



West Lothian Local Plan

annual monitoring report 2010

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WEST LOTHIAN LOCAL PLAN - annual monitoring report 2010

CHAPTER 1 Introduction

The West Lothian Local Plan was adopted on 13 January 2009. This is the first 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 (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 allow some development to proceed, interim education solutions are having to be considered in the core development areas (CDAs). The council has also decided to set up a Local Infrastructure Fund and to allocate over £12m in its capital programme to forward fund essential education infrastructure.

The Winchburgh CDA and part of the Armadale CDA are progressing with the council having decided to grant planning permission subject to the conclusion of legal agreements. Other highlights since the adoption of the plan include:

- implementation of the first phase of a council house building programme;
- progress with the construction of the Airdrie to Bathgate railway line with new stations being built at Armadale, Bathgate and Blackridge; and
- replacement secondary schools opened in Armadale and Deans.



Population and household growth

In recent years, West Lothian has been one of the fastest growing parts of Scotland. The most recent population estimate is 171, 040 (source: GRO(S) Mid Year Estimates 2009). This represents the highest population estimate ever for the area. Much of the increase is attributable to in-migration (see table 1).

Table 1: Population change

Year	Population	Change from previous year	Dwellings	Change from previous year	Households	Change from previous year
1998	153090		62056			
1999	154680	1590	63182	1126		
2000	156690	2010	64696	1514		
2001	158714	2024	66131	1435	65062	
2002	159960	1246	67367	1236	65939	877
2003	161020	1060	68242	875	67085	1146
2004	162840	1820	69400	1158	68259	1174
2005	163780	940	70688	1288	69309	1050
2006	165701	1921	71863	1175	70236	927
2007	167770	2069	72577	714	71351	1115
2008	169510	1740	73505	928	72248	897
2009	171040	1530	73927	422	72569	321

Source: GROS and West Lothian Council Planning Services

Over the structure plan period (base 2001), the population of the West Lothian has been increasing by an average of 975 per annum. The changes in population by settlement from 2001 to 2009 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
Pumpherston	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 and West Lothian Council Planning Services

Population growth has been greatest in Armadale, Bathgate, Broxburn and Livingston whereas population decline has been greatest in 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.

Table 3: Household growth

Year	Dwellings	Change from previous year	Households	Change from previous year
1998	62056			
1999	63182	+1126		
2000	64696	+1514		
2001	66131	+1435	65062	
2002	67367	+1236	65939	+887
2003	68242	+875	67085	+1146
2004	69400	+1158	68259	+1174
2005	70688	+1288	69309	+1050
2006	71863	+1175	70326	+927
2007	72577	+714	71351	+1115
2008	73505	+928	72248	+897

Source: GROS and West Lothian Council Planning Services

CHAPTER 3 The countryside of West Lothian

Statutory sites remain a key focus for nature conservation planning policies. However, on advice from Scottish Natural Heritage (SNH), the Site of Special Scientific Interest (SSSI) at Hermand Quarry near Polbeth was declassified in early 2009, due to a change in the habitat since designation in the early 1990's. There remain 16 SSSI's spread across West Lothian. SNH has continued to progress site condition monitoring reports for all West Lothian SSSI's and their findings have been discussed with the council.

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. Meetings have been held with the SWT on the six nature reserves that they continue to manage in West Lothian.

The council has instigated a review of the Local Wildlife Sites contained within the local plan. This work, undertaken by The Wildlife Information Centre (TWIC) and involving SNH, SWT and specialist habitat advisors, will systematically re-assess the condition of the sites and boundaries from known records using an accepted methodology. Where possible, and funds allow, some limited re-survey work of priority sites will be advanced. A review of the outdated Phase 1 Habitat data across West Lothian is being undertaken by Forest Research as part of an exercise across the Lothians as part of a Central Scotland Green Network project. This will allow 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 Petershill Quarry, Bathgate leaflet has been redrafted. However, the draft West Lothian Geodiversity Action Plan, drawn up by the British Geological Survey, has not been progressed due to funding issues and resource implications related to the proposed action 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*. 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. A review of the action plan is under consideration, but dependant on staff resources.

The 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. However, the demise of the Farming Advisory & Wildlife Group in 2008/9 who led the agricultural land group has meant that this working group has not progressed.

Similarly, the Rivers and Streams Action Group has not met recently, although an



action plan for the River Almond has been drawn up by the Cramond Angling Club with support from the

council, Scottish Environment Protection Agency (SEPA) and SNH. 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.

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

The council continues to lead the Linlithgow Loch Catchment Management Group. This includes Historic Scotland, SNH, SEPA, Scottish Water and the Forth Area Federation of Anglers. A study, commissioned by the group, is underway on the farming practices in the surrounding catchment and led by the Scottish Agricultural College, as well as a more detailed study on the issue affecting the loch water quality by Edinburgh University Centre for Hydrology and Ecology. Recommendations are due in Autumn 2010, which will lead to grant funding applications for measures to restore the loch's water quality.

Local nature reserves

The first Local Nature Reserve (LNR) in West Lothian is located on over 400 acres of public land between Blackburn and Seafield. Following the demise of the previous local management group in 2008, the council has rejuvenated the group with new members and the current 5-year Action Plan is being progressed with help from the Countryside Service Rangers. CSFT are now also involved with the local management group in implementing specific improvements, drafting various grant applications for further studies and works across the reserve.



Another LNR is proposed on the public ground at Harperrig Reservoir in the Pentlands. A management plan prepared by SNH, the Pentland Hills Regional Park Service and the council was adopted by the council in 2010. A legal agreement on the formal LNR designation is being prepared with the City of Edinburgh Council who own 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 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. Tables 4a and 4b illustrate schemes progressed over the period in 2009/11.

Table 4a: Central Scotland Forest Initiatives 2009/10

SITE	PHYSICAL OUTPUTS 2009/10					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 (£)
Broxburn Community Woodland Phase 4	9.6				2,500	0	50,000	50,000
Uphall Community Woodland		13	850		400	14,000	58,000	72,000
Blackmoss Community Woodland				4	460	7,000	9,000	16,000
Broxburn Community Woodland Phase 1 -3				20.7	3,500		8,000	8,000
Total	9.6	13	850	24.7	6,860	21,000	125,000	146,000

Source: Central Scotland Forest Trust

Table 4b: Central Scotland Forest Initiatives 2010/11

SITE	PHYSICAL OUTPUTS 2010/11					FUNDING		
	New woodland planted (ha)	Woodland brought under management (ha)	Paths upgraded (m)	Woodland maintained (ha)	Path routes maintained (m)	WLC funding (£)	Other funding (£)	Total funding (£)
Parkhead Community Woodland Planting	7.8					21,000	17,159	38,159
Greenrigg Community Greenspace	1.7		425			8,500	18,800	27,300
Burngrange Wetland and Access Improvements	0.14		450			28,000	4000	32,000
Broxburn Community Woodland Access Improvements			2,065			20,000	49,178	69,178
Uphall Community Woodland				13	1,250	3,818	2,182	6,000
Blackmoss Community Woodland				4	460	0	6,996	6,996
Broxburn Community Woodland Phase 1 -4				30.1	6,000	500	4,124	4,624
Total	9.64	0	2940	47.1	7,710	81,818	102,439	184,257

Source: Central Scotland Forest Trust

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

In July 2009, the council hosted a half-day seminar on the CSGN and the related green-space initiative - the Edinburgh & Lothians Forest Habitat Network (now known as Lothian & Fife Green Network: L&FGN).

The council is also involved in the assessment of the potential of bio-fuel planting on derelict and vacant land it owns. This could generate a sufficient short rotation forestry or woodland crop to supply biomass boilers within council property. This initiative is part of the council's Carbon Management Plan. The study is at an early stage.

Union Canal

In June 2010 the council approved the master plan for the Core Development Area (CDA) proposal at Winchburgh. 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 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 are underway. 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, but the canal towpath that forms a core path through the town is currently being considered for upgrading over a major section as funding may be available in a partnership between Sustrans, the cycling charity, BWB and the council.

Landscape protection

Over half 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 finalised, SNH has released their guidance to councils on reviewing landscape designations and it is a commitment of the adopted local plan to undertake a review of these designations during the local plan period.

