existing and future capacities and to balance catchment populations with school capacities. Consultation on catchment changes is underway.

St Mary's Primary School, Bathgate

Works at St Mary's Primary School, Bathgate to increase capacity to a full double stream have been completed. Even with this extra capacity, catchment changes for the denominational primary schools will be required to make best use of spare capacity at St Columba's Primary School, Boghall, Bathgate.

Simpson Primary, Bathgate

To meet demand for school places arising from the Wester Inch housing development in Bathgate, an extension to Simpson Primary School was carried out in spring 2010 and is now open. Two additional classrooms were fitted out in summer 2011. Other classrooms will be fitted out as the school roll increases.

Woodmuir Primary School, Breich

In September 2011, planning permission was granted for the erection of a 567sqm primary school with associated car parking, playing field and multi use games area on the site of the existing local park and playing field at Breich. This school will replace the existing Woodmuir Primary School. Substantial improvements will also be carried out to the adjacent park as part of the wider scheme.

Pumpherstons and Uphall Station Community Primary School

Construction work on Pumpherstons and Uphall Station Community Primary School commenced in September 2010, and is progressing on site, with hand over expected by the end of December 2011. The external works are in an advanced stage of completion. Internally, works are ongoing to complete the services installation, with internal finishes and fit out to follow.

Catchment review, Brucefield

The council has decided to proceed with a catchment review at Brucefield in Livingston to facilitate the development of an allocated housing site. Consultation is underway.

Problem areas

Despite the major investment in education infrastructure which has taken place in West Lothian over recent years, education constraints remain in several locations because of lack of school capacity. The council will continue to investigate how these constraints can be overcome and promote strategies accordingly.

Major developments for community and open space

Significant applications which have been determined in terms of chapter 10, are provided below:



Table 28: Major developments for community and open space

Beecraigs Country Park – erection of a 552 sqm eco-centre building, wind turbine and associated external works granted January 2010. A site access has been created and a revised scheme is being assessed.
The new £7 million Bathgate Partnership Centre opened in September 2011, which brings council and community services together under one roof.
Planning permission has been recently granted at Livingston Station Community Centre, 4 Main Street, Deans, Livingston for construction of a multi use games area including flood lighting.
The existing health centre at Blackridge has been refurbished rather than await the provision of a new site for a new health centre to the south of the A89.
Sites at East Calder, Winchburgh and Gavieside continue to be safeguarded within CDA master plans for future community and open space developments.
The council has recently re-opened Almond Park, Craigshill, Livingston park after a £420,000 improvement programme.
A new third generation pitch has been developed at Armadale Academy. This surface is used primarily for football and rugby training with the major advantage being its ability to accommodate competitive football matches thereby reducing the burden on the existing grass pitches in these areas and West Lothian in general.
A major £186,000 scheme at Parkhead / Limefield Park Polbeth has been completed which upgrades access on either side of the Harwood Water.
Eliburn Park was opened in September 2010 and includes football pitches, children's play area, a 'teen zone' and a pavilion.

Source: West Lothian Council, 2011

Armadale Library

Armadale's new library and museum space at Armadale Community Education Centre, North Street, Armadale is now open. The council has also secured monies as part of the approved supplementary planning guidance *Developer contributions for a replacement Armadale Library*.

Public art strategy

A public art strategy was approved in January 2010 with art development colleagues detailing plans for creating more opportunities for art in the community, which will help to facilitate high quality public art on the ground from developer contributions secured through the council's approved SPG on public art. The first allocation from the Public Art Fund was made in February 2010 to the Grassroots Project.

SPG seeking developer contributions towards public art is now under review, along with an update of the public art strategy that includes an artwork decommissioning policy and addresses maintenance issues.



For many years West Lothian has been the home of internationally recognised pieces of public art. This tradition is being continued with new public art already established in designated spaces such as Howden Park in Livingston. In 2010/11 there have been many new projects at community spaces in West Port Green in Linlithgow, Armadale, Broxburn/Uphall, Dedridge and Boghall.

West Port Green, Linlithgow

Other projects include West Port Green in Linlithgow which will be the site of another new sculpture and incorporates a seated area to improve and increase the use of the West Port Green.

Rabbie Burns & Highland Mary Statue, Bathgate

The council and Bathgate Historic Conservation Society have worked together to bring the original Rabbie Burns & Highland Mary Statue by Hamilton P McCarthy back to its former glory through a restoration project. This will be installed at the new Bathgate Partnership Centre.

