

Main Issues Report

West Lothian Local Development Plan

August 2014



westlothian.gov.uk





Main Issues Report (MIR)

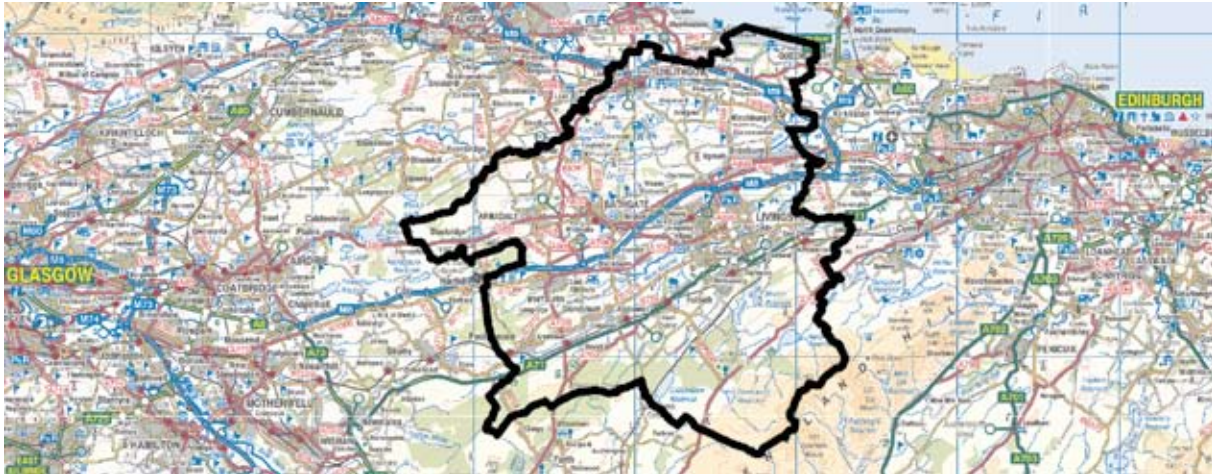
West Lothian Local Development Plan



Contents

1	Introduction	3
2	Vision, Aims and Spatial Strategy	11
3	Main Issues for West Lothian	15
4	Policy Review and Supplementary Guidance	76
5	Settlement Statements (<i>including landward area statement</i>)	117
	Appendices	185
	Glossary	232
	Proposals Maps	





1 Introduction

1.1 West Lothian's unique selling point is that it is strategically located in the Central Belt of Scotland and is well served by a number of trunk road and rail links. West Lothian's central location and excellent business and labour market connections make the area an important economic hub. 60% of Scotland's population live within a one-hour drive, making for easy access to customers and suppliers. The *Local Development Plan* (LDP) seeks to build on these by promoting development in the right locations to continue to attract investment and growth.

1.2 The *Main Issues Report* (MIR) is the focus for public engagement on the forthcoming *West Lothian Local Development Plan* (LDP) which will set out a development strategy for West Lothian over a ten year period from 2014, and provide a framework for development beyond 2024. It identifies the key development and land use issues facing the area, and sets out the council's preferred options for future development over the next ten years.

1.3 The MIR is the main tool for the council to consult in advance of publication of the LDP Proposed Plan and to stimulate debate on the proposed approach to development in West Lothian and alternatives to it. It identifies the council's preferred approach to the key planning and land use issues facing West Lothian over the coming years. However, it is not a draft plan, and although it indicates the sites which the council is

mindful to propose for development, it is important to note that some sites identified in the MIR may not be taken forward as the plan progresses and other sites may come forward. In addition, the MIR does not contain detailed wordings of all the policies and site development requirements which will ultimately be included in the proposed plan.

1.4 Public consultation on the MIR will take place from Monday, 25 August to Friday, 17 October 2014.

1.5 The MIR, and its various supporting documents, is available to view on the council's website at westlothian.gov.uk/LDP. It can also be viewed at all libraries and CIS offices/ Partnership Centres across West Lothian and at the Development Planning office.