The council is about to commission a study from independent specialist consultants to conduct a landscape character assessment of the council area and review the landscape protection designations that include AGLVs, AoSLC, and Countryside Belts, as well as Areas of Special Agricultural Importance. This study will report in spring 2011 and inform the *Main Issues Report* for the forthcoming *Local Development Plan*. There will be consultation on the findings of the study.

Access to the countryside

The council continues to support the independent West Lothian Access Forum.

In spring 2008 consultation was undertaken on the Core Path Plan (CPP) and resulted in 10 objections being received. Following negotiations, five objections remain. The council will consider the CPP in winter 2010, subject to funding availability. This could lead to a public inquiry in 2011, before the plan can be adopted. In the meantime, the council has continued to invest in the core paths and other paths maintenance. Major projects tackled since the adoption of the local plan in early 2009 include City Farm Bridge, West Calder; new connection at Abercorn to the National Cycle Network 76 for the route through Hopetoun Estate; path extensions at Broxburn Community Woodland and path improvements at Burngrange, West Calder. Other minor path improvement schemes occurred in Bathgate, Broxburn and Linlithgow.

The loss of the Access Ranger post in September 2009 has affected the amount of work that can be undertaken with community organisations and promoting the Scottish Outdoor Access Code. An emerging 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. While Midlothian Council had formally served notice of their intention to withdraw from the Regional Park in 2009, this notice has subsequently been rescinded in April 2010, albeit with a reduced financial contribution from that authority. Meetings have been held between PHRP and various council services to consider enhanced work within West Lothian on issues such as tourist promotion, community planning and art & cultural opportunities.

Within the West Lothian part of the regional park, key activities include the progression of the Harperrig Local Nature Reserve designation and implementation of the locally agreed Action Plan. There has also been financial support for the planting of around 8ha of amenity woodland on the south side of the reservoir and the new car park for the fishery which has allowed public use of the old car park. Discussions are underway on improving access to the wildlife refuge and along the south side of the reservoir, as well as with local landowners on additional woodland planting in the area.

A grant of £35,000 has been secured from the CSGN fund to appoint



consultants to look at specific woodland creation opportunities for the Pentland Hills Surrounding Areas Woodland Action Plan. For West Lothian, this will target the area between Harperrig and the A70 towards the administrative boundary with Edinburgh Council to improve the habitat networks along the Water of Leith. Potential planting schemes should be on site in 2011/12.

The nearby Cauldstane Slap former drove road right of way has received improvements funded by the council and co-ordinated by PHRP Rangers Service in spring and autumn 2009. The bridge over Gala Ford on this route was repaired in March 2010 via the Friends of the Pentlands in association with the council's Structures Team.

There have been several planning applications approved for individual domestic wind turbines within the Regional Park and on its fringes. However, an emerging issue is the interest in several large-scale, commercial wind turbine proposals in the southwest part of the county along the flanks of the Pentland Hills. While outwith the Regional Park boundary, these proposals could have a significant effect on the open landscape quality.

Leisure and tourist related development

There have been several developments of leisure and tourist development across the West Lothian countryside. In May 2009, a nine hole golf course opened at Kingsfield. Work has also started on the creation of golf courses at Heartlands. The small nine hole golf course at north Armadale continues to be closed.

The Westwood (former Freeport) site near West Calder has been the subject of an application for residential and leisure and ancillary facilities. The application has yet to be determined.

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),

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.

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.

The re-survey of existing wildlife sites as part of considering them as Local Biodiversity Sites will require further fieldwork, but funding for this is 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.

CHAPTER 4 The built and archaeological heritage

The Planning (Listed Buildings and Conservation Areas) Act 1997 remains the principal legislation for matters relating to the built heritage although The Historic Environment (Amendment) (Scotland) Bill was introduced into the Scottish Parliament on 4 May 2010. A report on the Bill has been referred to the Education, Lifelong



Learning and Culture Committee for consideration at stage one. As an amending Bill this is unlikely to have any direct bearing on the provisions of the local plan but should be monitored in the event that there are implications for the local plan and the local authority.

National Planning Policy Guideline 18 Planning and the Historic Environment has been superseded. The Memorandum of Guidance on Listed Buildings and Conservation Areas has been withdrawn in favour of the Scottish Historic Environment

or SHEP, although part of the document remains active as *operational guidance* for the use of local planning authorities in determining applications. This guidance will, in the near future, be superseded by the new Managing Change series of documents. According to the Scottish Government both SHEP and Managing Change should be taken into account by planning authorities when preparing development plans and determining applications for listed building consent, conservation area consent or planning permission for development which may affect the historic environment.

The Scottish Historic Environment or SHEP has superseded the SHEP 1 Scotland's Historic Environment referred to in the local plan. This sets out the Scottish Government's policy on the historic environment and guidance on relevant legislation. Further editions of the SHEP are likely to follow over time.

Since adoption of the local plan there has been no increase 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. In keeping with Policy HER 8 of the local plan, a Repairs Notice has been served on Howden House, Livingston.



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, an SPG on the Historic Environment is being drafted.



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 an 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.

A number of Buildings at Risk have been successfully conserved and found new uses. These include Blackburn House, Burgh Halls, Linlithgow, and Midhope Doocot. Other restorations include



the St Michael Well, Linlithgow, The Doocot, Linlithgow, 30 Calder Road, Bellsquarry and Auchenhard House, near West Calder. The condition and futures of the former Bangour Village Hospital, Howden House in Livingston and Victoria Halls in Linlithgow have become more critical. 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.

CHAPTER 5 Employment

The adopted local plan continues to support the council's economic development strategy. The recently published West Lothian Economic Strategy 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 employment.

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 76,300 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 of employment development within West Lothian, the following significant applications have been determined in the last 18 months.

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 5829sqm grain distillery, a 750sqm malt distillery, two double maturation warehouses totalling 7930sqm and ancillary buildings with associated works. The development is underway.
Consent 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 is underway.
Significant infrastructure works have been completed at site EWb4, Cowhill, by Whitburn.
Planning permission in principle was granted in April 2010 for class 4 business use, class 5 general industry use and class 6 storage/distribution use at Westwood, near West Calder on sites EWc1 and EWc4.
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).
Planning consent was granted in April 2010 following appeal to Scottish Ministers for the erection of a retail garden centre incorporating restaurant/cafe and farm food hall with ancillary works including car parking, access works at Dechmont roundabout/A89, outdoor display/demonstration gardens and landscaping, representing the first phase of development at Beughburn including Dobbies Garden Centre, (site ELv64). Its implementation, which is underway, will provide infrastructure and access to the wider Beughburn allocation to help it develop in the future for appropriate class 4, 5 and 6 employment uses.
Work has concluded on Riddochill, Blackburn (EBb1) in terms of removal of the burning bin. The site is now being marketed for sale or rent as a joint venture between the council and a private developer.

In February 2010, the Scottish Government published the consolidated Scottish Planning Policy document (SPP), which supercedes Scottish Planning Policy 2 Economic Development. The council will be 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 future of nationally designated single user sites at Eliburn (site ELv25) and Linhouse, Livingston (site ELv54) 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).

At July 2009 employment land supply in West Lothian totaled 645 hectares. However, of this only 83ha 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. A master plan is being prepared by BAA for Edinburgh Airport. Although outwith the council's administrative area, development at the airport which may give rise to opportunities for employment growth in West Lothian. Other nearby opportunities include the axis development on the former Grampian Food site at Newbridge. Re-development of the large site is well underway and infrastructure laid out for initially car showrooms and office accommodation.

Major challenges to the development of employment land include a lack of serviced available land for immediate use and restrictive opportunities for non class 4 (business), 5 (general industrial) and 6 (storage and distribution) uses such as small workshops and garages which will be addressed in the forthcoming LDP.

The council has also recently approved advisory supplementary planning guidance for the provision of digital ducting within new developments to help ensure that West Lothian businesses and residents are well placed in the future to take advantage of forthcoming improvement in digital technologies, in particular superfast broadband. Key providers are already looking to start rolling this technology out in certain locations.

Employment/unemployment trends

Since 2001, the following employment trends relate to numbers of unemployed people and numbers of employed people in West Lothian:

Employment trends in West Lothian

The table below indicates that West Lothian has been performing well over the period of the plan since the finalised version was published in April 2005 in terms of percentage of the workforce in West Lothian being employed compared with both the Scottish and the British average.

