

**McLucas, Steve**

**From:** Miller, Colin  
**Sent:** 07 February 2011 15:50  
**To:** McLucas, Steve  
**Subject:** FW: Land at Hoghill, East Calder, West Lothian

**Attachments:** scan - J Swan Hoghill plan.pdf; scan - Hoghill colour plan.pdf



scan - J Swan Hoghill plan.pdf...  
 scan - Hoghill colour plan.pdf...

please record this one. don't think we need to be meeting with landowners at this stage.

-----Original Message-----

**From:** Norman, Chris  
**Sent:** 07 February 2011 15:46  
**To:** Miller, Colin  
**Cc:** McCorriston, Wendy  
**Subject:** FW: Land at Hoghill, East Calder, West Lothian

one for you?

Chris Norman  
 Development Management Manager  
 West Lothian Council  
 County Buildings  
 High Street  
 Linlithgow  
 EH49 7EZ

01506 775224

-----Original Message-----

**From:** Jack Cadell [mailto:jack.cadell@johnswan.co.uk]  
**Sent:** 07 February 2011 10:24  
**To:** Norman, Chris; McCorriston, Wendy  
**Subject:** Land at Hoghill, East Calder, West Lothian

Dear Chris / Wendy

Apologies for emailing out of the blue. I am John Swan Limited's Head of Property.

John Swan own land to the West of East Calder at Hoghill. My predecessors I understand discussed this land with West Lothian with a view to a change of use to residential. At that time the concentration was elsewhere in the town. I understand (hopefully correctly) that West Lothian Council are seeking landowners to come forward with a view to re-assessing the local plan / structure plan.

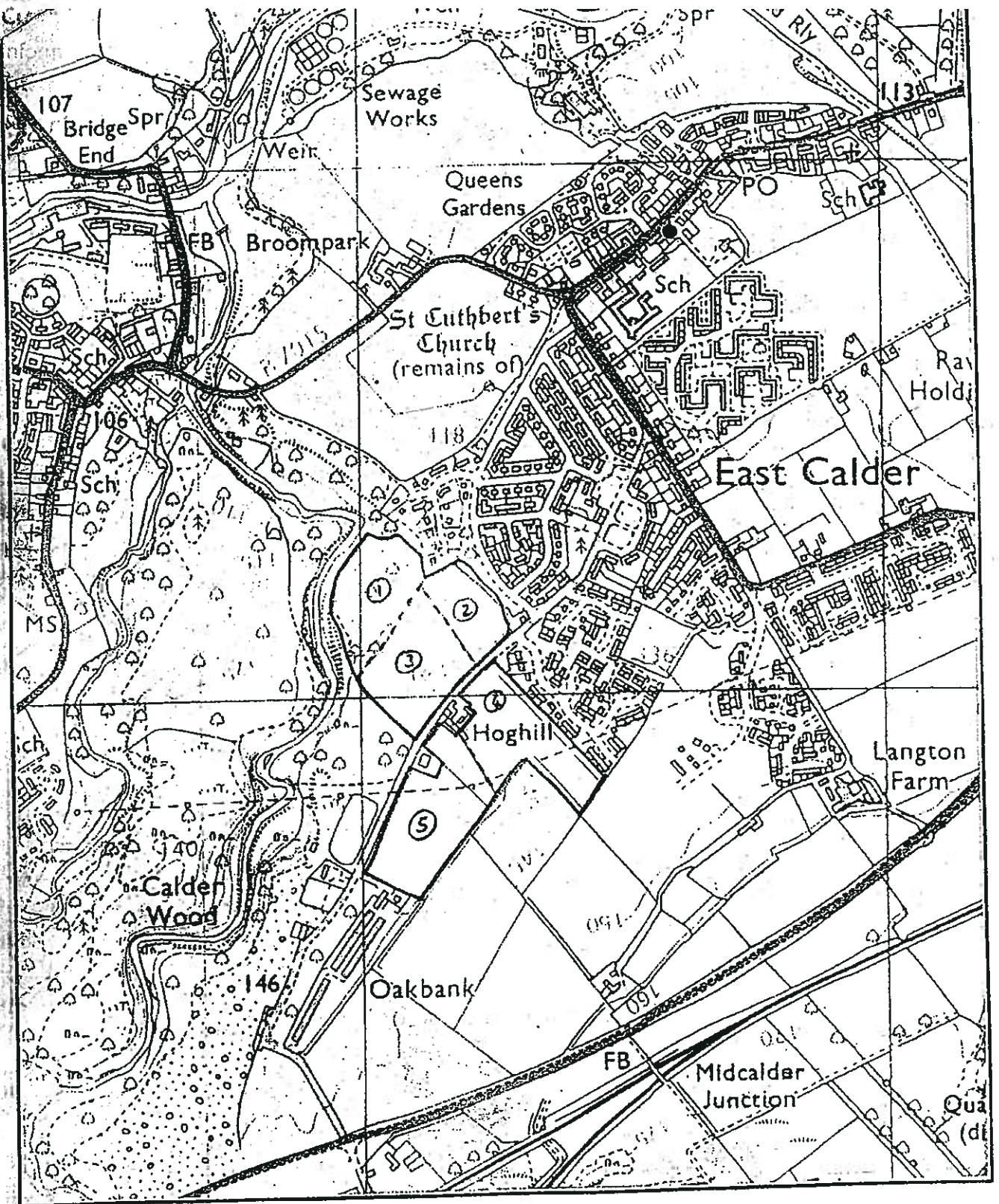
I have attached location plans of the sites. I would be keen to arrange a time to come in to chat with the appropriate individual about these land holdings - if that is possible?

I am currently available on Thursday 10th (all day) or 11th Feb (morning).

I look forward to hearing from you.