1.6 You can find out more about the MIR by attending one of the community events which will be held at a venue near you during the consultation period. Details can be found on the [council's website](#) or by using the contact details overleaf.

1.7 The council wants to know what you think about the main land use issues in West Lothian. All views and suggestions will be considered and will inform preparation of the next stage in the LDP process - the proposed plan, which is currently scheduled for publication during 2015.



1.8 You are encouraged to use the comments forms which are available at the consultation events, on the website, at libraries or CIS offices and Partnership Centres, or on request from the council. Comments on the MIR can also be made in writing to the council as follows:

- by e-mail to wlldp@westlothian.gov.uk
- by post to:
 - Planning and Economic Development
 - Development Planning
 - West Lothian Council
 - County Buildings
 - High Street
 - Linlithgow
 - West Lothian
 - EH49 7EZ

Context

1.9 The MIR sets out the options for the West Lothian LDP. The LDP will replace the current *West Lothian Local Plan* (WLLP) which was adopted by the council in January 2009.

1.10 A separate *Monitoring Statement* provides the evidence base for the MIR and identifies why some change is required to the development plan and why other changes are not. The *Monitoring Statement* can be viewed alongside the *Main Issues Report* at council libraries and CIS offices and at westlothian.gov.uk/LDP

1.11 The MIR is supported by a *Strategic Environmental Appraisal* (SEA) which assesses the environmental impacts of different development options identified in the MIR. Preparation of the *Environmental Report* for the SEA is a requirement of the Environmental Assessment (Scotland) Act, 2005.

1.12 The MIR is also informed by a number of Background Papers relating to specific subject areas, for example housing, the economy, the green network, the water environment, strategic flood risk assessment, local landscape designations, transportation and infrastructure provision. A transport appraisal has also been undertaken. These documents can be viewed alongside the MIR and the *Monitoring Statement*.

1.13 A *Habitats Regulations Appraisal* (HRA) of the LDP is also to be prepared in order to determine if there are any significant adverse effects on European protected nature conservation sites and species and a full HRA will be required to accompany the proposed plan. At this stage, however, a statement has been prepared which outlines the council's approach and contains a preliminary screening of the various aspects of the MIR in order to highlight potential impacts.

1.14 Finally, an *Equality and Human Rights Impact Assessment* accompanies the MIR to help ensure that the council does not discriminate, and that where possible, it makes the best use of opportunities to promote equality, as well as all other human rights and good relations between groups.

Scope of the Main Issues Report

Legislative background

1.15 The current development plan covering West Lothian is made up of two documents - the *Strategic Development Plan (SESplan)*, approved by Scottish Ministers on 27 June 2013, and the *West Lothian Local Plan*, adopted by the council in January 2009.

1.16 Legislation was introduced by the Scottish Government in 2006 which introduced a new system for development plan preparation. The strategic development plan replaces the *Edinburgh and the Lothians Structure Plan (2005-15)* and local plans will be replaced by local development plans (LDPs).

1.17 The *Strategic Development Plan (SDP)* has been prepared by SESplan, the Strategic Planning Authority for Edinburgh and South East Scotland, and sets out the broad development strategy for West Lothian for a long term period to 2032. It identifies requirements to be implemented through the LDP, for example the scale of anticipated housing and employment land. Draft Supplementary Guidance has been prepared by SESplan to determine the scale of housing to be planned for in each LDP area. Further details on the SDP can be found at sesplan.gov.uk

1.18 The LDP has to accord with the SDP. The SDP vision for the Edinburgh and south east Scotland area is:

'By 2032, the Edinburgh City Region is a healthier, more prosperous and sustainable place which continues to be internationally recognised as an outstanding area in which to live, work and do business.'