Almondvale Park study

The council has been working with consultants to develop a strategy document for the redevelopment and upgrading of Almondvale Park in the centre of Livingston. Following a report to the Livingston South Local Area Committee in September 2011, it is now anticipated that public consultation with third parties will take place before the end of the year.



Allotment strategy

A new allotment strategy for West Lothian to help enable community groups to create new allotments was approved by the Council Executive on 28 September 2010 and is now being used by NETS and Land Services to assess various proposals as they come forward. The four main themes of the allotment strategy are to:

- engage and consult with community interests;
- respond to sustainable long term established allotment demand;
- support and facilitate community allotment run services; and
- encourage and promote environmental sustainability.

Review of open space strategy

The open space strategy was reviewed in 2010 after five years and has been up dated with the inclusion of some of the sub-categories such as cemeteries and churchyards, woodland areas and allotments. On 28 September 2010, the Council Executive approved the review of the strategy. The council's open space strategy was reviewed and updated in line with the original open space strategy recommendation of a five-year review. The criteria and site mapped information has now been expanded to include such items as:

- cemetery locations and associated churchyards;
- dedicated play area locations;
- woodlands within Livingston – private and public;
- multi use games areas both private and public;
- current known allotment sites; and
- community locations with respective population statistics update.

The initial open space strategy of 2005 made recommendations for improvements to various sites across West Lothian with the intention to improve either their content, quality or accessibility. The council took the decision, over the ten year period between 2005 and 2015, to allocate capital monies in order to address the recommendations contained within the strategy document.

The nature of the document and data will continue to be improved as and when changes are needed. Information documents can be found on the [West Lothian Open Space Strategy](#) webpage.

In general, the strategy has also contributed in many ways in supporting planning analysis and decisions concerning planning applications made to the council. However, it also played a key role in underpinning the council's local plan at the local plan inquiry in order to validate and justify decisions on a consistent basis.

The council has also expended a large amount of capital on areas of open space / sports facilities and cemetery provision which are now contributing to the quality of community life and improved accessibility to interesting features and sites within improved landscape settings.



Some of the works programmed in the financial year that relate to the *Open Space Strategy* are listed. Further details can be obtained from the council's NETS and Land Services.

Open space and sports facility projects

- Central Scotland Forest Initiative involvement
- Changing pavilion and synthetic pitch at Albyn Park, Broxburn
- Civic Square, Livingston
- Community Greenspace Officer appointed
- Country Parks - core pathways/internal roadways
- Country Parks - car parking provision
- Craigswood run track
- Go Ape - Beecraigs
- Greenways Boardwalk
- Livingston kick pitch
- Non adopted hard landscape areas
- Outdoor Access Projects Programme
- Peel Primary School multi use games area
- Replacement fencing (general)
- Rural Path upgrades
- Sustainable Woodlands Management



Open Space and Sports Facility Strategy – local park works

- Almond Park, Livingston
- Avondale Park, Armadale
- Bedlormie Park, Blackridge
- Blaeberry Park Central, Whitburn
- Boghall playing field
- Bridgend Green Park upgrade
- Caledonian Road, Fauldhouse
- Craigswood Sports Centre - new pavilion/pitch/stand
- Drumshoreland Park upgrade
- Edmonton Green, Howden
- Eliburn Park
- Ennis Park, Polbeth
- Greenrigg Park upgrade
- Heatherbank Park, Ladywell
- King George V Park upgrade
- Kirknewton Park
- Lanthorn South, Dedridge
- Limefield Park North, Polbeth
- Limefield Park upgrade
- Loganlea Park upgrade
- Longridge Park
- Meadowhead Crescent, Addiewell
- Murrayfield Park sports facility, Blackburn



- Murrayfield Park, Blackburn
- Parkhead Recreational Ground upgrade
- Polbeth Community Centre Park upgrade
- Redcraigs open space, East Calder
- Westcraigs Park upgrade
- Westrigg Park, Blackridge

Open space parks – drainage improvement works

- Balbardie Park Bathgate
- Bellsquarry Park Drainage
- Murrayfield Park Blackburn
- Whitburn King George V
- Wood Park Armadale