Regards

Jack



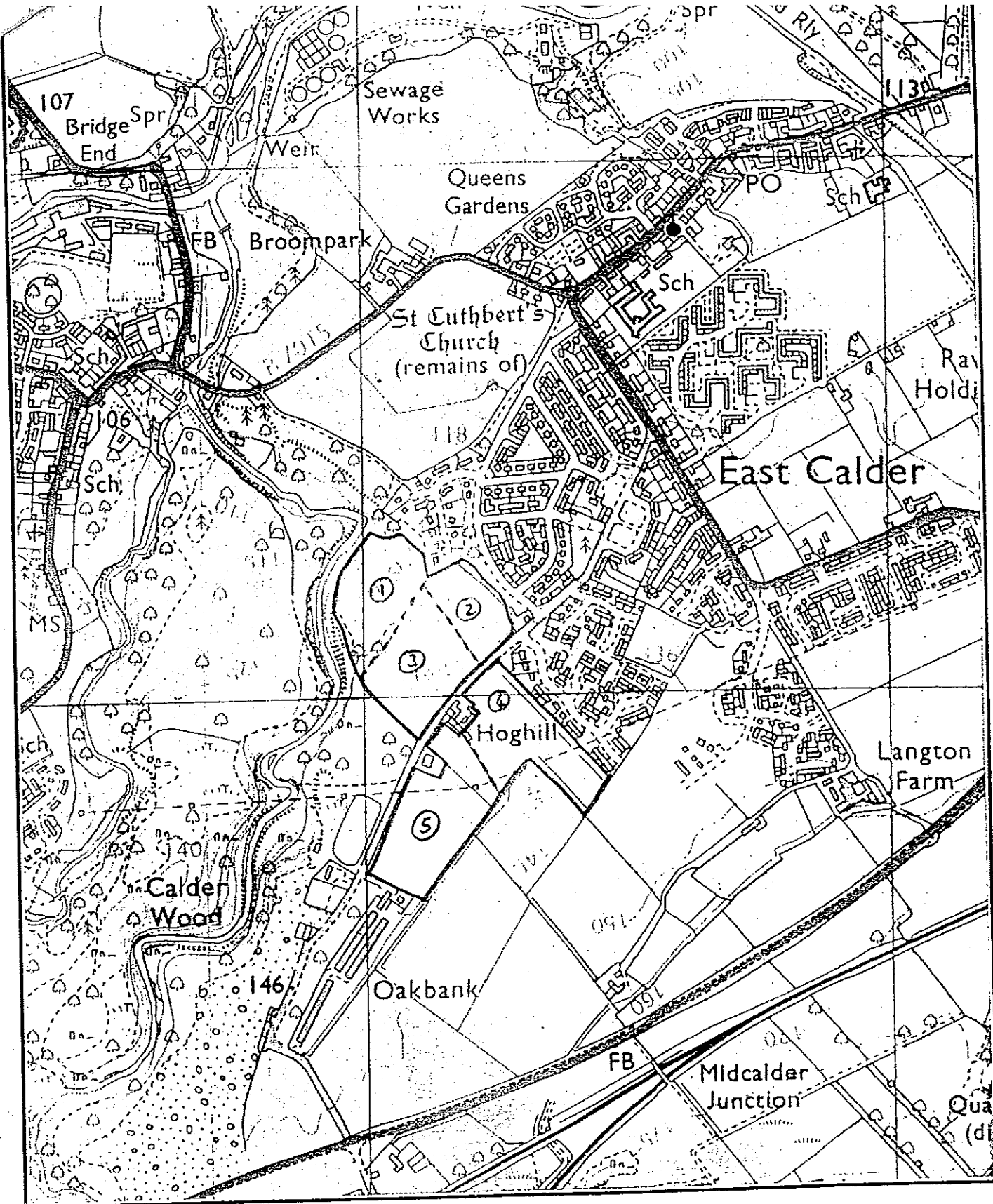
**DTZ Pida Consulting**

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JOHN SWAN + SONS PLC

Field Boundaries

- |               |                |
|---------------|----------------|
| 1 Glen        | 4 House Field  |
| 2 Orchard     | 5 School Field |
| 3 Across Road |                |



**DTZ PIEDA Consulting**

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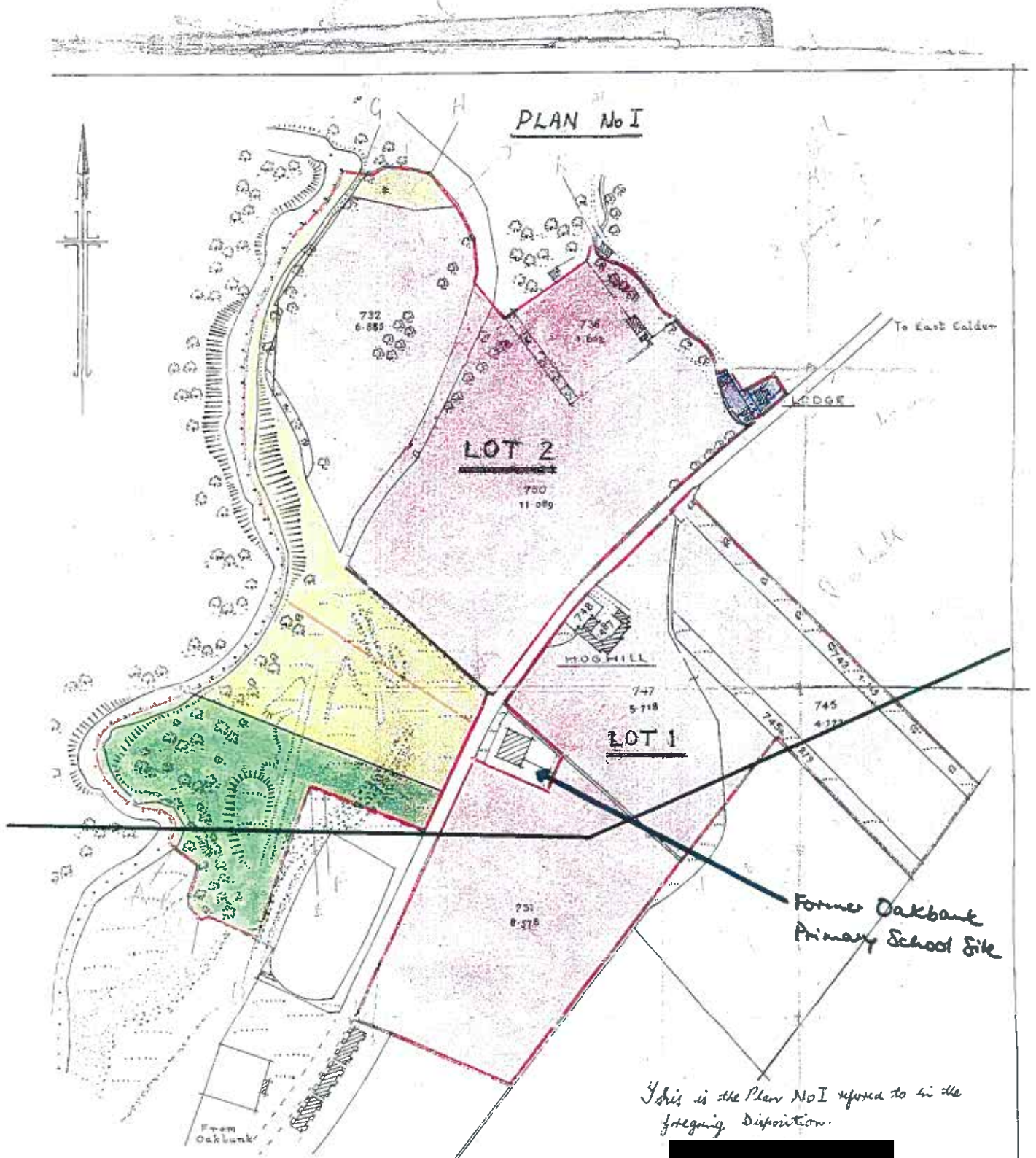
JOHN SWAN + SONS PLC

Field Boundaries

- |               |                |
|---------------|----------------|
| 1 Glen        | 4 House Field  |
| 2 Orchard     | 5 School Field |
| 3 Across Road |                |



# ANNEXATION I



## PLAN OF HOGHILL

**McLucas, Steve**

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**From:** Jack Cadell [jack@cadellproperty.com]  
**Sent:** 20 April 2011 11:27  
**To:** McLucas, Steve  
**Subject:** Hoghill, East Calder  
**Attachments:** Hoghill.pdf

Steve

Further to our various emails please find attached various plans which show John Swan's ownership at Hoghill, East Calder.

Regards

Jack Cadell

----- Original Message -----

**Subject:** Hoghill  
**Date:** Wed, 20 Apr 2011 11:21:24 +0100  
**From:** Charles Bell <charles@sasanbell.com>  
**To:** <jack@cadellproperty.com>

Dear Jack

I have produced a small document, please use whatever sections are appropriate.