1.19 To achieve this, the stated aims of the SDP are to:

- enable growth in the economy by developing key economic sectors, acting as a national hub for development and supporting local and rural development;
- set out a strategy to enable delivery of housing requirements to support growth and meet housing need and demand in the most sustainable locations. Integrate land use and sustainable modes of transport, reduce the need to travel and cut carbon emissions by steering new development to the most sustainable locations;
- conserve and enhance the natural and built environment;
- promote green networks including through increasing woodland planting to increase competitiveness, enhance biodiversity and create more attractive, healthier places to live;
- promote the development of urban brownfield land for appropriate uses;
- promote the provision of improved infrastructure to enhance connectivity within the area, between the area and other parts of the UK and elsewhere to support economic growth and meet the needs of communities; and
- contribute to the response to climate change through mitigation and adaptation and promote high quality design/development.

1.20 These aims provide the broad strategic guidance for the forthcoming *West Lothian Local Development Plan*.

The Local Development Plan process

1.21 The purpose of the MIR is to seek views on the planning policy and development options that could be included in the LDP. The MIR sets out the main areas of change since adoption of the *West Lothian Local Plan* and considers how these should be addressed in the LDP. The focus is on where change is needed and the provision of preferred and alternative development options.

1.22 Many of the planning policies, proposals and designations in the WLLP will remain relevant for the LDP. For example, some development sites may have a planning permission or already be under construction and existing development plan policies may be working well to the extent that no change is needed. However, there may in some instances be a need to change planning policies, proposals or designations from those contained in the adopted *West Lothian Local Plan* if they:

- no longer help meet the development strategy;
- have been overtaken by changes in the plan area or the wider world; or
- no longer fit with planning policies or land requirements set by the SDP or by Scottish Government policy as currently set out in the *National Planning Framework 3 (NPF3)* and *Scottish Planning Policy (SPP)*.

1.23 For each of the main issues identified the MIR sets out:

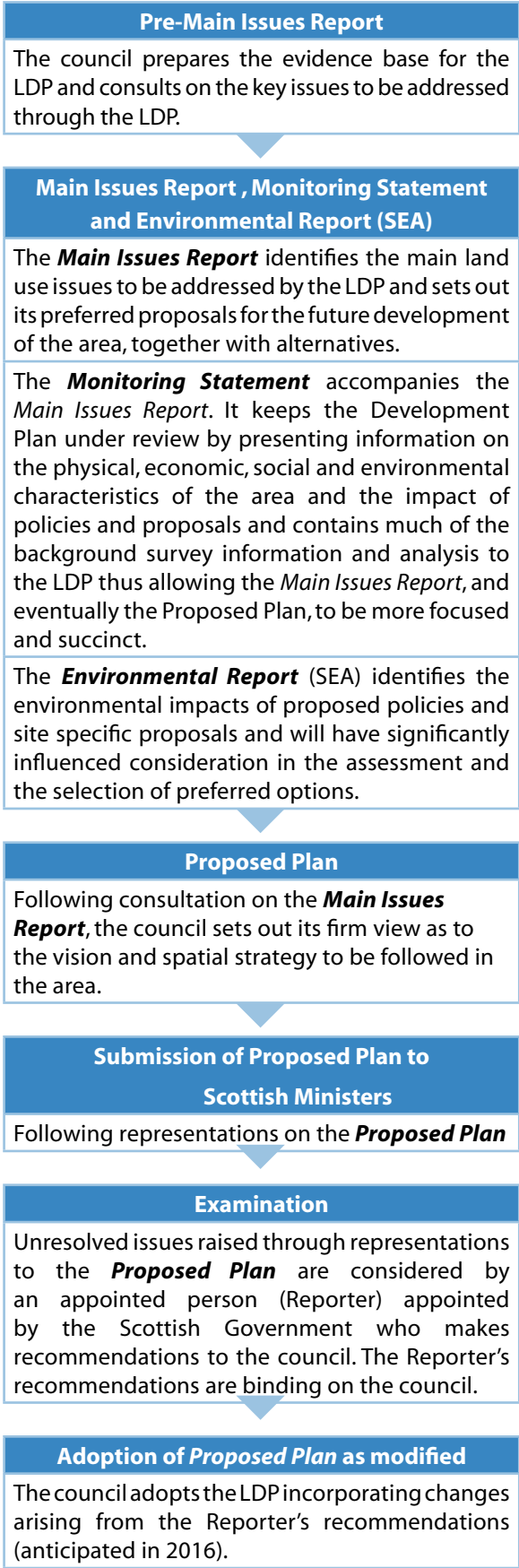
- a preferred approach (what the council thinks would best meet its objectives for development in West Lothian);
- at least one reasonable alternative approach (which would also conform to SDP and Scottish Government policy); and
- in some cases other approaches (those which are not currently supported because, for example, they would not conform to SDP or Scottish Government policy).