Children’s play areas – improvement works

- Beecraigs Country Park play area
- Calgary Avenue, Howden
- Church Place, Fauldhouse
- Crathes Gardens Livingston play area
- Doon Walk, Craigshill
- Duddingston Crescent, Newton
- East Calder Park
- Heatherbank
- Hillside, Blackridge
- King George V Blackburn
- Kirknewton Park
- Kirkton Park, Bathgate
- Marrfield
- Murieston Valley
- Philpstoun Park play area
- Springfield, Linlithgow
- Wester Inch play areas
- Synthetic turf pitches
- Armadale Academy 3G surface
- Balbardie Park and Bankton Mains
- Linlithgow Academy
- St Margaret’s Academy



Replacement cemetery at East Calder

The local plan allocates land at East Calder as a core development area (CDA). One of the requirements of the CDA is the provision of land for a new cemetery at East Calder. Stirling Property Partnership has submitted a planning application for permission in principle for part of the CDA allocation and the master plan shows a site for a cemetery beside Almondell Country Park.

Detailed site investigations have been carried out to establish if the ground conditions are suitable for the new cemetery and a report confirming the findings of the investigations is still to be submitted to the council.

Problem areas/issues

There is a lack of reference in the plan to 'urban sports' under policy COM 2, which was highlighted as a result of a previous application for a supermarket on the speedway/dog track in Armadale. This is likely to be dealt with under a separate policy in its own right in the future *West Lothian Local Development Plan*.

Restrictions on the council's capital and revenue budget will also reduce the ability for the council to fund improvements to open space and sports facilities as part of these 10-year strategies and will require other forms of funding to be found.

Numerous enquiries are being received for allotment proposals and these are being assessed.

A reduction in the number of larger scale applications as a result of the economic downturn is resulting in less developer contributions being received for public art.

CHAPTER 11 Natural resources, waste management and renewable energy

Minerals

A summary of progress on mineral related developments is contained in table 30.

Table 30: Mineral related developments

On September 20 2011 planning permission was granted subject to a Section 75 Agreement for the formation of a 154 hectares opencast coal and auger mining development on land at Rusha Farm, near Breich. Work is expected to start before the end of the year. A detailed application has also been submitted for a temporary access track and compound and is currently under consideration.
Silica Sandstone extraction continues at Levenseat, near Fauldhouse.
A review of conditions on minerals permission at Niddry Castle Bing, by Winchburgh remains under consideration. It is understood there is also potential for this site to be a source of materials for works on approach roads for the Replacement Forth Crossing although no planning application has been submitted.
Reclamation of the former coal bing at Riddochhill / Pottishaw, Blackburn in a joint venture with the council and a private partner to enable the rehabilitated site to form an extension to the Whitehill Industrial area has been completed. The site is now being marketed for class 4, 5 and 6 uses (EBb1).
The local plan makes a substantial allocation for new residential development in Whitburn at Heartlands (local plan allocation Hwb4). An extensive programme of remedial works to address contamination issues has been ongoing for several years and is now largely complete. The extraction of remaining minerals and the subsequent restoration and aftercare of the site has brought significant environmental benefits to this part of West Lothian. The creation of restored countryside and a development platform for a substantial mixed-use development of housing, retail and employment uses is now bringing significant social and economic benefits to the town of Whitburn and the wider area.

Source: West Lothian Council, 2011



Problem areas/issues

The consolidated Scottish Planning Policy (SPP) will require to be reflected in the emerging *West Lothian Local Development Plan*. The council will also have to ensure that the management of Mining Waste (Scotland) Regulations 2010 are taken into account in future SPG and the future local development plan to ensure that minerals developments are assessed against these regulations. The regulations follow on from the *EC Mining Waste Directive 2006/21/EC* relating to

the management of extractive waste (i.e. topsoil, overburden, silt ponds etc) and seek to ensure that such waste is managed so as to prevent or reduce, as far as possible, any adverse affects on the environment and human health.

Work continues to ensure that developments at Woodend Washer Bings northwest of Armadale are appropriately regularised in terms of enforcement.

Table 31: Major renewable energy developments and proposals

The council formally objected to proposals for a 17 x 115 metres high wind farm at Harrows Law, South Lanarkshire close to the south western border with West Lothian due to impact on Pentland Hills AGLV, Regional Park and Craigengar SSSI and Special Area of Conservation. The application was refused by South Lanarkshire Council on 21 June 2011. West Lothian Council will monitor if any appeal is lodged and will respond accordingly.