Table 6: Numbers in employment

Date	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
Apr 05-Mar 06	81,700	76.6	74.9	74.3
Apr 06-Mar 07	85,200	79.1	75.7	74.3
Apr 07-Mar 08	86,300	78.8	76.2	74.5
Apr 08-Mar 09	85,700	78.1	75.4	73.9

Source: ONS annual population survey

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

Table 7: Unemployment/job seekers allowance claimants, month of June (2001 – 2010)

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 2005	1,734	3.3	646	1.3	2,380	2.3
June 2006	1,858	3.5	654	1.3	2,512	2.4
June 2007	1,718	3.2	615	1.2	2,333	2.2
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

Source: ONS Crown Copyright Reserved (from Nomis on 5 August 2010)

The above table indicates that since the Finalised West Lothian Local Plan was published in April 2005 the number of unemployment and job seekers allowance claimants fluctuated between 2.9% and 3.3% for men and 1.2 and 1.3% for women up until June 2008. Since then the rates of claimants has increased and this indicates the impact that the economic recession has had on West Lothian.

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

Source: ONS annual business inquiry employee analysis

The number of jobs available within West Lothian has also been consistently rising in the last five years (it should be noted that the data for 2009 and 2010 is not available at this time).

Employment land supply in West Lothian

The employment land supply in June 2010 in West Lothian is as follows:

Effective	82.9 ha*
Non-effective	198.5 ha **
Safeguarded	363.4 ha ***
Total allocated	644.8 ha

* Land judged to have no significant constraints

** Land with identified development constraints

*** Land safeguarded for potential company expansion or particular uses

Of these land allocations, 474.3ha 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. 170.5ha is allocated for *specialist* uses.

West Lothian Economic Strategy 2010 – 2020

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.

Key economic facts

- 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;
- West Lothian has a population of about 171,040, the youngest and fastest growing in Scotland with an average age of 38 compared with 40 across Scotland;
- there are 76,300 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 4.7%, unemployment in West Lothian is slightly higher than the 4.3% rate of Scotland as of June 2010.
- 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 (4,115 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) are 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. Consideration may be given in the future to 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.

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* (ELSP 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 with a maximum capacity of 12,000 new dwellings being identified within these areas.

Table 9: 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 (HLA), 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 HLA reflects the housing land position as at 31 March 2009. It programmes future completions from this supply over the audit period 2009 -14, gives an indication of completions in years 2014 –16 and includes a number of strategic allocations.

Since the 2001 base date of the ELSP, there has been an average build rate in the structure plan area of 4,256 houses per annum, consistently below the 5,000 target set in the ELSP. The average completion rate in West Lothian over the period 2001/02 – 2008/9 was 986 units per annum which is below the structure plan target. As a consequence the requirement has increased to 1,370 completions per annum over the remainder of the structure plan period. Until economic conditions improve and mortgage lending increases, it is anticipated that house completion rates will remain below target.

Table 10: House completions between 2001 & 2009

	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	TOTAL	AVERAGE
West Lothian	1,281 (28%)	925 (22%)	1,158 (29%)	1,288 (29%)	1,175 (27%)	714 (16%)	928 (22%)	422 (10%)	7,891	986 (23%)
LOTHIANS	4,503	4,147	3,963	4,457	4,309	4,336	4,272	4,061	34,048	4,256

Source: Housing Land Audits 2008 to 2009

West Lothian’s build rates had in fact been relatively robust in the earlier years of the ELSP and have only diminished latterly as the credit crunch 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 supply has also reduced significantly, from 28% in 2001 to just 10% in 2009.

Table 10 illustrates housing completions over the period 2008 – 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 2008 and 2009 HLA’s. When further analysed, average completions per annum reduces from 872 to 595, a reduction of some 32%. The effective five year land supply in Edinburgh and the Lothians currently stands at 13,907 units, with 2,975 units in West Lothian.

Table 11: Comparative forecast house completions from 2009 to 2014

	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	TOTAL
West Lothian HLA 2008	429	809	1,069	1,115	938	4,360
West Lothian HLA 2009	580	347	537	611	900	2,975

Source: Housing Land Audits 2008 to 2009

Nationally, the credit crunch 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 HLA 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, it is difficult to see how this might be sustained 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 and the West Lothian Infrastructure Fund. Other sources of funding mechanisms to kick start development are also being investigated e.g. Tax Incremental Financing (TIF).

Whilst there have recently been some signs of improved rates of house completions, rising prices and increased mortgage availability, these improvements are modest ones from a very low base and need to be seen in that context.

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 since 2008, it is important to be aware that across the structure plan area there does remain a further 43,648 units programmed for development beyond 2014. Table 12 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 12: The effective land supply

	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	Total	Other programmed land
West Lothian	580	347	537	611	900	2,975	15,013
Lothians	2,197	2,051	2,424	3,386	3,949	13,907	43,648

Source: Housing Land Audits 2002 to 2009

Since 2001 the annual completion rate for the structure plan area has ranged between 4,000 and 4,500, with the highest level in 2001 at 4,500 completions. In order to meet the ELSP total requirement the annual level of completions would have to increase to over 6,000 units. West Lothian's share of this figure is 1,370 dwellings. With expectations that 2009 -10 will have achieved even lower levels 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 13.

Table 13: 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	7,891	8,209	6,841
LOTHIANS	70,200	100	34,048	36,152	30,127

Source: Housing Land Audits 2002 to 2009

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 required to bring forward additional land. Table 14 compares each council's effective land supply to the updated land supply targets.

Table 14: Five year land supply and other effective land

	Five year land supply target	Five year land supply	% of target	Total requirement 2009 to 2015	Total established land supply
West Lothian	6,841	2,975	43	8,209	17,988
Midlothian	7,579	2,989	39	9,095	11,675
East Lothian	4,001	2,773	69	4,801	6,842
Edinburgh	11,706	5,170	44	14,047	21,050
LOTHIANS	30,127	13,907	46	36,152	57,555

Source: Housing Land Audit 2009

For the second year in succession, the effective land supply is below the level required by policy HOU10. The shortfall in the Lothian-wide housing land supply was 19% in 2008 and can be seen to have dropped further to 54% in 2009. In West Lothian the comparable figure is now 57%.

However, in actual fact, housing land supply is not constrained in the literal sense. Rather, 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. There is more than sufficient land available and free from constraint but the amount of development anticipated over the next five years is low due entirely to market conditions. The effect of the current economic downturn has nevertheless compounded the issues of delivering the ELSP requirement. Although infrastructure has always been identified as a potential constraint to delivering housing, the effects of the economy were not.

The ELSP and the *West Lothian Local Plan* flowing from it were adopted during a time of growth within the housing market. 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. Making additional 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 housebuilding industry.



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 and promoting school catchment reviews to create capacity within the existing school estate.

Progress with major housing sites

Former Bangour Village Hospital

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.

Drumshoreland, east of Uphall Station/Pumpherstons

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, has since advised that the economic downturn means they are unable to progress the development at this time, although they remain committed to the project longer term and are seeking to find ways in which to progress it. The planning applications are being held in abeyance for the time being.

As a consequence of there being little movement, the council has been compelled to independently progress with the development of a new primary school since the facility is urgently required to serve the existing communities of Pumpherstons and Uphall Station. A separate planning application in respect of these works was approved earlier in 2010. While this new school has not been 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 end of 2011.

Heartlands, Whitburn

A detailed application for the roads and infrastructure for the first phase of the residential development was submitted in 2008, which the council is minded to grant, but 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) uses along with ancillary uses such as a restaurant and health club which, along with other employment generating uses, are not uncommon facilities on business parks.

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

An 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.

Development of the housing land and the business park has not 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

An extension to Simpson Primary School was completed in July 2010. Land requires to be transferred to the council by developers for play area provision. Since 2004/05 a total of 754 houses have been built out of the current allocation of over 2000 homes.

Affordable housing land has been transferred by the developers to the council and the site has been developed as part of the council housebuilding programme. The local centre has yet to be started and the extension of the distributor road network to Whitburn Road has not progressed. Housing associations have purchased land from private house builders and built units thus increasing the amount of affordable housing at Wester Inch.

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 10ha and HWf2 (South Logie Brae & Paper Mill) which is the larger of the two sites at 23.5ha. 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.