Regards  
CHARLES BELL  
Director

**sasanbell**  
architecture urban regeneration urbanism

77 St. Vincent Street  
Glasgow G2 5TF UK

**T** +44(0)141 222 2676  
**M** +44(0)7866 366535  
**W** [www.sasanbell.com](http://www.sasanbell.com)

--  
Jack Cadell  
Head of Property  
John Swan Properties  
37 George Street  
Edinburgh  
EH2 2HN  
07770 701 247

# HOGHILL EAST CALDER



JOHN SWAN LIMITED  
Auctioneers, Valuers & Estate Agents





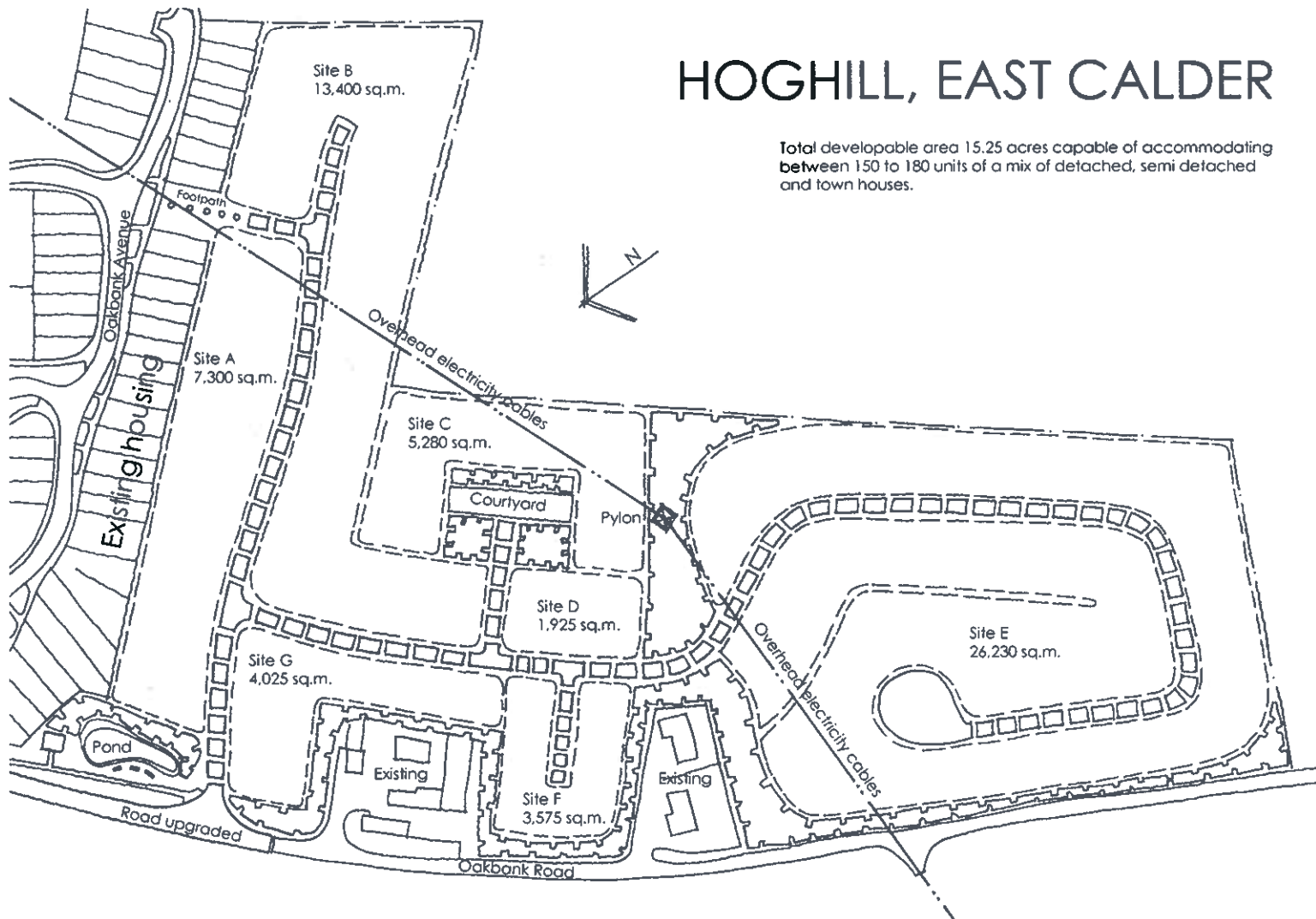
JOHN SWANS OWNERSHIP, HOGHILL, EAST CORKER





# HOGHILL, EAST CALDER

Total developable area 15.25 acres capable of accommodating between 150 to 180 units of a mix of detached, semi detached and town houses.



**sasanbell**

architecture + urban design + sustainability



West Lothian  
Council

## Local Development Plan Expression of interest form

January 2011

Site reference  
(FOR OFFICIAL USE ONLY)

EOI-0018

West Lothian Council is charged with preparing a Local Development Plan (LDP) for the West Lothian area. Preparation of the LDP is a requirement of the Planning etc (Scotland) Act 2006. The LDP will, in time, replace the current adopted West Lothian Local Plan.

The LDP will set out detailed policies and proposals for the area which, together with supplementary planning guidance, will inform decisions on future development when the council assesses planning applications. This is important as Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

As part of the process in producing the LDP, a Main Issues Report (MIR) must be published. The council is now seeking to engage formally with interested parties to inform the preparation of the MIR. This **expression of interest** form invites the submission of expressions of interest for future development or land use allocations. We are also interested in your views on what you consider to be the key issues which should be taken into account in preparing the LDP.

As part of the MIR, all sites will be assessed on their own merits and in the context of the strategic requirement for new housing land and other land uses, in addition to identifying and assessing any constraints. Strategic requirements for housing land are set out in the Strategic Development Plan, prepared by SESplan - the Strategic Development Plan Authority. More information is available at [sesplan.gov.uk](http://sesplan.gov.uk)

Where appropriate, all information will be made available to the public, in order to promote an open, accessible and transparent process.

Please note that by submitting a site for consideration as part of the LDP, this does not guarantee that the site will move forward for inclusion and allocation in the West Lothian Local Development Plan. Any sites that are included will also be subject to the normal planning application process.

***NB This form must be returned by no later than 4pm on Friday 6 May 2011. Any submissions received after this date or where no contact name or address is provided will not be considered. It will also be preferred if submissions can be made electronically by e-mail, or by submission on CD.***

**Please use one form for each proposed site.**

Submissions should also be limited to no more than 2000 words, in the interests of expediency and returned by email: [localdevelopmentplan@westlothian.gov.uk](mailto:localdevelopmentplan@westlothian.gov.uk)

or by writing to: **Development Planning Manager, Planning and Economic Development,  
County Buildings, High Street, Linlithgow, West Lothian, EH49 7EZ**

Please fill in your contact details so that we can keep you informed of progress on the West Lothian Local Development Plan.

### 1 Contact details (e.g. agent where applicable)

Name	Fiona Clandillon	
Company	RYDEN	
Address	46 Castle Street Edinburgh	
Postcode	EH2 3BN	
Telephone	0131 2256612	Fax
Email	fiona.clandillon@ryden.co.uk	

**2 Land owner details** (if different from contact details)

Name	Raemoir Properties		
Company	c/o RYDEN		
Address	46 Castle Street Edinburgh		
Postcode	EH2 3BN		
Telephone	0131 2256612	Fax	
Email	fiona.clandillon@ryden.co.uk		

**3 Site details** Please attach an Ordnance Survey (OS) location plan/map (if possible) showing the boundary of the site. Maps can be purchased from OS through the following web link: <http://www.ordnancesurvey.co.uk/oswebsite/>

Address	Oakbank Farm East Calder Livingston		
Postcode	EH53 0BX		
National Grid Ref (if known)			
Area (hectares)	2.6 hectares		
What is the site currently used for or most recently used for?			
Poultry Farm			
What is the proposed use for the site: (e.g. housing, business, retail, other)?			
Housing			
If the site is vacant, have there been any buildings on the site in the past?			
Yes - poultry farm sheds			
If housing is proposed, please indicate the number of units			
TBC			
Has there been any planning application on this site within the last 10 years? (include reference number if known)			
No			
Please indicate the availability of this site for housing development or other developments			
<input checked="" type="radio"/> 0-5 years <input type="radio"/> 5-10 years <input type="radio"/> over 10 years			



**4 Supporting statement.** Please use the space below to provide any supporting statement for the above site and proposal (*if necessary, please continue on a separate sheet*)

See separate sheet.