An extension was granted at Blacklaw to allow the construction of an additional 24 turbines (126.5 metres in height, 12 within West Lothian) in and to the south west of West Lothian. Work has yet to begin on site.

Tormywheel wind farm development: An application has been re-submitted under section 42 to amend condition 1 of planning permission 0042/FUL/05 (for 15 x102 metres high turbines) to extend the time period to begin the development from five years to seven years.

An application for the erection of 13 turbines north of Blawhorn Moss, north of Blackridge, within Falkirk Council area, has been refused. The council objected to the application.

The council raised objections to an application for three x turbines 125 metres high at Torrance Farm, south of Blackridge within North Lanarkshire. Planning permission was granted on 24 February 2011 and it is understood that development has commenced on site. There is a further scoping for an additional 4 x125 metres high turbines at this farm.

Source: West Lothian Council, 2011

Proposals under Section 36 of the Electricity Act 1989

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 the Climate Change (Scotland) Act 2009 and this will continue to be taken into account in determining proposals for renewable energy development. Such schemes producing under 50 megawatts of electricity require planning permission from the council. Above that threshold, applications are 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.

Significant proposals both in terms of height and number of turbines as well as electricity generation under Section 36 are likely to be coming forward in late 2011 or early 2012 and the council is responding to scoping for Environmental Assessments from the Scottish Government for two such Section 36 proposals in the south of the district at Harburnhead (north of the A70) and Fauch Hill (south of the A70), close to the Pentland Hills. Both sites are outwith the local plan search areas for wind farms.

The council has also received a large volume of small scale wind farm/single wind turbine developments throughout West Lothian in the last year, largely as a result of developers having the opportunity to benefit from 'feed in tariffs' and the majority of proposals have been withdrawn or refused.



Problem areas/issues

There continues to be increasing pressure throughout West Lothian in the open landscapes of the north Pentlands foothills for wind farm and single and smaller turbine developments that present a challenging case load as well as requiring to monitor proposals coming forward in neighbouring authorities, in particular North Lanarkshire, South Lanarkshire and Falkirk Council areas. Details of all wind energy developments within West Lothian have been mapped. NERL, the body that operates a number of radio, navigation and radar stations around the country that civil and military aircraft and air traffic controllers use has contacted the council and now requires to be consulted on all planning applications, including domestic small scale turbines.

Waste and recycling

The following recent major waste and recycling developments and decisions are worthy of note:

Table 32: Major recent waste and recycling developments/proposals

<p>Planning permission was granted to the council on 26 June 2009 to extend the time period for the original grant of planning permission granted in 2004 for the erection of a 11522sqm waste management centre at Caputhall Road, Deans Industrial Estate, Livingston. It is now anticipated that work will begin on site in the summer of 2012, with the facility being opened in late 2013.</p>
<p>Planning permission was granted on 10 June 2010 by Scottish Ministers on appeal for a 3.44 hectares recycling facility at Levenseat. This work has been completed.</p>
<p>Planning permission was granted in December 2009 at Levenseat waste management facility for the installation of underground anaerobic digestion tanks. Work is still to begin.</p>
<p>Planning permission was granted by committee on 5 May 2010 (subject to a Section 75 Agreement) for the redevelopment of an existing waste management facility including installation of anaerobic digestion plant to provide energy from waste granted at Pond Industrial Estate, Bathgate. Work is still to begin.</p>

Source: West Lothian Council, 2011

Problem areas/issues

Scottish Planning Policy 10 Planning for Waste Management has been superseded by SPP. Scotland's *Zero Waste Consultation* and *Zero Waste Plan* have also been published. The council will have to ensure that any text or policies in the LDP reflect emerging guidance and legislation regarding waste management and the move towards a Zero Waste Plan. The final version of the *Zero Waste Plan* has been published and effectively supersedes the previous Area Waste Plans. This may lead to the requirement for more waste management sites throughout West Lothian.

Contaminated land

The council has continued to progress the redevelopment of brownfield land over the past twelve months. Site investigation has taken place across a number of large sites identified in the local plan with a view to bringing forward their remediation. These include the Auldcaithie landfill site near Winchburgh and the former Fauldhouse Town Gasworks.

The council also continues to work closely with the operators of the Five Sisters Zoo in Polbeth to enable the business to use the former shale bing to house attractions.

Additionally, the council's contaminated land officer has been involved in the progress of the council's Phase Two council house building programme, ensuring remediation will be carried out where appropriate.