1.24 In advance of publication of the MIR the council undertook a “Call for Sites/Expressions of Interest” exercise in 2011. This presented land owners, prospective developers and others with their first opportunity to identify and put forward potential sites for development and this exercise has helped inform the MIR.

1.25 West Lothian Council is responsible for preparing the LDP. The timetable for preparation of the LDP is set out in the council’s *Development Plan Scheme No.6*.

1.26 It is anticipated that the LDP will be adopted during 2016 and, thereafter, updated every five years. The key stages in the preparation of the LDP are set out in Figure 1.

Figure 1 - Key stages in the preparation of the LDP





Relationship to other policy documents

1.27 When preparing the LDP, the council has to ensure that it accords with the Planning, etc (Scotland) Act 2006 and other relevant legislation, for example, the Climate Change (Scotland) Act 2009 and Environmental Assessment (Scotland) Act 2005. The LDP must also be consistent with the SDP and take account of *National Planning Framework 3* (NPF3), Scottish Government policy on planning matters, contained in SPP, Circulars, and other policy documents such as *Designing Places*, *Designing Streets* and the *West Edinburgh Planning Framework*, also require to be considered. All documents can be accessed via the Scottish Government's website at scotland.gov.uk

1.28 The MIR has been prepared within the context of NPF2. NPF2 has particular implications for West Lothian in terms of two national developments - the Queensferry Crossing (formerly the Replacement Forth Crossing) immediately north east of the West Lothian Council boundary and the Central Scotland Green Network, within which West Lothian Council is

one of 19 local authority partners. Other national developments which may impact on West Lothian are the Grangemouth Freight Hub and enhancement of Edinburgh Airport. The Scottish Government published NPF3 and SPP 2014 on 23 June 2014. The council will have regard to these in moving the LDP forward to proposed plan stage.

1.29 Other council documents also provide a useful starting point for the preparation of the LDP, for example the *West Lothian Local Housing Strategy 2012-17* and the *West Lothian Economic Strategy 2010-20* and emerging Action Plan 2013-15 together with national documents such as the Scottish Government's *Strategic Transport Projects Review* (STPR). The STPR sets out the Scottish Government's transport investment priorities for the next 20 years. The LDP also has a role in helping to implement West Lothian's *Community Plan* and *Single Outcome Agreement 2013-23* which is part of the council's community planning partnership process. The theme for the Community Plan and Single Outcome Agreement is "tackling inequality".

Figure 2 - The Development Planning Hierarchy in West Lothian

	National Planning Framework (NPF) and Scottish Planning Policy (SPP)	Strategic Development Plan (SDP)	Local Development Plan (LDP)	Supplementary Guidance (SG)
Scope of plan	National developments and major public works; national policy guidance	Issues of regional significance (e.g. transport, housing land, employment land)	Site specific policies and proposals	e.g. Planning briefs and master plans with more detail than it is appropriate to include in a local development plan
Prepared by	Scottish Government	SESplan - the Strategic Development Planning Authority for Edinburgh and South-East Scotland	West Lothian Council	West Lothian Council/ SESplan
Scrutiny by	Scottish Parliament	Examination by the Scottish Government Directorate for Planning and Environmental Appeals (DPEA)	Examination by the Scottish Government Directorate for Planning and Environmental Appeals (DPEA)	West Lothian Council/ Scottish Government
Approved by	Scottish Ministers	Scottish Ministers	West Lothian Council	West Lothian Council/ SESplan

Council priorities

1.30 The council has clearly defined long-term priorities and targets set out as a number of outcomes. These outcomes are vital to improving communities and the overall quality of life of people living in West Lothian. They have been identified in consultation with the council's Community Planning Partners through the development of the West Lothian *Community Plan* and are also captured in the council's *Corporate Plan 2013-17*. These plans set the overall direction for West Lothian but they require strategies to support achievement of specific outcomes. The link between these documents is set out in Figure 3.