**5 Site constraints** (please tick below any known constraints that relate to the site)

- |   |   |
|---|---|
| <input type="checkbox"/> Roads access/parking/traffic impact                                    | <input type="checkbox"/> Contamination          |
| <input type="checkbox"/> Flood risk   | <input type="checkbox"/> Water supply           |
| <input type="checkbox"/> Nature conservation (e.g. trees, TPOs, protected species etc)          | <input type="checkbox"/> Foul drainage disposal |
| <input type="checkbox"/> Archaeological or built heritage (conservation area/ listed buildings) | <input type="checkbox"/> Surface water disposal |
|   | <input type="checkbox"/> Ownership              |
|   | <input type="checkbox"/> Rights of way          |
| <input type="checkbox"/> Other (please specify) <input type="text"/>                            |   |

**6 What do you consider to be the key issues which should be taken into account in preparing the Local Development Plan for West Lothian?**

Thank you for taking the time to complete this questionnaire.

Should you wish to contact us to discuss completion of this form please telephone us on **01506 775231** (**01506 282457** after 17 February) or please e-mail us at **localdevelopmentplan@westlothian.gov.uk**

**Customers with special requirements**

Information is available in **Braille, tape, large print** and **community languages**. Please contact the **interpretation and translation** service on **01506 775000**

**Text phones** offer the opportunity for people with a hearing impairment to access the council. The text phone number is **18001 01506 464427**. A loop system is also available in all offices.



**Raemoir Properties**

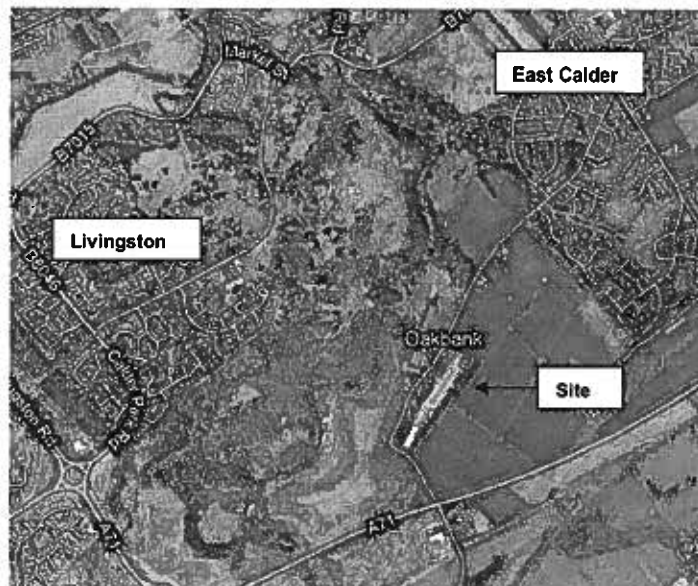
**West Lothian LDP Expression of  
Interest: Oakbank Farm, East Calder,  
West Lothian**

**April 27<sup>th</sup> 2011**

**Ryden LLP  
46 Castle Street  
Edinburgh  
EH2 3BN  
Tel: 0131 4733225  
[fiona.clandillon@ryden.co.uk](mailto:fiona.clandillon@ryden.co.uk)**

**Site Context:**

1. The property is located approximately one mile to the west of the East Calder village, 4 miles east of Livingston town centre and some 15 miles west of the City of Edinburgh. To the south of the site is the A71 and the site is bounded to the north by the Almondell and Calderwood Country Park. The surrounding area is agricultural.
2. The proposed site at Oakbank Farm comprises a generally flat derelict site accessed off a single track road leading west through East Calder Village. The site extends to approximately 2.60 hectares (6.42 acres) in total. The site is generally level and overgrown with the concrete and brick foundations of former broiler production houses, still in situ.
3. This derelict site now attracts anti-social behaviour and local dumping.

**Current Local Plan Context:**

4. The adopted West Lothian Local Plan shows the site outwith the settlement boundaries of East Calder and Livingston. The site is shown to be located within the Countryside Belt and is therefore subject to policies ENV 22 and ENV 23. The purpose of Countryside Belt policy is to stop the coalescence between settlements and sporadic development for which there is no specific locational need.



5. However, Supplementary Planning Guidance (SPG) from West Lothian Council on the redevelopment of redundant poultry sheds states that in certain circumstances the development of these buildings for a modest element of residential development would be acceptable. Such proposals are assessed on a case by case basis and are required to demonstrate environmental or community benefits that would be gained as a consequence of a site's redevelopment.

**Changes Since Local Plan Adoption:**

6. The former poultry sheds at Oakbank Farm have been largely demolished although their foundations remain. The site is disused and comprises a derelict brownfield site. The redevelopment of this site would result in significant environmental gains and the removal of an eyesore site from the countryside.