Edgar Allan

This site has been subject to several planning applications which have been granted planning consent.



Extensive remediation and decontamination works have been undertaken in the last three and half years on the northern part of the site, together with the relocation of the company based at the foundry to another site in West Lothian, west of South Queensferry.

The southern area of the site contained a tip associated with the foundry and will itself require to be subject to site investigations and decontamination and remediation.

Problem areas/issues

The council's contaminated land officer has been assessing data held by the council against old ordnance survey maps to ascertain if there are any gaps in the information on contaminated land held by the council.

Renewables strategy

On 20 September 2011, the Council Executive approved the development of a *Renewables Strategy* for all of its assets. The *Renewables Strategy* will identify the full potential to reduce energy costs and meet carbon reduction targets across the West Lothian area. Further to this, with the recent introduction of financial incentives, a strategy would inform the potential for the council to generate financial income from implementing renewable technology across different assets.

Local authorities have a wide role, including leadership, in tackling climate change in order to meet ambitious carbon reduction and renewable energy targets. Implementing renewables can create an income to the council alongside reducing energy and carbon emissions to meet national and EU targets.

Installing projects such as solar PV using in-house services creates further benefits in employee skills and development. The council needs to understand the potential offered by renewable energy and draw up plans to take advantage.

The upcoming *Renewables Strategy* will build upon the positive work already taking place within the council's *Carbon Management Plan* and commitment to recent energy efficiency and renewable projects for the installation of biomass, cavity wall insulation, building management systems and other energy efficiency improvement measures. Further to this the council is developing a *Climate Change Strategy*.



CHAPTER 12 Implementation

Education

Policy IMP 1 of the local plan requires developer contributions for Armadale Academy. At the end of the financial year 2010/11, £9,899 had been paid by developers.

Policy IMP 2 of the local plan requires developer contributions for denominational secondary education infrastructure. At the end of the financial year 2010/11, £2,544, £870 had been paid by developers.



Table 33 sets out the full details on developer contribution income and expenditure for 2010/11.

Table 33: Developer contributions for 2010/11

Policy	Opening balance 1/4/09	Income 2009/ 2010	Draw downs 2009/ 2010	Balance at 31/03/10
	£	£	£	£
Affordable housing	27,178	373		27,551
Wester Inch, Bathgate	2,100,808	35,541	154,000	1,982,350
Denominational Secondary School Infrastructure	1,563,073	981,797		2,544,870
Armadale Academy	8,162	1,737		9,899
Bathgate Academy	172,561	123,741		296,302
Linlithgow Academy	12,687	5,631		18,318
Whitburn Academy	27,010	370		27,380
St Nicholas PS, Broxburn	9,890	124,474		134,363
St Paul's PS, East Calder	7,491	24,699		32,190
Kirknewton PS	2,515	34		2,550
Holy Family PS, Winchburgh	113,515	119,663	65,000	168,178
St Mary's PS, Bathgate	852	1,183		2,034
Denominational Primary, Armadale	5,028	3,171		8,199
St Mary's PS, Polbeth	20,448	1,880		22,327
Parkhead PS	68,171	6,267		74,438
Cemetery provision	4,236	11,886		16,122
Play areas	109,934	184,066	32480	261,520
Public art	71,889	112,291	44,000	140,180
Travel Co-ordinator	42,305	580		42,885
Addiewell Prison bus service	56,554	746	57,300	
Civic Centre Roads/BMX Park	651,493	658,794	1,022,493	287,794
Braehead Roundabout, Livingston	240,207	2,742	242,950	
Mill Roundabout, Eliburn	83,125	1,139		84,263
Off site environmental works, West Mains	21,029	288		21,317
B7015 Fauldhouse road improvements	32,721	374	33094.91	
Livingston town centre waiting restrictions	76,496	1,048		77,544
TOTAL	5,529,380	2,404,514	1,651,317	6,282,576
INFRASTRUCTURE FUND	64,011	3,619		67,630

Source: West Lothian Council, 2011

Policy IMP 3 indicates that if education constraints cannot be overcome, there will be a presumption against housing development. Regrettably, there continues to be several areas of West Lothian where education constraints remain and as a consequence planning applications for housing have been refused.

The lack of primary school capacity in Bathgate is a severe problem and the council is taking forward a strategy to alleviate the problem as set out in chapter 10 of the *Monitor*.