Windfall sites

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 2008/09, 187 units were built on windfall sites with a further 250 anticipated during 2009/10.

In West Lothian, there are currently 1,638 units on windfall sites in the effective housing land supply, programmed for development over the next five years and accounting for 55% of the supply. This is significantly more than any of the other four Lothian authorities. Furthermore, new sites will inevitably come through the planning system raising the actual number of completions above that programmed in the agreed HLA 2009. The anticipated programming of windfall sites that form part of the current effective housing land supply is shown in table 15.

Table 15: Windfall sites in the effective housing land supply

	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	Total	Total effective land supply	% Total effective land supply
West Lothian	253	205	302	329	549	1,638	2,975	55%
LOTHIANS	898	858	939	786	1,010	4,491	13,907	32%

Source: Housing Land Audits 2002 to 2009

Housing contribution by structure plan source

Table 16 provides a summary all housing completions according to the source of housing land as defined in the ELSP.

Table 16: Housing completions by Structure Plan source 2009

	Base supply	constrained in base supply	emerging local plan sites	strategic allocations	windfall	other sources of land (includes small sites)	Total
West Lothian	187	0	0	0	187	48	422
LOTHIANS	884	378	537	129	1,646	496	4,070

Source: Housing Land Audits 2002 to 2009

Completions by land use

In West Lothian, between 2001 and 2008, 49% of housing completions occurred on brownfield sites. This compares with the Lothian's average of 72%. 67% of programmed development in West Lothian is on brownfield sites. Figure 17 shows the year-by-year assessment of brownfield development.

Table 17: Housing completions on brownfield sites

		2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	Total
West Lothian	All	1,281	925	1,158	1,288	1,175	714	928	422	7,891
	% brownfield	21%	29%	43%	54%	69%	71%	73%	30%	49%
Lothians	All	4,503	4,147	3,963	4,457	4,309	4,336	4,272	4,061	34,048
	% brownfield	67%	72%	75%	75%	73%	72%	75%	63%	72%

Source: Housing Land Audits 2002 to 2009

AFFORDABLE AND SPECIAL NEEDS HOUSING

Affordable housing

Affordable and social housing

Eighty affordable units were completed during 2008/2009 and the number of affordable units in the current housing supply is 4,113

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 248 units, is now nearing completion. A second phase of 452 units is planned to commence during 2011. This includes sites in Bathgate, Blackburn, Livingston, Uphall and Whitburn.

The Scottish Government has published a new Planning Advice note (PAN) on affordable housing. This may impact on the council's current policy with the result that a revised SPG may need to be considered. Since adoption of the local plan the council has embarked on a council house build programme.

The Scottish Government monitors the number of affordable housing units securing planning permission in each local authority through the Affordable Housing Securing Planning Consent survey. During the period 2008/2009, the following development sites secured planning permission.

Table 18: Sites developed by Registered Social Landlords (RSLs) and West Lothian Council 2008 – 2009

SITE REF	LOCATION	NO. OF UNITS
HWb10	Ellen Street, Whitburn	14
HWcb14	Harburn Road, West Calder	12
HLv79	Craigshill, Livingston	6
HLv125	Etive Walk, Livingston	23
2/66(17)	Wester Inch, Bathgate	87
HBg492/107	Boghall playing fields, Bathgate	68
HLv35LW8	Site of former Peel House, Livingston	44
HWb1417/32(1)	Dixon Terrace South, Whitburn	49
Total		303

Source: West Lothian Council

It is understood that a number of dwellings, originally built for the private market, have also been acquired by RSL's over the course of the last year, and this is one of the few positive consequences of the economic downturn.

While this is not data that is specifically collected through the annual Housing Land Audit, anecdotally, it is understood that 24 properties were acquired by Almond Housing at Wester Inch and 46 units at Carmondean Centre South.

Table 19: Land transferred to West Lothian Council for social housing

Site ref	Location	No of units
HBr5	West Craigs Road, Blackridge	30

Source: West Lothian Annual Affordable Housing Survey 2009

While no commuted payments have been received since the adoption of the WLLP in January 2009, previous contributions, totally some £520,000, have been invested in the Council's Phase 1 council housebuilding programme.

DEVELOPMENT GUIDANCE

Supplementary planning guidance

The council has already begun to review the current *Residential Development Guide*, first published in 2002, with a view to bringing forward new supplementary planning guidance (SPG) before the end of 2010. The new guidance will be specifically related to medium to large scale residential developments and is intended to support and amplify policies HOU1, HOU2, HOU5, HOU6, HOU7, HOU8, HOU9, HOU10, CDA4 and CDA6 of the local plan.

The aim of the new SPG is to build on past success and to ensure that all new residential development is of the highest quality and design. It will set out new development standards that will help developers create environments that respect and enhance local character and it will encourage best practice in residential design in tandem with a sustainable use of resources. Separate guidance relating to single plot and small-scale infill residential development in urban areas not exceeding 10 units has previously been published.

Development briefs

The council continues 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 20: Development briefs/guidelines Issued since January 2009

LOCATION	DATE ISSUED
95/97 Main Street: South, Fauldhouse (former cinema)	May 2009
Employment site ELv60, Williamston South, Livingston	November 2009
Housing site HEc4, ex-depot, Millbank, East Calder	January 2010
Housing site HEc7, Calderhall Terrace, East Calder	January 2010
95/97 Main Street: South, Fauldhouse (former cinema cleared site)	January 2010
Housing site HLv115, Eliburn East (Oldwood Place), Livingston	January 2010
Housing site HLv111, Kirkton North 10B, Livingston	January 2010
Housing site HLv26, Eliburn, Livingston	January 2010
Ferrier Crescent, Armadale	January 2010
Housing site HBg30, Little Boghead 6, Bathgate	January 2010
Housing site HBb17 (part), Ladeside Avenue, Blackburn	January 2010
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 HLv138, Brucefield, Livingston	May 2010
Uphall Station ex-infant school	May 2010

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.

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 policy HOU3.

There are three CDAs in West Lothian:

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

To date, there have been no completions from this source of housing land, although HLA 2009 includes 235 units programmed for development over the next five years, starting to come forward from 2013. There is now active developer interest in a number of the CDA's, most notably Winchburgh, which saw an outline planning application for the expansion of the settlement being provisionally approved in June 2010 and which is now awaiting the conclusion of necessary legal agreements before being issued.

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 masterplan boundary as shown in the local plan. The proposals include the relocation of existing park facilities. Dundas Estates has submitted an outline planning application for around 400 houses on a 14ha site at Colinshiel. A Taylor Wimpey and Dawn Homes proposal for retail development and around 264 houses on a 34ha site at Colinshiel was refused in May 2010 as part of the proposed development was contrary to the development plan.

Armadale South

EWP submitted four planning applications for land to the north and south of the proposed Airdrie - Bathgate railway line. The council has decided to grant planning permission for a mixed use development including residential (circa 1,100 houses), commercial, retail, school and leisure subject to a planning agreement being entered into. A planning application for around 450 houses on a brownfield site at Lower Bathville is under consideration.



Livingston and Almond Valley CDA

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

Calderwood

A planning application for part of the Calderwood CDA was submitted by the Stirling Property Partnership in July 2009, around 2,400 houses are proposed. The application comprises most of the Almondell allocation and part of the Raw Holdings West allocation. A draft development framework for the Raw Holdings West allocation has been prepared and consultation on this was carried out in spring 2010.

West Livingston/Mossend

A planning application has yet to be submitted for this part of the Livingston and Almond Valley CDA although the lead developer, Walker Group, has continued further work on their design framework and consulted with council officers.

Winchburgh/ East Broxburn/Uphall CDA

This CDA comprises land for 3450 houses and 40ha of employment land at Winchburgh and 2050 houses and 5ha 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 this application subject to a planning agreement being entered into, discussions on this are underway. A planning application for the rehabilitation of the Auldcaithie landfill site is currently being assessed.

Broxburn

In July 2009 Ashdale submitted an outline planning application for around 350 houses on a 14.5ha site at Greendykes Road. Also submitted was a planning application by Overton Farm Developments Ltd for around 800 houses and a primary school on land which forms part of the West Wood allocation.

Problem areas/issues

Progress is being made with various CDA proposals. However, the credit crunch is severely affecting 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.