**Expression of Interest:**

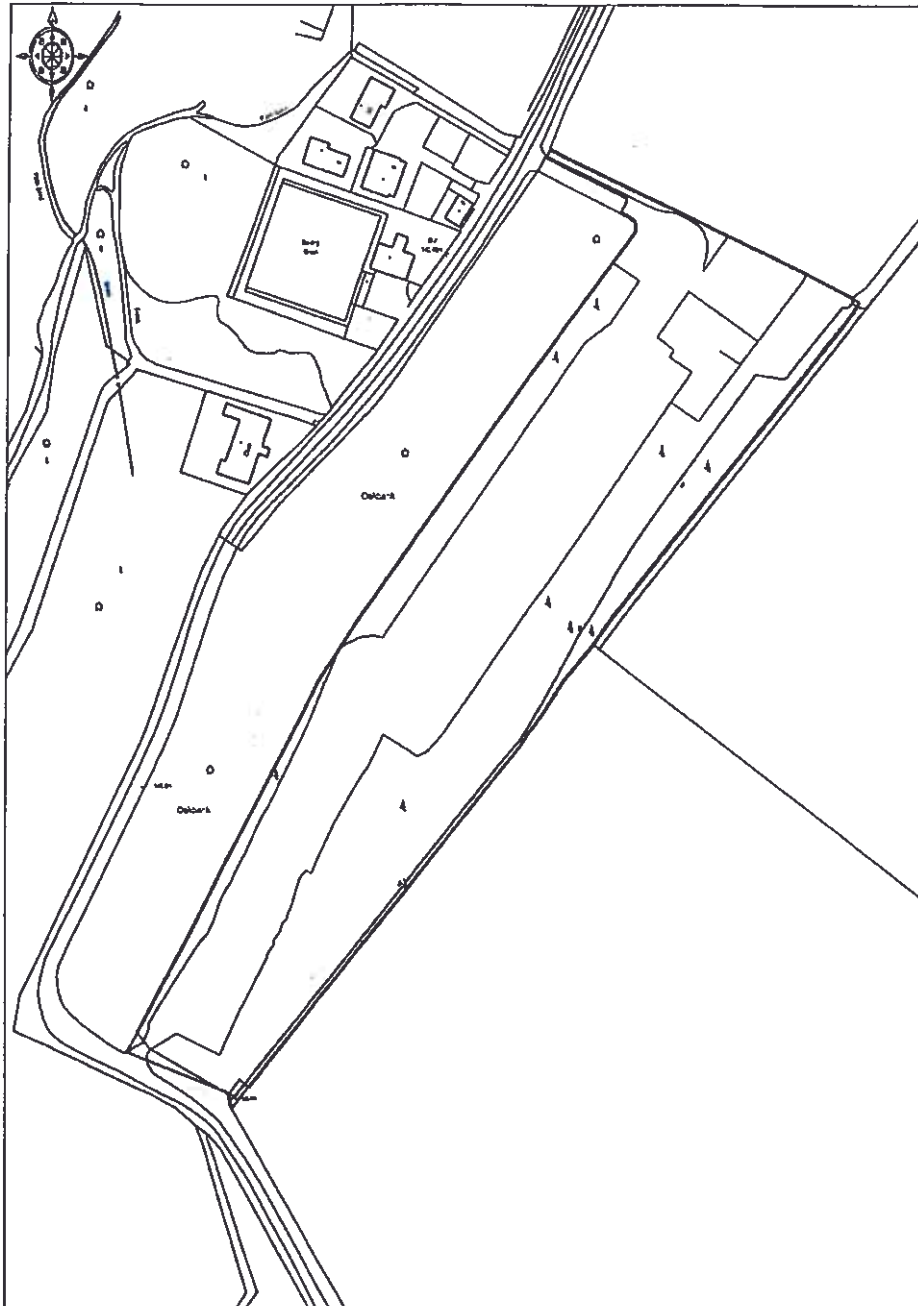
7. Raemoir Properties wishes to express its interest in promoting this site at Oakbank Farm for sensitive residential development through the emerging West Lothian Local Development Plan.
8. The property's location within the countryside belt restricts the ability of residential development to come forward in this area. However, as a redundant poultry shed, the site's development has the potential to meet the criteria of West Lothian Council's Supplementary Planning Guidance.
9. A small scale, low density, well designed development would result in significant environmental and landscape benefits to the area and prevent any further environmental deterioration due to dumping.

FIONA CLANDILLON  
**Associate Partner**  
For and on Behalf of Ryden LLP

**27.04.11**



OAKBANK  
EAST CALDER  
LIVINGSTON EH53 0BX



Ordnance  
Survey

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This plan is published for the convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract. ? Crown Copyright. All rights reserved.  
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West Lothian  
Council

## Local Development Plan Expression of interest form

January 2011

Site reference  
(FOR OFFICIAL USE ONLY)

E01-0104

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The LDP will set out detailed policies and proposals for the area which, together with supplementary planning guidance, will inform decisions on future development when the council assesses planning applications. This is important as Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

As part of the process in producing the LDP, a Main Issues Report (MIR) must be published. The council is now seeking to engage formally with interested parties to inform the preparation of the MIR. This **expression of interest** form invites the submission of expressions of interest for future development or land use allocations. We are also interested in your views on what you consider to be the key issues which should be taken into account in preparing the LDP.

As part of the MIR, all sites will be assessed on their own merits and in the context of the strategic requirement for new housing land and other land uses, in addition to identifying and assessing any constraints. Strategic requirements for housing land are set out in the Strategic Development Plan, prepared by SESplan - the Strategic Development Plan Authority. More information is available at [sesplan.gov.uk](http://sesplan.gov.uk)

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**NB This form must be returned by no later than 4pm on Friday 6 May 2011. Any submissions received after this date or where no contact name or address is provided will not be considered. It will also be preferred if submissions can be made electronically by e-mail, or by submission on CD.**

**Please use one form for each proposed site.**

Submissions should also be limited to no more than 2000 words, in the interests of expediency and returned by email: [localdevelopmentplan@westlothian.gov.uk](mailto:localdevelopmentplan@westlothian.gov.uk)

or by writing to: **Development Planning Manager, Planning and Economic Development,  
County Buildings, High Street, Linlithgow, West Lothian, EH49 7EZ**

Please fill in your contact details so that we can keep you informed of progress on the West Lothian Local Development Plan.

### 1 Contact details (e.g. agent where applicable)

Name	Richard Heggie		
Company	Urban Animation		
Address	22 Westhall Gardens Edinburgh		
Postcode	EH10 4JQ		
Telephone	0131 477 0676	Fax	0131 477 0676
Email	urban.animation@blueyonder.co.uk		



**2 Land owner details** (if different from contact details)

Name	Mr I Findlay		
Company	FEDS (Facilities Engineering and Design Solutions Ltd)		
Address	James Young House Drumshoreland Road Pumpherston West Lothian		
Postcode	EH53 0LQ		
Telephone	01506 4388 899	Fax	01506 438 895
Email	ian.findlay@feds.uk.com		

**3 Site details** Please attach an Ordnance Survey (OS) location plan/map (if possible) showing the boundary of the site. Maps can be purchased from OS through the following web link:  
<http://www.ordnancesurvey.co.uk/oswebsite/>

Address	Land at Oakbank Village, East Calder (see site plan)		
Postcode	EH53 0BX		
National Grid Ref (if known)	X:308000 Y:666690		
Area (hectares)	Northern area = c. 3.1 Ha, southern area = c. 1.6 Ha.		
What is the site currently used for or most recently used for?			
Various uses and former uses. Part of northern area in use as a builder's/landscaper's yard. Southern area formerly housed a row of shale miner's cottages. Some areas slope steeply to Almondell and Calder Wood Country Park. Part used for car parking when football matches are on.			
What is the proposed use for the site: (e.g. housing, business, retail, other)?			
Mix of housing and other appropriate uses such as business, leisure, community etc which are compatible with the regeneration of Oakbank Village. Also an opportunity to expand the Country Park, provide enhanced path and cycle routes, woodland and open space, car parking for football pitch etc. All to be led through a Oakbank Regeneration Master Plan.			
If the site is vacant, have there been any buildings on the site in the past?			
Yes. There were formerly 54 shale miners houses and cottages in a terrace occupying the southern site.			
If housing is proposed, please indicate the number of units <small>(To be confirmed following capacity appraisal.)</small>			
Has there been any planning application on this site within the last 10 years? <small>(include reference number if known)</small>			
There have been various planning applications for the northern area, none of which were promoted by the current land owner. No applications for the southern area.			
Please indicate the availability of this site for housing development or other developments			
<input checked="" type="radio"/> 0-5 years <input type="radio"/> 5-10 years <input type="radio"/> over 10 years			

**4 Supporting statement.** Please use the space below to provide any supporting statement for the above site and proposal (*if necessary, please continue on a separate sheet*)

Oakbank Village has a fascinating history dating back to 1864, when it was founded as a working village for the Oakbank Oil Works. The shale oil industry arose from James 'Paraffin' Young's enterprising work. For many years, it was unique to Scotland and was a precursor to the modern oil industry.

Houses for workers were constructed, along with a bowling green, football pitch, school and Institute Hall. Following demolition of the oil works in 1932, allotments were formed on the land adjacent to the former works. After WWII the village still had two shops, a primary school with 3 teachers and 73 pupils, and a football team. Over the years, the houses deteriorated and the many residents moved into modern houses in East Calder. The last resident moved out in 1984 and the last of the oil worker houses were demolished.