Figure 3 - Link to council Plans and Strategies

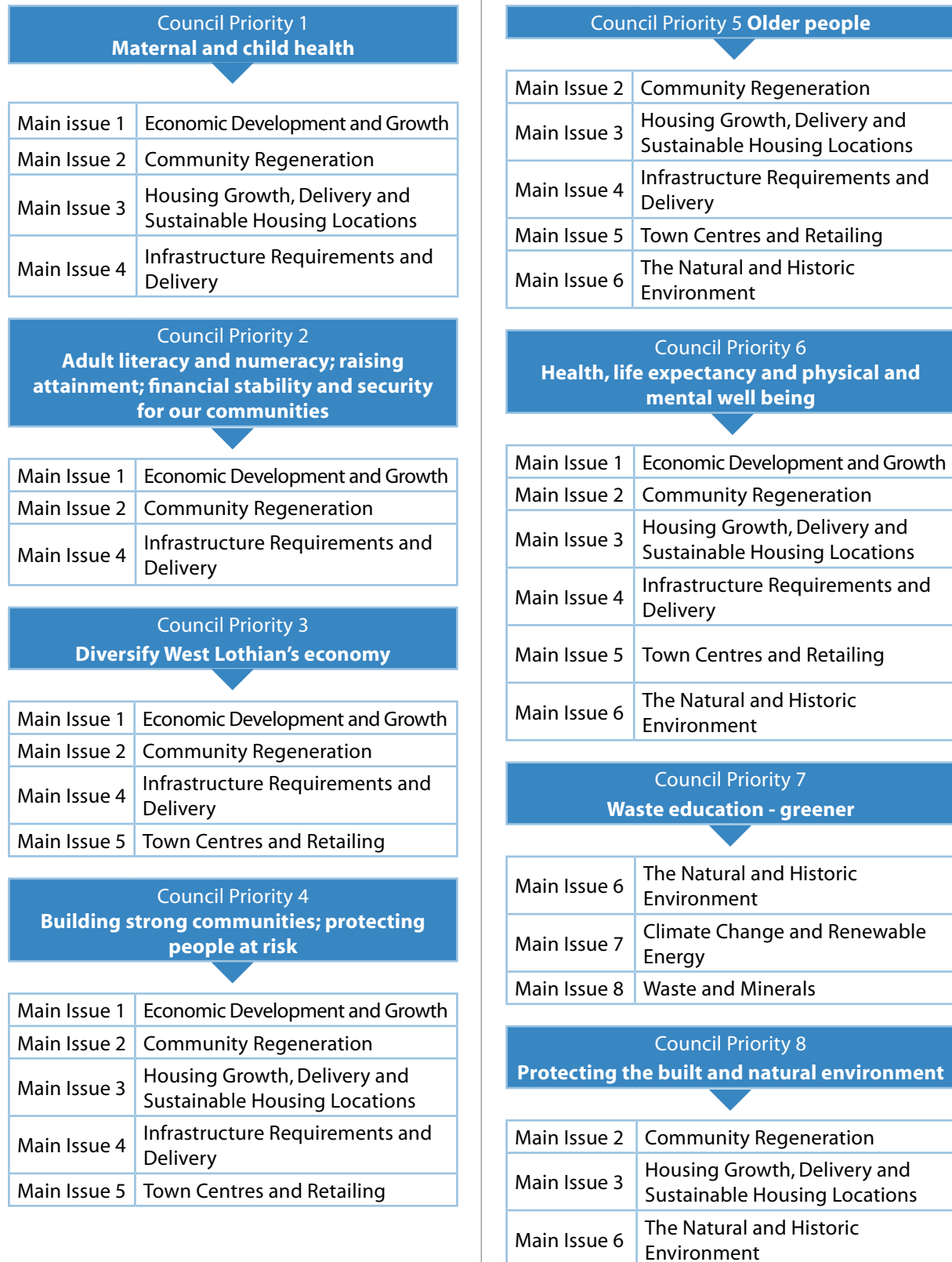


1.31 The *Corporate Plan* identifies outcomes which the council aims to achieve for West Lothian and sets out how these will be delivered. It identifies eight priorities. The LDP has a significant role to play in contributing towards these by assisting in creating an environment where the needs of current and future generations can be met and that the infrastructure and services required can be delivered.

Outcomes from the LDP Main Issues Report

1.32 The MIR identifies eight main land use issues centred on key topics and upon which comments are sought to inform decisions on the future development of the area. They reflect the terms of the council's *Corporate Plan* and other current and emerging council strategies together with requirements of national policy and those of key agencies and the requirements of the SDP. Their relationship to the *Corporate Plan* is set out in Figure 4.

Figure 4 - Council priorities and relationship to the LDP main issues



1.33 The MIR contains **site schedules and maps**. These show the details of those sites, on a settlement by settlement basis, which have been suggested for development, that are preferred by the council for development, which may be considered as alternative development sites, or which are not favoured by the council at this stage. Alternative sites mean those sites that are not the council's preferred solution and, therefore, by inference are not supported.

1.34 The council's *Community Plan and Single Outcome Agreement 2013-2023* has "Tackling Inequality" as its key theme, set around six aspirations for West Lothian. These are set out in Figure 5 and are linked to the council's *Corporate Plan*. The Agreement represents the shared vision of local and national government and a range of community planning partners for West Lothian's future and represents West Lothian's "Plan for Place".

1.35 These objectives set the strategic direction upon which other plans and strategies of the council are to be based and contribute to the delivery of the council's eight priorities identified in the *Corporate Plan*. The *Single Outcome Agreement* can be viewed at westlothian.gov.uk/article/3893/Single-Outcome-Agreement