CHAPTER 8 Transport and accessibility

The local plan was prepared under the National Planning Framework for Scotland (2004) which set out a vision for Scotland and identified priorities for investment in strategic infrastructure, the Regional Transport Strategy produced by the South East Scotland Transport Partnership (SEStran) (2003), and the West Lothian Local Transport Strategy (2000). National Planning Framework 2 (NPF2) was published by the Scottish Government in 2009 and replaces the 2004 Framework. It identifies a number of national developments which local authorities will be required to identify in future development plans. The Regional Transport Strategy was replaced in 2008. The council is currently drafting a replacement Local Transport Strategy. In addition, national planning guidance on transport and planning is now contained in the consolidated SPP published by the Scottish Government in 2010.

Transport investment continues to be necessary to make conditions safe for all and improve accessibility. The council's three-year 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 21 advises of progress on various transport initiatives identified in the local plan.

Table 21: West Lothian Transport Initiatives

WLLP transportation proposal	Progress
Replacement Forth Crossing	Construction is expected to start 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.
Grangemouth freight hub	National Planning Framework 2 (NPF2) project. A watching brief is required to consider impacts on the A801.
Rosyth International Container Terminal.	National Planning Framework 2 (NPF2) project. A watching brief is required to consider impacts arising from the development particularly in relation to the Replacement Forth Crossing.
Tram network	Extension to Broxburn, Uphall and Livingston
Enhancement of Shotts railway line, including an Edinburgh-Livingston-Glasgow express service (medium term);	Still active with the introduction of some additional services still being considered by Transport Scotland who would fully fund the enhancements.

WLLP transportation proposal	Progress
East Calder Parkway Station (medium term);	Land reservation required.
Bathgate line upgrading including new station at Boghall with park and ride and interchange, and reopening to Airdrie (under construction); and	The main contract is at an advanced stage. The relocated Bathgate Station and its new 395 space car park will open in September 2010. A halt at Boghall is not included in the current proposals under construction because of the proximity to the site to the new Bathgate Station. However, an additional stop at Boghall will continue to be safeguarded because this is required to conform with the structure plan. The need for safeguarding will be reviewed when the Strategic Development Plan for Edinburgh and South East Scotland is prepared.
M8 rapid transit, bus park and ride and interchange (medium term).	Not actively being pursued at present.
A801 completion at Avon Gorge (with Falkirk Council)	Funding from Scottish Government will need to be in place before the project can proceed. Land continues to be safeguarded in the WLLP. The Falkirk Finalised Local Plan (2007) which has now gone through the Public Local Inquiry process safeguards land to implement this project (development opportunity TR.RUR3 A801 Avon Gorge Bridge and approach road refers).
Uphall Station	The station at Uphall has been upgraded and an additional car park is being constructed to bring the parking capacity up to 295 spaces.
Winchburgh Station	Land for a station is safeguarded in the master plan for the Winchburgh CDA. At present, Transport Scotland has objected to the proposed rail station at Winchburgh because of potential conflict with the EGIP scheme. Discussions are ongoing.
Kirknewton level crossing	There is broad agreement amongst key stakeholders on a funding package to implement the council's preferred option for removing the level crossing. Detailed design is now progressing. A Compulsory Purchase Order (CPO) is to be progressed. A design scheme has been agreed and the extent of land to be safeguarded is now identified as required by TRAN 24.
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.
New junction on M8 at Whitburn (J4M8)	The detailed design of the motorway junction has been approved by Transport Scotland. Road Orders have been confirmed. A decision is awaited from the promoters of the Heartlands development about funding the junction.
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.	SPG for the A89 Corridor requires to be prepared.

WLLP transportation proposal	Progress
<p>A71 bypass at Wilkieston (pending review with the City of Edinburgh Council); and a relief road north of Wilkieston.</p> <p>The SPG for the A71 requires to be updated.</p>	<p>This SPG, approved on 20 June 2006, applies only to developers at Calderwood and West Livingston/Mossend Core Development Areas. The contributions required are towards infrastructure on the A71 to implement bus priority measures identified in the A71 corridor study. In addition, the council intend to consider the merits of providing a good quality, safe cycle route along the A71.</p> <ul style="list-style-type: none"> ■ bus priority at the Kirknewton traffic light junction; ■ bus priority and new roundabout at the B7031 junction.
Blackridge Station	The construction work including access roads and car parking is expected to be completed by October 2010. Formal opening is expected in December with the opening of the line. SPG for Blackridge Station has been drafted and requires to be reported to Council Executive for approval.
A801 dualling	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.
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. Study to investigate initiatives to enhance public transport links. Park and ride.	The Falkirk Finalised Local Plan 2007 identifies opportunity TR.BNS1 Champany Slips. The planning application for the Winchburgh Core Development Area (CDA) includes the proposed new junction onto the M9. Transport Scotland has agreed to a new junction as part of the CDA which now has planning approval subject to legal agreements being signed.
Armadaale Station	The construction work including access roads and car parking is expected to be completed before formal opening of the line. Construction of the access roundabout has been delayed because of design changes by Network Rail. Formal opening is expected in December 2010 with the opening of the line. SPG was approved on 29 June 2009 for developer contributions towards a southern park and ride facility at Armadaale Station.
National Cycle Route 75	Work has continued on the 14 mile replacement cycle path at Bathgate/Airdrie rail line to re-locate the cycle path and it is scheduled to open at the same time as the railway in December 2010. Opportunities exist to form additional connections to the route especially at Armadaale, West Livingston and Calderwood.
To provide an Edinburgh–Linlithgow–Stirling cycle route (NCR 76) as an extension to the national cycle network.	A link to take the cycle route north around the area at Abercorn Church is currently under construction. This provides more direct access along the coastline to Blackness.
M8 Whitburn park and ride	This proposal is linked to the completion of the M8 motorway junction at Heartlands.
West Lothian Fastlink Phases 1 (M8-Livingston) & 2 (via Broxburn/Airport)	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.

WLLP transportation proposal	Progress
Park and ride – other sites	The additional park and ride spaces at stations on the Bathgate to Edinburgh line are now complete at Bathgate, Livingston North and at Uphall.
Land safeguarding - Houston Road–Drumshoreland Road link, Pumpherston to serve allocated housing at Drumshoreland and closure of Drumshoreland Road.	Development led requirement. Masterplan 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.	Development led requirement. Masterplan 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).	Development led requirement. Masterplan 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 have detailed Road Construction Consent approvals in place.
Land safeguarding - The Broxburn Distributor Road (Clarkson Road – Greendykes Road).	Development led proposals. A proposal of application notice has been lodged for a mixed use development which includes the provision of the link road.
Land safeguarding - Distributor road to access the employment site at Linhouse.	Development led requirement.
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.	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	Revised standards are currently out to consultation following endorsement by the Development and Transport PDSP. Consultation outcomes will be reported to Council Executive.
Travel Plans	Travel plan co-ordinator - Following the approval on 11 December 2007, the Council Executive on 25 November 2008 resolved to agree to suspend the seeking of contributions for a two year period. 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.	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.
Strategic Livingston Transport Plan will be required to identify what network and sustainable transport improvements are necessary within the town centre.	Major development opportunities in Livingston town centre are limited which is impacting on securing developer funding to support the plan.

WLLP Transportation Proposal	Progress
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.
Shotts Line	The Shotts line is the most in need of upgrading. For a wide part of West Lothian it provides the only rail link to Glasgow. A bus-rail interchange at West Calder and improvements to Addiewell stations are required and land will be safeguarded for these purposes.
Distributor road at Livingston West	Required as part of the West Livingston/Mossend CDA This will link Toll Roundabout to the A71 in the south with connections to Alba Campus and Kirkton Campus.
Safer routes to schools	This is achieved through good design practice and where appropriate legal agreements to secure contributions outwith the development sites.
Home Zones/RDG	<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 guide are currently being reviewed to incorporate this latest policy.
West Edinburgh Tram Extension: Newbridge to Livingston.	Safeguarding.
Express coach halt & associated park & ride	Safeguarded at Cowhill, Whitburn and Beugh Burn at Uphall West, North Livingston.
Integrated bus and rail park and ride	A site at Uphall West/Beugh Burn is also safeguarded.
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 Armadale, Bathgate, Blackridge, and Boghall associated park and ride facilities and new road links to the stations is also safeguarded.	The main contract is at an advanced stage. The relocated Bathgate Station and its new 395 space car park will open in October 2010. A halt at Boghall is not included in the current proposals under construction because of the proximity of the site to the new Bathgate Station. However, an additional stop at Boghall will continue to be safeguarded because this is required to conform with the structure plan. The need for safeguarding will be reviewed when the Strategic Development Plan for Edinburgh and South East Scotland is prepared.
Distributor links to strategic road network (A89/A801) - Armadale.	Development led requirement. Part of infrastructure needed for the Armadale CDA development. Masterplan proposals to date have shown the link road and the provision will be secured with the development proposal.