Several planning applications in Bathgate have been the subject of planning appeals following the refusal of planning permission on the grounds of lack of school capacity. In each case the appeal has been dismissed. The council will continue to investigate how education constraints elsewhere can be overcome.

General education issues

The council already has in place an extensive series of SPGs which sets out a strategy for securing the developer contributions required to provide new education infrastructure which will support housing growth in West Lothian. The council is, however, acutely aware that the economic climate makes it extremely difficult for the development industry to fund infrastructure provision and officers are continually reviewing how this can best be achieved. Further school/site specific SPGs will be brought forward over the next twelve months.

In order for the CDAs in West Lothian to be fully built out, new non-denominational secondary schools are still required at Calderwood and Winchburgh and a new denominational secondary school is required at Winchburgh. Until funding is available to deliver these, the scale of CDA development will need to be restricted so that school capacity thresholds are not breached.

The council has the option of implementing further extensions at St. Margaret's Academy if there is insufficient funding to deliver a new build denominational secondary school in the short term. At some stage, however, development will be constrained if a new denominational secondary school is not provided.

There is also a need to consider how funds in the Local Infrastructure Fund (LIF) can be used to remove infrastructure impediments to development.

On 22 March 2011, the Council Executive agreed to increase the funding for the infrastructure fund and approved expenditure to progress design work for school extensions at St. Nicholas Primary School, St. Paul's Primary School and Parkhead Primary School. CDA developers have since been invited to submit bids seeking allocations from the infrastructure fund to help deliver their developments. The submissions which have been received are currently being considered and appraised.

A feasibility study, funded by developers, is now underway to assess if there is scope to extend Livingston Village Primary School. If the school can be extended, further house building in the catchment area could be supported.

Developer contributions for education

Primary School Provision in Armadale

At the Council Executive of 22 March 2011, the council approved supplementary planning guidance for developer contributions towards Armadale primary schools in both the denominational and non-denominational sectors. The purpose of the SPG is to set out details of education infrastructure projects which will be required to support the implementation of the *West Lothian Local Plan* strategy and to provide guidance on developer contributions.

Whitburn Academy SPG

This developer contribution policy, to extend Whitburn Academy, was approved on 8 February 2011. The SPG sets out developer contribution levels for houses and flats to be built within the catchment area.

Revised Denominational Secondary School Developer Contributions Guidance

Revised Supplementary Planning Guidance for developer contributions towards denominational secondary school provision has been prepared and has been out to consultation. It is proposed that a sliding scale of contributions is introduced based on the number of habitable rooms.

The consultation responses are now being assessed with the intention that these are reported to Council Executive at a later date. Once approved, the SPG will replace that approved in June 2010 for developer contributions towards the provision of denominational secondary school infrastructure.

Additional and **emerging education developer contributions guidance**

The council proposes to consult on the following SPG during 2012:

- Bathgate Academy;
- Armadale Academy (revised SPG);
- Linlithgow Academy;
- Primary School Provision in Bathgate;
- Primary School Provision in Armadale (revised SPG);
- St. Paul's Primary School, East Calder;
- Primary School Provision in Broxburn; and
- Parkhead Primary, West Calder.

Problem areas/issues

Despite the major investment in education infrastructure which has taken place in West Lothian over recent years, education constraints remain in several locations because of lack of school capacity. The council will continue to investigate how these constraints can be overcome.

Flooding and water

Flood risk

The Flood Risk Management (Scotland) Act 2009 requires local authorities to exercise their powers with a view to reducing overall flood risk. It also has a legal obligation to work co-operatively with other authorities, agencies and individuals to plan and manage the risk of flooding in its area.

Its current strategy is under review in light of the introduction of the *Flood Risk Management (Scotland) Act 2009*. It remains committed, however, to reducing the overall risk of flooding in its area and to using all the measures at its disposal to achieve this objective.



These measures include the assessment of development proposals to ensure that developments are not at risk from flooding and the inclusion of measures as an integral part of development proposals to mitigate the effects of runoff from new developments elsewhere, including receiving watercourses.

The council also promotes both statutory and voluntary measures to alleviate the risk of flooding to non-agricultural land in its area and to relieve the effects of severely impaired drainage where

this adversely affects quality of life. There are completed flood prevention schemes in both Bathgate and Linlithgow. A further flood prevention scheme is currently under construction in Broxburn.