Later, land was brought into use for poultry sheds, which have since been removed. Today, the Village consists of a small number of houses, with the bowling green still a popular facility and the football pitch in regular use as a home for the Oakbank of Calderwood club. The Hall was recently demolished due to its poor state of repair. There is a local recycling point and Oakbank Garage Services operate from a site in the Village.

Despite this rich history, unique to West Lothian (and brought to life by the Almond Valley Heritage Centre in Livingston), Oakbank has been largely bypassed by development and planning initiatives in recent decades. The Village and its immediate surroundings are in need of environmental upgrading and regeneration. The lack of new development and dilapidation of buildings, such as the Hall, has contributed to anti social behaviour, littering and dumping, illegal encampment by travellers and vandalism.

Recent changes in land ownership present an opportunity to reinvigorate Oakbank Village through a co-ordinated and planned approach to regeneration and development. New housing, at an appropriate scale of development, could provide a catalyst for other business, leisure or community uses. It could also facilitate environmental upgrading, improved open spaces, paths and routes, new woodland planting, off street car parking for the football pitch and an extension of the Almondell and Calder Wood Country Park. The former poultry shed site could also contribute to this development-led regeneration and remediation approach.

The West Lothian LDP should grasp the opportunity to promote this solution through a master plan, which the relevant landowners should produce in consultation with local residents and community organisations/groups. FEDS has already begun preliminary master planning work in conjunction with this 'Call for Sites' submission and will present preliminary findings to West Lothian Council in due course. This preliminary study will set out in greater detail the scale and type of proposed new development and the local benefits it can achieve.

This project would provide a smaller scale deliverable development opportunity which can complement the larger Core Development Area and strategic land releases elsewhere at East Calder and in West Lothian. As well as meeting local housing need, it would achieve broad spin off benefits by bringing poorly used open spaces and brown field land into positive use and properly managed condition.

The West Lothian LDP is the only vehicle which can realise the potential of this project. The Council should take this timely opportunity to facilitate the development-led regeneration and remediation of Oakbank Village.

**5 Site constraints** (please tick below any known constraints that relate to the site)

- |   |  |
|---|--|
| <input type="checkbox"/> Roads access/parking/traffic impact                                    | <input type="checkbox"/> Contamination                         |
| <input type="checkbox"/> Flood risk   | <input type="checkbox"/> Water supply                          |
| <input type="checkbox"/> Nature conservation (e.g. trees, TPOs, protected species etc)          | <input type="checkbox"/> Foul drainage disposal                |
| <input type="checkbox"/> Archaeological or built heritage (conservation area/ listed buildings) | <input type="checkbox"/> Surface water disposal                |
|   | <input type="checkbox"/> Ownership                             |
|   | <input type="checkbox"/> Rights of way                         |
| <input type="checkbox"/> Other (please specify)   | <input type="text" value="No significant constraints known."/> |

**6 What do you consider to be the key issues which should be taken into account in preparing the Local Development Plan for West Lothian?**

The need for the housing, development and regeneration strategy to respond to known smaller scale issues and work with local builders, landowners and investors, rather than focus so heavily on strategic land releases, linked to critical infrastructure provision. The LDP should revisit the planning of settlements such as Oakbank Village and seek to resolve issues through its spatial approach.

There is an opportunity now to look at a finer grain level and consider each settlement as an individual entity, with its own local requirements. This approach can sit comfortably alongside the Council's Core Development Areas, since it provides a non strategic supply of housing land and also allows other issues to be considered (see Statement above).

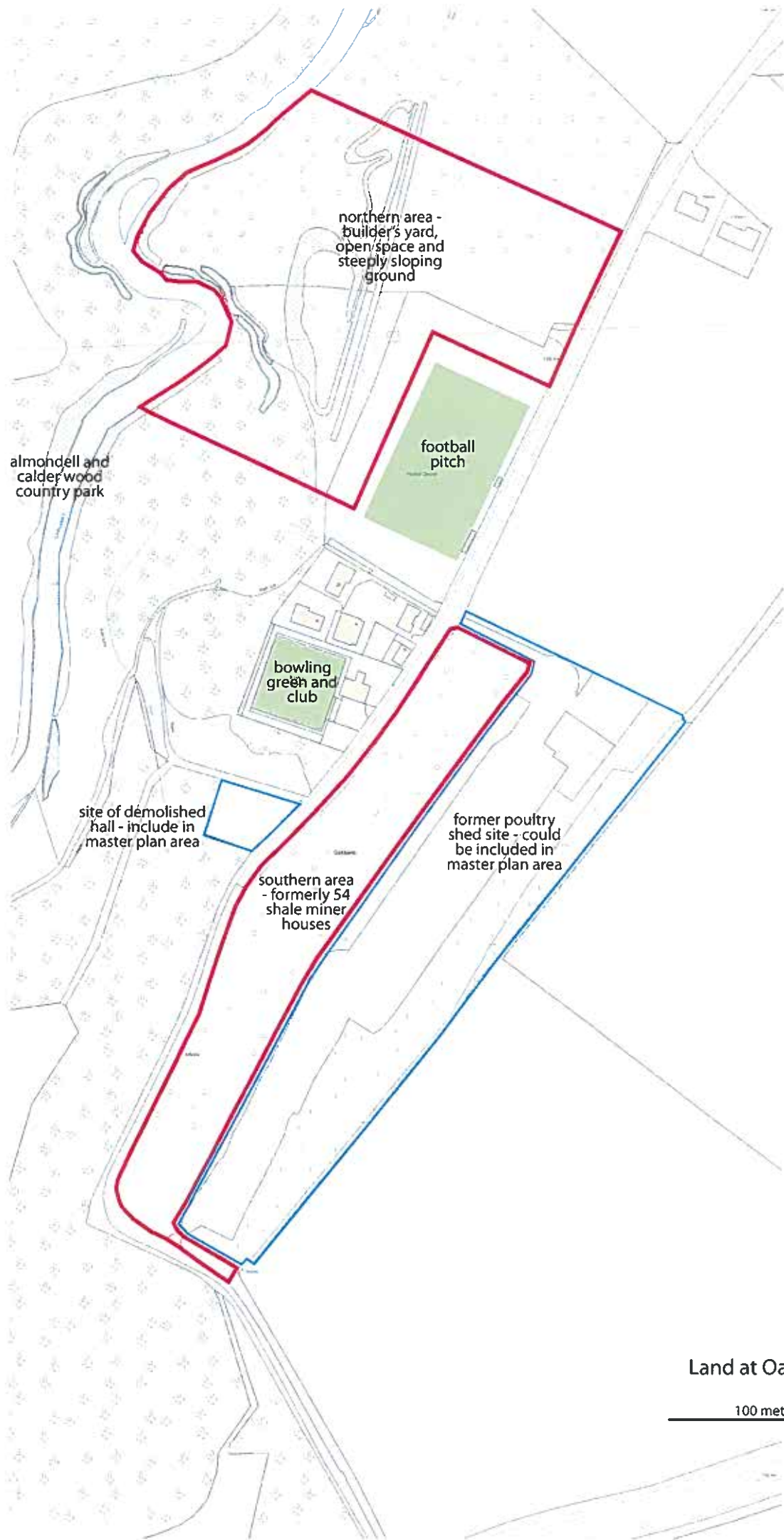
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Land at Oakbank

100 metres





West Lothian  
Council

## Local Development Plan Expression of interest form

January 2011

Site reference  
(FOR OFFICIAL USE ONLY)

E01-0113

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or by writing to: **Development Planning Manager, Planning and Economic Development,  
County Buildings, High Street, Linlithgow, West Lothian, EH49 7EZ**

Please fill in your contact details so that we can keep you informed of progress on the West Lothian Local Development Plan.