Source: West Lothian Council

Problem areas/issues

The lack of co-ordinated masterplans and developer cooperation has complicated the delivery of transportation infrastructure to support the development proposals. The provision of link roads through the development areas is essential to the delivery of the whole development and provision at early stages of the development 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.

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

In the summer of 2009, the Civic Centre, a major new development in Livingston town centre, was completed. The Civic Centre houses West Lothian Council, the Divisional Headquarters of Lothian and Borders Police as well as the Sheriff and Justice of the Peace, the Crown Office and Procurator Fiscal Service, the Scottish Children's



Reporter Administration, Lothian and Borders Fire and Rescue Service and the West Lothian Community Health and Care Partnership. With the opening of the Civic Centre there are now development opportunities on a number of resultant vacant sites within Livingston town centre such as the former council headquarters at West Lothian House and the police headquarters at Almondvale South.

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. The large site on South Bridge Street of the former District Council headquarters at Lindsay House was also demolished to make way for a new partnership centre which includes a library and community centre.

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. As existing convenience retail provision in the town is limited there is very considerable leakage of expenditure. There is an opportunity to significantly reduce the leakage of expenditure to other locations and create a significant number of jobs within Armadale. The council has recently approved two retail developments in the town to address this issue.

Broxburn

Over the past 18 months there has been developer interest in opening a convenience store in Broxburn. Whilst no planning applications have yet been made, in June 2010 Tesco formally lodged a Proposal of Application Notice (PAN) to develop in the town.

The PAN states that Tesco is contemplating redeveloping the east side of the greater Candleworks site next to the canal for a retail store, associated petrol filling station and car parking. Significantly, 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 and provided for in 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 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 retail led development at an out-of-centre site north east of the town centre (Boghall East development site) 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 Street 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. The recent approval of a reserved matters application for the erection of a supermarket will assist in retaining spend within the town.

In terms of progress of retail development within West Lothian, the following significant applications have been determined in the last 18 months:

Table 22: Major retail and town centre developments

Livingston	Planning permission was recently granted for the demolition of West Lothian House and erection of a 6500sqm extension to the Almondvale Shopping Centre (Primark). Planning permission has been granted under section 42 for the variation of condition 4 of planning permission 0466/00 to allow sale of food at Unit 1, Almondvale South Retail Park, Livingston (Sainsbury).
Bathgate	Erection of a 3,132sqm retail park with associated car parking, landscaping, service yard and ancillary works was granted in September 2009 at the former Edgar Allen Works, Whitburn Road, Bathgate. Erection of a 6150sqm class 1 retail development (Morrison's), petrol filling station, car parking and service areas, landscaping and formation of access and ancillary works was granted in January 2010 at Whitburn Road, Bathgate.
Armadale	In May 2010 the council decided that it was minded to grant outline planning permission for a proposed mixed use development, including residential, commercial, retail, school and leisure facilities together with associated infrastructure and open space on land at Armadale Station (1044/P/08 refers). Outline planning permission for class 1 retail development (maximum 2,322 sqm gross floor area) and the relocation of existing park facilities (2 grass pitches, play area, multi-use games area and BMX track) was granted in June 2010 for development at Watson Park. In addition, the council also decided in May 2010 that it was minded to grant planning permission for the erection of a 3,716 sqm (gross floor area) supermarket, park and ride car park including public transport interchange, associated public space, car parking and primary infrastructure and associated uses on land at Armadale Station (0439/FUL/09 refers).
Linlithgow	In July 2009 planning permission was granted for the erection of an 888sqm extension to the Sainsbury store. The consent has now been issued.
Whitburn	A Section 42 application to increase the limit of class 1 retail floorspace from 2000sqm to 5561sqm (gross) was granted at Heartlands (0523/ARM/09 refers). Planning approval was subsequently granted for the erection of a supermarket with associated petrol filling station, access road, car parking, service yards and landscaping. The council is minded to grant planning permission to Tesco for a supermarket at Cowhill.

Source: West Lothian Council

Town Centre Regeneration Fund

The Scottish Government's Town Centre Regeneration Fund (TCRF) aims to support the regeneration and growth of town centres. £60m 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 Scottish Government Town Centre Fund 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 and both applications 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
Almondvale, Livingston	£230,777
Whitburn	£376,114



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

The programme of works will deliver improvements focussed around improving the public realm and streetscapes, 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 23: Town centre improvement projects

	Armadale	Bathgate	Broxburn/ Uphall	Linlithgow	Whitburn
Deep Clean of town centre	✓	✓	✓		✓
Signage strategy	✓	✓	✓	✓	✓
Street furniture and cycle parking	✓	✓	✓	✓	✓
Premises Improvement Scheme	✓	✓	✓		✓
Town centre Wi-Fi zone		✓			
Civic spaces	✓	✓			✓
Gateway strategy and or public art	✓		✓	✓	✓
Streetscape improvements	✓		✓	✓	✓
Building restoration/replacement	✓		✓	✓	
Safe & Secure initiatives				✓	
Civic Rose Garden				✓	
Heritage Trail signage				✓	
Heritage hub				✓	

Source: West Lothian Council

Future Capital Expenditure Programme

Council Executive have 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 24: 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

Public Realm Design Guides

The following public realm design guides have been produced and approved by Council Executive as Supplementary Planning Guidance:

Bathgate Public Realm Design Guide

This document was approved by the council on 13 January 2009. The report has been developed and approved to provide consistent improvement in the quality of Bathgate town centre's townscape and public realm. It consists of design guidelines to inform development proposals and development management decision-making, a design framework integrating various short to long-term strategy proposals, and guidance on the delivery and prioritisation of these proposals.



Armadale Public Realm Design Guide

This document was approved by the council on 29 September 2009. A study of Armadale town centre has been completed that includes an assessment of the potential for improvements in the town that will help to support the growth of the town, support centre vitality, increase the opportunity for town centre retailers and enhance place quality. The intent has been to establish through consultation, a clear vision and strategy for the public realm addressing Armadale town centre and Bathville Cross and from this to develop a project based strategy and design framework that supports local plan and locality planning. The Public Realm Design Framework establishes a clear framework for public realm investment.

Whitburn Public Realm Design Guide

This document was approved by the council on 10 November 2009. A study of Whitburn town centre has been completed that includes an assessment of the potential for improvements in the town that will help to support the growth of the town, support centre vitality, increase the opportunity for town centre retailers and enhance place quality. The intention has been to establish through consultation, a clear vision and strategy for the public realm in Whitburn town centre and from this to develop a project based strategy and design framework that supports the local plan and locality planning. The Public Realm Design Framework establishes a clear framework for public realm investment and will be promoted within the council as Supplementary Planning Guidance.

Broxburn/Uphall Public Realm Design Guide

This document was approved by the council on 22 December 2009. A study of Broxburn and Uphall town centre areas has been completed that includes an assessment of the potential for improvements in the towns that will help to support growth, support town centre vitality, increase the opportunity for town centre retailers and enhance place quality. The intention has been to establish through consultation, a clear vision and strategy for the public realm in Broxburn and Uphall town centres and from this to develop a project based strategy and design framework that supports local plan and locality planning. The Public Realm Design Framework establishes a clear framework for public realm investment.

All of the above Public Realm Design Guides will be used as a framework for ongoing town centre improvements and investment. 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

SPP 8 *Town Centres and Retailing* has been superseded by the Consolidated SPP. A review of retail policies may be considered to reflect the terms of SPP and to address any emerging issues in West Lothian.