In addition, the council monitors watercourses in its area, including culverted watercourses, and carries out maintenance where it is deemed likely to significantly reduce the risk of flooding.

Flood Risk and River Basin Management Plans are being progressed by the council in conjunction with relevant parties including adjoining local authorities, SEPA, SNH and Scottish Water.

Sustainable drainage

The *Water Environment and Water Services (Scotland) Act 2003* requires local authorities to carry out their statutory functions and duties in a way, which adheres to the principles of the European Water Framework Directive

To this end, the council is committed to the principles of sustainable drainage as an integral part of new developments in its area. It aims to work cooperatively with all stakeholders to ensure that sustainable drainage systems are designed to meet the requirements of regulators, are constructed in accord with the approved design and are then vested, where appropriate by Scottish Water as Drainage Authority and or the council as Roads Authority.



The council has recently been invited by Scottish Water to enter into a minute of agreement under *Section 7 of the Sewerage (Scotland) Act 1968*. It is considering this request carefully mindful, always, that developers need to have clear parameters within which to work and reassurance regarding the vesting of new drainage infrastructure but also in the context that the decisions it takes must be in the public interest.

Enforcement

An *Enforcement Charter*, previously approved by the Council Executive, is now council policy and is working to the benefit of the customers and the council. Over the last 12 months to September 2011 over 200 enforcement cases were reported to the council. During that time one *Breach of Condition Notice*, six *Enforcement Notices* and one *Stop Notice* were issued.

A recent appeal has been lodged to an enforcement notice for significant dumping of construction material west of Blackridge relating to work undertaken for the Airdrie and Bathgate railway line.

Air quality

Air quality in West Lothian generally continues to meet required standards set, but this is not the case in central Broxburn. The exceedence of the Air Quality Objectives for fine particulates (known as PM10) and Nitrogen dioxide (NO2) means that the council must by law declare an *Air Quality Management Area (AQMA)*. Local authorities are not legally obliged to meet the Air Quality Objectives but they must demonstrate that they are taking all reasonable steps in working towards them.

The AQMA for Broxburn was declared on 29 March 2011 and will remain in place until air quality in the area meets the Scottish Air Quality Objectives.

Implications arising from these will require to be taken into account in the assessment of any development proposals.

Next steps

The council's Environmental Health unit is assessing whether there is a need to designate further *Air Quality Management Areas* (AQMAs) in Linlithgow. The exceedence of the Air Quality Objective for fine particulate matter may require that the council declare an *Air Quality Management Area* (AQMA) to be declared in the near future. Before it can be declared, a one month public consultation must be carried out and Environmental Health is leading on this matter.

Emerging supplementary planning guidance

The following SPG is emerging with the council currently consulting with stakeholders on:

Review of developer contributions - the council has consulted on possible changes to some developer contribution policies. Comments will be reported to the Council Executive in due course. A review of the council's Affordable Housing Policy will also be carried out in 2012.

Installation of CCTV equipment on buildings - the purpose of this SPG is to provide guidance on the Installation of CCTV equipment on buildings. Consultation has been concluded.

Revised *Residential Development Guide* – in preparation.

Future SPG

SPG *Wind Energy and Spatial Framework* – this SPG is currently being prepared. It will be informed by the *West Lothian Landscape Character Study* and the *Landscape Capacity Study for Wind Energy in West Lothian*.

You can find out more by:

- calling the Development Planning team on: [01506 282425](tel:01506282425) or [282457](tel:01506282457) (lines open 8:30am to 5pm, Monday to Thursday and 8:30am to 4pm on Friday)
- emailing us: localdevelopmentplan@westlothian.gov.uk
- writing to us: [Development Planning team, Planning and Economic Development, County Buildings, High Street, Linlithgow EH49 7EZ](#)
- viewing the web: [Local and statutory development plans](#)

Website addresses in full:

- Page 17: West Lothian Economic Update - <http://www.westlothian.com/media/docs/commpr/kei/wleujul2011>
- Page 18: Economy Technical Note - <http://www.sesplan.gov.uk/assets/files/docs/proposed-plan/technical/Economy%20Technical%20Note%20Final.pdf>
- Page 49: West Lothian Open Space Strategy - <http://www.westlothian.gov.uk/sitecontent/documentlist/2247309/?key=1778580>
- Page 61: Local and statutory development plans - <http://www.westlothian.gov.uk/1210/161/178/>

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