### 1 Contact details (e.g. agent where applicable)

Name	Rick Fine / Mark Fairlie	
Company	RFA Development Planning	
Address	12 Melville Street Edinburgh	
Postcode	EH3 7NS	
Telephone	0131 225 7550	Fax
Email	rick.fine@rickfineassociates.com / mark.fairlie@rickfineassociates.com	

**2 Land owner details** (if different from contact details)

Name	S Irvine		
Company			
Address			
Postcode			
Telephone		Fax	
Email			

**3 Site details** Please attach an Ordnance Survey (OS) location plan/map (if possible) showing the boundary of the site. Maps can be purchased from OS through the following web link: <http://www.ordnancesurvey.co.uk/oswebsite/>

Address	Land adjacent to Langton Road East Calder West Lothian		
Postcode	EH53		
National Grid Ref (if known)	NT 09233 67162		
Area (hectares)	Approximately 5.3 hectares		
What is the site currently used for or most recently used for?			
Agricultural Steading Farmland Small holdings			
What is the proposed use for the site: (e.g. housing, business, retail, other)?			
Housing and mixed residential development.			
If the site is vacant, have there been any buildings on the site in the past?			
If housing is proposed, please indicate the number of units			
To be determined subject to a masterplan Anticipa			
Has there been any planning application on this site within the last 10 years? (include reference number if known)			
No			
Please indicate the availability of this site for housing development or other developments			
<input checked="" type="radio"/> 0-5 years <input type="radio"/> 5-10 years <input type="radio"/> over 10 years			

**4 Supporting statement.** Please use the space below to provide any supporting statement for the above site and proposal *(if necessary, please continue on a separate sheet)*

#### Introduction

The proposed allocation at East Calder can assist the Council in meeting the strategic housing land requirements within the Housing Market Area and provide an enhanced range and mix of housing including affordable housing. In accordance with Scottish Government Guidance it is paramount that a 5 year supply of housing land is maintained to facilitate growth through the planning process. The Scottish Government advises that the planning system should contribute to raising the rate of new house building by identifying a generous supply of land for the provision of a range of housing in the right places. SPP requires planning authorities to be ambitious in setting their targets for a 5 year housing land supply to meet local needs and demands within HMA's.

The preferred spatial strategy for the West Lothian Corridor in SESplan identifies the Calderwood CDA as being an important component in the scale of housing and associated employment growth required to secure economic recovery in the area. Indeed the preferred strategy wishes to see intensification of housing numbers within the CDAs post 2019. Technical issues relating to Housing Need and Demand Assessment are under active consideration and in line with Scottish planning practice will form the backcloth for detailed allocations the Local Development Plan in line with the Planning Etc (Scotland) Act 2006, Scottish Planning Policy and related Circulars.

The reasons for promoting this land relate to sustainable development objectives for creating 'mixed communities' as advocated in Scottish Planning Policy. The proposed allocation can assist the Council in meeting the strategic housing land requirements within the Housing Market Area and provide an enhanced range and mix of housing including affordable housing.

#### Strategic Context

SESplan recognises the importance of the West Lothian Corridor as an area for employment and economic growth and identifies a modest 5,750 house units and 650 acres of employment land as part of a 'market recovery' scenario. The A71 corridor linking Livingston with Edinburgh is an area of considerable development pressure and a desirable residential development location.

The preferred strategy appears to focus on increasing numbers within the Core Development Areas and much of this is earmarked for phased development beyond 2019 and indeed beyond 2024. It is clear that a mix of provision including a range of currently constrained windfall and strategic sites will be required if the level of house-building is not to be constrained. Furthermore there are ongoing discussions with West Lothian Council relating to specific densities and design within the Raw Holdings area.

Accordingly RFA urges the Council to take a more realistic and pragmatic view in formulating a more ambitious vision for West Lothian which is more in line with the National Planning Framework 2 and SPP. The proposed allocation allows for flexibility immediately adjacent to a main route corridor allowing for improved public and private access. This would allow greater scope for a market led approach to economic recovery and sustainable development co-ordinating new investment and local community requirements in a planned manner.


Paragraph 66 of the SPP states that the planning system should contribute to raising the rate of new house - building by identifying a generous supply of land for the provision of houses in the right places'. It goes on to state that 'the delivery of housing through the development plan to support the creation of sustainable mixed use communities depends on a generous supply of appropriate and effective sites being made available to meet need and demand'(Paragraph 70). Guidance also urges flexibility to address unforeseen market circumstances (Paragraph 77).

#### Site Description

The subject site is located on the eastern periphery of East Calder, next to the junction where Lanton Road and the A71 intersect. It is triangular in shape and approximately 4.5 hectares in size. It is situated immediately south of Raw Holdings West. The western boundary of the site is adjacent to an existing housing development. To the north are three housing units, the Lanton Road and beyond that arable land. To the South lies the A71 and arable land.

Ground conditions would need to be investigated further but we have no reason to doubt that they would be perfectly suited to residential development. Topography seems from initial investigation to also have no physical or obvious infrastructure constraints that could inhibit development.

Vehicular access to the site would likely be via the A71 and Lanton Road which is a local distributor route. The A71 has excellent road links to Livingston, Edinburgh City Centre and proximity to the M8 and M9 motorways. It is within 2km of Kirknewton Railway Station, which has regular services to Glasgow and Edinburgh, and within 7km of Edinburgh International Airport. The site has good connections into existing public transport routes and is within easy walking distance of existing local services facilities in East Calder.

No abnormal junction arrangements are anticipated and the site can be accessed in accordance with the Council's adopted 



**5 Site constraints** (please tick below any known constraints that relate to the site).

- |   |   |
|---|---|
| <input type="checkbox"/> Roads access/parking/traffic impact  | <input type="checkbox"/> Contamination          |
| <input type="checkbox"/> Flood risk   | <input type="checkbox"/> Water supply           |
| <input type="checkbox"/> Nature conservation (e.g. trees, TPOs, protected species etc)  | <input type="checkbox"/> Foul drainage disposal |
| <input type="checkbox"/> Archaeological or built heritage (conservation area/ listed buildings)   | <input type="checkbox"/> Surface water disposal |
|   | <input type="checkbox"/> Ownership              |
|   | <input type="checkbox"/> Rights of way          |
| <input checked="" type="checkbox"/> Other (please specify) <span style="border: 1px solid black; padding: 2px;">None as far as we are aware.</span> |   |

**6 What do you consider to be the key issues which should be taken into account in preparing the Local Development Plan for West Lothian?**

The key issues for the future development of West Lothian are effectively set out in the supporting documentation submitted in connection with the preparation of the Main Issues Report. This seeks to balance the need for sustainable development with the economic and natural environment so that pressures are effectively managed for the benefit of local communities and businesses within the area.

RFA has provided views on this under separate cover but these are summarised below.

A key overriding need for the Local Development Plan relates to planning for economic recovery in the short to medium term by identifying the potential for sustainable development in attractive and marketable locations. The Plan therefore needs to stimulate development economic and commercial activities in accordance with Scottish Government Policy and the aspirations for the new planning system introduced as part of the 2006 Act.

The West Lothian Local Development Plan needs to respond positively to the strategic requirements of SESplan and the need for new housing and business allocations within marketable and effective areas which are capable of delivery in a feasible and viable manner

West Lothian Council needs to plan for economic recovery and provide a range of sites that will meet all sections of the housing market. There should not be an overreliance on the Core Development Areas identified in previous plans, as many are now constrained and difficult to deliver. The ability of the public and private sector to provide the necessary infrastructure needed to support the growth planned at the CDA's is likely to remain limited in the short- medium term.