CHAPTER 10 Community, sports and education facilities and open space

The council continues to implement approved SPG to secure developer contributions towards the provision of new cemeteries and cemetery extensions. A new waiting room is being developed in Fauldhouse and expansion to the cemetery laid out, following the grant of planning permission in 2009. Further work is continuing with a new West Calder cemetery at Hermand and an extension to Woodbank cemetery at Armadale and negotiations are ongoing to provide a new cemetery in East Calder as part of the wider CDA proposals. A new crematorium is now open at Cousland Wood by Starlaw on the west side of Livingston close to M8-Junction 3a.

Since the local plan was adopted, much progress has been made in the provision of additional and improved education infrastructure.

The replacement Armadale Academy opened in August 2009, providing an additional 220 pupil spaces. The replacement Deans High School, Livingston opened in September 2009, allowing the school to operate at a notional capacity of 990 pupils. Work to refurbish and extend St. Kentigern's Academy, Blackburn was



completed in November 2009, providing an additional 330 pupil spaces. Work to refurbish Inveralmond Community High School and James Young High School was completed in September 2009.

Planning permission has been granted for a replacement Pumpherston and Uphall Primary School within the Drumshoreland development area and accords with Policy COM8.

Planning permission has been granted for an extension to St. Margaret's Academy,

Livingston. These works are due to be completed by summer 2011 and will provide additional capacity for 110 pupils. It is anticipated that this school will be further extended to support the local plan development strategy.

Several catchment area reviews are 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. It is anticipated that this could be concluded by autumn 2010. Further catchment area reviews will be progressed in 2010/11 to support the implementation of the local plan strategy.

There are commitments in the council's 10 year investment strategy to extend Bathgate Academy and Linlithgow Academy. The timing of these projects will depend on the rate of house building and on the outcome of consultation on catchment area reviews.

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.

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 capacity. The council will continue to investigate how these constraints can be overcome.

Significant applications that have been determined in terms of chapter 10 are listed in table 25:

Table 25: Major developments for community and open space

A 6ha area to the south of Calderwood Country Park accessed from Oakbank Roundabout and safeguarded under Policy COM4, has been developed by the council as a recycling centre to serve the south part of Livingston and the remainder of the site planted up with woodland as an extension to the country park.
Eliburn Park, Livingston - The district park being developed to provide recreational facilities in the area (permission was granted for the erection of a 297sqm sports changing pavilion, clubroom, three full size football pitches, children's play areas, anglers' vehicle access and associated access parking and footpaths, following approval on 16 May 2008, and this accords with policy COM5 in the local plan.
Beebraigs Country Park – Erection of a 552sqm eco-centre building, wind turbine and associated external works was granted in January 2010.
The crematorium at Cousland Wood in northwest Livingston that is supported in the local plan has been operational since April 2010.

Source: West Lothian Council

Planning permission to extend the temporary consent for temporary health centre buildings at Murieston West was granted in July 2009. The consent will lapse on 20 July 2013. The existing health centre at Blackridge was refurbished rather than await a new site to the south of the A89. Sites at East Calder, Winchburgh and Gavieside continue to be safeguarded within CDA masterplans.

Public art

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.

The Grassroots Public Art Grant Scheme scheme, launched in Autumn 2009, invited applications from communities across West Lothian to work with artists to propose an original piece of art that would help reclaim a neglected or unloved public space. Following a rigorous selection process four projects were awarded grants totalling £90,300 and they are now well underway. The four projects are *The Sunny Dale Association* at Mayfield Community House in Armadale (£24,000), *The Shale People Project* in Broxburn/Uphall (£24,000), DEEP- *Dedridge Environment and Ecology Project* in the Dedridge Burn Plantation in Livingston (£21,600) and *The HeART of Boghall* run by the Boghall Drop in Centre in Boghall (£20,700).

Mayfield Community House intends to transform its communal garden. The Sunny Dale Association will work with volunteers and an artist to create a quiet, calm garden space that is 'Inspired by Zen' and can be used by different local groups and bring the whole community together.

The *Shale People Project* will create five new pieces of art to form a creative trail through the communities of Broxburn and Uphall. Made up of two murals, a large scale banner, a people trail, online blog and facebook sites, this exciting project will be led by local artist Shirley-Anne Murdoch.

Dedridge Burn Plantation, already developed as an important green space, will be further improved by the addition of high quality artworks. These will be strong, sustainable features created by an artist working with members of Dedridge Environment Ecology Project (DEEP) for locals to enjoy.

The *HeART of Boghall* run the Boghall Drop In Centre plan to deliver a sculpture in the heart of Boghall. The sculpture will be shaped by the community. It is intended as a beacon that will help the community to reclaim a neglected patch of ground and create a focus for families.

Other projects include West Port Green in Linlithgow which will be the site of another new piece of art to incorporate a seated area to improve and increase the use of the West Port Green; new public art already established designated spaces such as Jupiter Artland and Howden Park in Livingston; and proposals for public art in Armadale, Boghall, Broxburn/Uphall and Dedridge in Livingston. Two major commissions are already underway in Linlithgow and Livingston.

Problem areas/issues

There is a lack of reference in the plan to *urban sports* under policy COM2, which was highlighted as a result of the 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.

Reductions in the council's capital and revenue budget will 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.

CHAPTER 11 Natural resources, waste management and renewable energy

Minerals

An issue which has emerged since the adoption of the local plan is the publication of the Consolidated Scottish Planning Policy document (SPP). This has led to SPP4 Land for Minerals and SPP16 Opencast Coal, both being superseded.

Table 26: Mineral related developments

The council is minded to grant planning permission for the formation of a 154ha opencast coal and auger mining development on land at Rusha Farm, near Breich.
Silica Sandstone extraction continues at Levenseat, near Fauldhouse.
A review of conditions on minerals permission at Niddry Castle Bing, by Winchburgh is under consideration.
Work continues in terms of extraction of burning coal at Polkemmet to enable redevelopment of the site for housing, retail and employment uses at Heartlands.
Reclamation of the former coal bing at Riddochhill / Pottishaw, Blackburn is well underway 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.

Source: West Lothian Council

Problem areas/issues

The recent consolidated SPP will require to be reflected in the forthcoming 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 LDP 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 effects on the environment and human health.

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

Table 27: Major renewable energy developments and proposals

The council has formally objected to proposals for a 17 x 115m high wind farm at Harrows Law, South Lanarkshire close to the south western border with West Lothian due to impact on the Pentland Hills AGLV, Regional Park and Craigengar SSSI and Special Area of Conservation.
An extension was granted at Blacklaw to allow the construction of an additional 24 turbines of 126.5m in height in the south west of West Lothian.
The development at Pates Hill for 7 x 102m high wind turbines has now been completed.
Tormywheel wind farm development of 15 x 102m high wind turbines is complete.

Source: West Lothian Council

Problem areas/issues

There is increasing pressure in the open landscapes of the north Pentlands foothills in West Lothian for wind farm development, as discussed:

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 50MW of electricity require planning permission from the council. Above that threshold, the application is determined in accordance with Section 36 of The Electricity Act 1989 by the Scottish Government; if the council objects to such a scheme there must be a public local inquiry.

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 the next year 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. The proposals are at Fauch Hill and Harburnhead.

Both sites are outwith the local plan search areas for wind farms.



Waste and recycling

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

Table 28: Major recent waste and recycling developments/proposals

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 anticipated that work will begin on site in early 2012.

An appeal for the construction and operation of a 2.2ha recycling facility, importation of inert material and restoration of site to form public amenity open space at a waste site at Philpstoun South Bing was upheld on 4 November 2009.

Planning permission was granted on 10 June 2010 by Scottish Ministers on appeal for a 3.44ha recycling facility at Levenseat.

Planning permission was granted in December 2009 at Levenseat waste management facility for the installation of underground anaerobic digestion tanks.

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.

Source: West Lothian Council

Work is continuing with waste management colleagues to provide SPG for bin storage and recycling facilities as well seeking developer contributions for refuse bins and recycling facilities.

Problem areas/issues

SPP 10 Planning for Waste Management has been superseded by the Consolidated 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 reflect emerging guidance and legislation regarding waste management and the move towards a Zero Waste Plan. The final version of the plan will be published in 2010 and will supersede Area Waste Plans. This may lead to the requirement for more waste management sites throughout West Lothian.

Contaminated land

On 29 September 2009, the council approved supplementary planning guidance entitled *Development on Contaminated Land*. The guidance sets out what is required from developers during the planning process when contamination of land is suspected. This includes the stages of site investigation and risk assessment which are needed to determine the nature of the contamination; and the standard of remediation which is required to ensure the land is suitable for the intended use. Sites that are being/have been remediated in the last year include the former Edgar Allen Foundry, Bathgate and a plot at South Couston Farm, Armadale, Bathgate.

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.

CHAPTER 12 Implementation

Education

Policy IMP1 of the local plan requires developer contributions for Armadale Academy. At the end of the financial year 2009/10, £8,152 has been paid by developers.

Policy IMP2 of the local plan requires developer contributions for denominational secondary education infrastructure. At the end of the financial year 2009/10, £1,563,074 had been paid by developers.

Table 29 sets out the full details on developer contribution income and expenditure for 2009/10.

Table 29: Developer contributions for 2009/10

Policy	Opening balance 1/4/09	Income 2009/ 2010	Draw downs 2009/ 2010	Balance at 31/03/10
	£	£	£	£
Affordable housing	26,474	704	0	27,178
Wester Inch, Bathgate	1,613,153	590,990	103,335	2,100,808
Denominational Secondary School Infrastructure	1,449,589	113,485	0	1,563,074
Armadale Academy	8,694	218	750	8,162
Bathgate Academy	165,716	6,845	0	172,561
Linlithgow Academy	4,680	8,007	0	12,687
St Nicholas PS, Broxburn	7,655	9,890	7,655	9,890
St Paul's PS, East Calder	2,450	5,041	0	7,491
Kirknewton PS	2,450	65	0	2,515
Longridge PS	5,917	0	5,917	0
Holy Family PS, Winchburgh	0	113,515	0	113,515
Cemetery provision	2,031	2,205	0	4,236
Play areas	84,900	25,034	0	109,934
Public art	60,877	11,012	0	71,889
Travel Co-ordinator	40,466	1,839	0	42,305
Addiewell Prison bus service	112,353	2,989	58,788	56,554
Town Centre Link Road, Livingston	453,493	409,087	862,580	0
Civic Centre Roads/BMX Park, Livingston	634,612	16,881	0	651,493
Braehead roundabout, Livingston	484,733	12,894	257,420	240,207
Mill Roundabout, Eliburn, Livingston	80,971	2,154	0	83,125
A89 traffic calming, Armadale	864	0	864	0
A89 south cycleway, Uphall	97,813	0	97,813	0
Woodmuir, Breich	242	0	242	0
West Calder Medical Centre	4,261	0	4,261	0
Off site environmental works, West Mains	20,484	545	0	21,029
B7015 Fauldhouse Road improvements	0	32,721	0	32,721
Livingston town centre waiting restrictions	0	76,494	0	76,496
St. Mary's PS, Bathgate	0	852	0	852

Denominational Primary, Armadale	0	5,028	0	5,028
Parkhead Primary	0	68,171	0	68,171
St. Mary's Polbeth	0	20,448	0	20,448
Whitburn Academy	0	27,010	0	27,010
TOTAL	5,364,878	1,564,127	1,399,625	5,529,380
Local infrastructure fund	0	64,011	0	64,011

Source: West Lothian Council

Policy IMP3 indicates that if education constraints cannot be overcome, there will be a presumption against housing development. Regrettably, there are several parts of West Lothian where education constraints remain and as a consequence several planning applications for housing have been refused. The lack of primary school capacity in Bathgate is a severe problem. Over the last 18 months 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 the education constraints can be overcome.

In May 2009, the West Lothian Local Infrastructure Fund was established. The aim of this fund is to forward fund key infrastructure which supports the development plan strategy. The council has finance available in its capital programme to forward fund extensions at St Margaret's Academy, Bathgate Academy and Linlithgow Academy.

Problem areas/issues

Discussions are ongoing with the City of Edinburgh Council about the possibility of progressing a review of the catchment area for denominational schools.

Flooding and water

Regular liaison meetings are taking place with Scottish Water to help overcome water and sewage constraints particularly in West Livingston.

Work is underway on the detailed design of components associated with the Brox Burn Flood Prevention Scheme.

Work is also progressing on the detailed design of the replacement and relocated culvert from open space to the north of Cunningham Crescent, Broxburn down to Nicol Road and the installation of a new culvert inlet at the canal at Pyothall Court and a bypass drain from Pyothall Court beneath the canal.

Other work underway in Broxburn includes the design and installation of debris traps at various locations along the length of the burn and site investigation associated with the canal at both Pyothall Court and Ashbank Cottages, West Main Street and the replacement of two culvert structures in the upper reaches of the Liggat Syke near Galloway Crescent in north Broxburn.

Enforcement

An Enforcement Charter has been approved by the Council Executive.

Air quality

The council's Environmental Health Unit is assessing whether there is a need to designate *Air Quality Management Areas* (AQMAs) in parts of Linlithgow and Broxburn.

Supplementary planning guidance

Since adoption of the local plan, the council has approved the following SPG:

- Developer contributions for a southern park and ride facility at Armadale Station
- Developer contributions for a replacement Armadale Library
- Developer contributions for cemetery provision
- Developer contributions for RC secondary school provision (update)
- Construction training and local employment agreements
- Development of contaminated land
- Armadale Public Realm Design Guide
- Bathgate Public Realm Design Guide
- Whitburn Public Realm Design Guide
- Broxburn and Uphall Public Realm Design Guide
- Controlling light pollution (and reducing lighting energy consumption)
- Developer contributions towards dualling of the A801
- Provision for digital ducting within new development

Appendix 1 - Summary of key milestones

January 2009	West Lothian Local Plan adopted
	Bathgate Public Realm Guide approved
February 2009	Phase 2 of council house building programme (2007-2011) approved by Council Executive
	School catchment area management proposals agreed by Education Executive
March 2009	Submission of outline planning application for 34ha residential and retail development at Colinshiel, Armadale
	Submission of planning application for erection of railway station at Blackridge
	Consultation on replacement school for Pumpherston and Uphall Station Community Primary School approved by Education Executive
	Submission of outline planning application for school and housing at Lower Bathville, Armadale
April 2009	Demolition of Edgar Allen foundry commences to facilitate major expansion of Bathgate town centre
	Draft design brief for a model primary school approved by Education Executive
	Development Control Committee endorse section 75 package for 550 houses at Westfield
May 2009	Planning permission granted for Blackridge rail station
	Agreement reached with landowner on acquisition of land for Blackridge rail station
May 2009	Local Infrastructure Fund introduced
June 2009	Draft SPG for Blackridge Station
	SPG for Armadale Station park and ride approved
	Report on West Lothian retail development approved
July 2009	Planning applications for part of Calderwood CDA and East Broxburn CDA submitted
August 2009	Hand over of first council houses as part of 2007 - 2011 programme
	Replacement Armadale Academy opened
	Civic Centre opened
September 2009	Base school forecasts approved
	SPG on contaminated land approved
	SPG on controlling light pollution and reducing lighting energy consumption approved
	Public Realm Guide for Armadale
	Replacement Deans High School opened
	Refurbishment of Inveralmond Community High School and James Young High School completed
October 2009	Design brief for model primary school approved
November 2009	Whitburn Public Realm Guide approved
	Extension and refurbishment of St. Kentigern's Academy completed.

December 2009	Public Realm Guide for Broxburn and Uphall approved
	SPG on developer contributions for a replacement Armadale library approved.
February 2010	Planning permission granted for 90 space park and ride facility at Linlithgow
March 2010	Funding allocated by WLC for key school infrastructure projects in Bathgate and Linlithgow.
	Additional funding allocated by WLC to Local Infrastructure Fund
April 2010	Digital ducting supplementary planning guidance approved.
	Major catchment area review starts in north and north west West Lothian
May 2010	Council decides to grant planning permission for mixed use development at Armadale Station, subject to legal agreement being entered into.
	Council decides to grant planning permission for two supermarkets in Armadale.
	Planning permission granted for new community primary school at Pumpherston/Uphall Station.
June 2010	Replacement SPG approved for denominational secondary school infrastructure.
	Council decides to approve planning permission of Winchburgh CDA, subject to legal agreement being entered into.
July 2010	Submission of planning application for mixed use development at land to the north and east of East Mains Industrial Estate, Broxburn.
	Planning permission for 550 houses at Westfield granted.
	Extension to Simpson Primary School completed.
August 2010	Revised SPG for A801 contributions approved

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