Within the current economic circumstances it is clear that financial constraints and cut backs in public expenditure may unduly constrain the supply of development within the West Lothian. The emerging plan is being prepared in a period where lending is constrained and the proposed cutbacks in public funding also means that development becomes less viable and attractive to developers and investors.

Therefore, in the current economic climate authorities must accept the notion of 'place proving' whereby the viability of a development being brought forward with key infrastructure in place or relatively unconstrained, with proven desire for occupation and use of the site, is a key consideration and not just whether or not it has been allocated in previous plans. In preparing the Local Development Plan, West Lothian Council should recognise the contribution that smaller, viable sites can make to delivering housing supply and allocate them where appropriate.

There is an established shortage of development land within the Lothian's and this is acknowledged through SESplan by

Thank you for taking the time to complete this questionnaire.

Should you wish to contact us to discuss completion of this form please telephone us on **01506 775231** (**01506 282457** after 17 February) or please e-mail us at [localdevelopmentplan@westlothian.gov.uk](mailto:localdevelopmentplan@westlothian.gov.uk)

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## **EOI-0113 – Land Adjacent to Langton Road, East Calder**

### **CONTINUATION SHEET**

#### **Section 3: Site Details:**

To be determined subject to a masterplan Anticipate a range of possible densities @ approximately 22 - 25 per hectare

#### **Section 4: Supporting Statement, (Continued):**

No abnormal junction arrangements are anticipated and the site can be accessed in accordance with the Council's adopted road standards. Pedestrian access is envisioned along Langton Road also, with foot paths being upgraded. It is also envisioned to fully integrate the site with the adjacent housing development, with footpaths linking the two, and reducing car usage in the area.

East Calder is a desirable and well established town with a wide range of community recreational and commercial facilities. Allocation of this site would enhance the viability of the Raw Holdings development to meet Local Plan obligations as well as funding essential infrastructure.

The village of East Calder was subject to scrutiny during the West Lothian Local Plan Inquiry (2008) and the Reporter advocated lower density on the periphery of the settlement. It would be the intention to pursue a design led masterplan approach to ensure integration with the adjoining parts of the town.

It is a site which could provide a compact and consolidated addition to the settlement, enhancing appearance and the environment creating a new gateway or neighbourhood to East Calder. The site is in single ownership and it is anticipated that an early application could be lodged for development subject to feasibility assessment.

It is considered that the existing farm buildings could remain in situ giving the area a semi rural feel and gateway treatment. Land immediately to the east could be developed in conjunction with this proposal allowing improved junction and entrance treatment into East Calder.

The land being promoted is outwith the East Calder settlement boundary and in land designated "Countryside Belt" in the West Lothian Local Plan 2009. Therefore, the following policies are applicable;

- Policy ENV31 Housing in the Countryside
- Policy ENV32: Countryside Policies ENV 2-7, ENV 9, ENV 19-20
- Policy ENV33: Development and Design Policies
- HOU 5: Amenity and Open Space
- HOU 6: Higher Density Housing
- HOU 8: Housing Layout
- HOU 15: Affordable Housing

#### **Development Potential**

Given the existence of the adjoining CDA, the development potential and sustainability of East Calder is well recognised. It also meets policy and planning objectives for sustainable growth over a period of time.

The site is located adjacent to the Calderwood Core Development Area which is to deliver "a mixed use development comprises 2800 houses, provision for new schools, transport improvements,

served employment land, provision and enhancement of community facilities including a new cemetery, and environmental improvements."

The site has the potential to be a housing led development with associated uses including high density housing development at 20-25 units per acre. Given the A71 frontage there may be opportunity for mixed use subject to consultation with the planning authority.

It is a logical, natural extension of East Calder, adjacent to a residential development which it is envisioned to fully integrate with. In accordance with SPP and more recent guidance within PAN 2/2010 a range of house types and sizes must be provided in both market and affordable tenures. Planning authorities need to be ambitious in their targets in order to satisfy local requirements working in collaboration with landowners and developers to meet housing requirements for established land.

A detailed market assessment has not yet been undertaken, but the land can be considered as 'prime' with strong anticipated demand in the market, based on informal liaison with agents and feedback from developers. There has been significant interest from a range of house-builders, developers and investors indicating marketability within a 5 year period.

In accordance with best practice a key objective is to create a high quality, sustainable development that is in accordance with government guidance and planning advice for sustainable development. It forms a sustainable and highly accessible proposition which can work in conjunction with adjacent land to create a viable development area in close proximity to the urban area of Livingston.

The opportunity exists to create an attractive layout which effectively rounds off this part of Livingston and takes advantage of existing infrastructure and services. Development proposals will be subject to a masterplan in accordance with PAN 44; PAN 67; PAN 83 and in line with best practice set out in Designing Places, Designing Streets and the Scottish Sustainable Communities Initiative (SSCI). Adherence to these principles will allow successful integration with Murieston village and the surrounding landscape.

The overall proposal will be subject to full consultation and engagement with the local community and stakeholders in order to satisfy local needs including affordable housing requirements in this part of West Lothian. Other planning obligations will be determined through the masterplan process in conjunction with the Council.

#### Advantages and Benefits

In particular the allocation of East Calder would provide the following advantages and benefits to the local community

The proposition recognises the areas potential and proposals are capable of providing infrastructure to allow development to take place in the medium term (3 -5 years). Development potential is based on the following rationale in so far that:

- Constitutes sustainable development which meets national planning policy and will contribute to the government's objectives for sustainable economic development;
- Development will support the growth and regeneration of East Calder sustaining the town centre local facilities and services;
- It will improve the level of housing supply and create additional choice and opportunity for all sections of the community;
- Access and transport links into Calderwood and local facilities will be improved including public transport services; connectivity by a range and choice of transport, proximity to the key corridor and transport nodes

- New investment in development commercial, leisure and social facilities will create employment, new businesses and local jobs;
- Financial contributions can be made to community infrastructure and development within the area required to support development;
- Will protect development pressures elsewhere within West Lothian;
- Is viable and deliverable within the short – medium term;
- No adverse impact in the landscape or natural environment; and
- Urban design character and sense of place.

#### Concluding Statement

The objective in proposing this allocation is to promote a sustainable and high quality development. The site is well located and can be fully integrated into the urban structure of the settlement. It is free from constraints and is capable of being effectively developed and delivered on a phased basis in conjunction with adjoining land in this general area of the town.

East Calder provides an outstanding development opportunity that should be promoted through the emerging West Lothian Local Development Plan. It forms a logical and natural extension to the CDA and can be allocated to improve the market housing land supply and the overall entrance and appearance of East Calder. In particular the allocation of this site would also:

- Allow an effective and viable site to be delivered to meet medium and long term land requirements;
- Increase the supply and range of housing tenures and type including affordable housing;
- Contribute to meeting the anticipated revised housing allocation requirements of SESplan; and
- Use existing infrastructure and allow development close proximity to the transport network, jobs services and commercial facilities.

It is therefore requested that West Lothian Council fully considers the potential of this land against its own vision and policy objectives and the revised requirements of SESplan. Accordingly, it is recommended that an allocation be made in the emerging Local Development Plan that can be taken forward in the medium term. Should the site not be allocated, the client reserves the right to make representations at the Local Plan Examination. Furthermore RFA would be pleased to discuss the justification for this proposal with the Council through their search and selection criteria when appropriate.

**END**