1.36 The LDP will therefore have to take account of a wide range of plans, policies and strategies at national, regional and local level. This will involve partnership working to ensure delivery. The council currently participates in a number of regional partnerships such as SEStran, the Central Scotland Forest/Central Scotland Green Network, the Lothians & Fife Green Network Partnership and managing the Pentland Hills Regional Park.

1.37 In preparing the MIR, the council has also liaised with key agencies and other relevant consultees. The key agencies are the Coal Authority, the Forestry Commission, Historic Scotland, NHS Lothian, Scottish Natural Heritage (SNH), Scottish Water, Scottish Enterprise, Scottish Environment Protection Agency (SEPA), and Transport Scotland. There has also been initial dialogue with community councils and adjoining planning authorities.

Figure 5 - Key Priorities and Outcomes from the West Lothian Community Plan and Single Outcome Agreement 2013



Source: *West Lothian Community Plan and Single Outcome Agreement, 2013*



2 Vision, Aims and Spatial Strategy for West Lothian

Vision Statement

2.1 The LDP Vision is informed by that set out in the SDP and sets the aspirations for the LDP. A vision statement is not a requirement for LDPs where an SDP is in place. However, the council has agreed such a statement be included in the LDP.

Local Development Plan Vision Statement

By 2024 West Lothian's population will have grown and an improved employment position within a more diversified local economy will have been established. It will be better connected by road and public transport and will have a greater choice of housing and an appropriate range of education, community, health, retail, recreation and leisure facilities and a network of green spaces to meet the needs of its growing population. Development will take place in a sustainable way that protects and improves the area's built and natural heritage assets, meets the challenges of climate change and renewable energy and helps regenerate deprived areas and improves the quality of life for people living in West Lothian.

Question 1

Do you agree with the *Vision for the LDP*, or, are there other aspects that should be considered?

Question 2

Do you have an alternative vision, and if so, what is it?

The main aims of the LDP

2.2 The LDP seeks to continue to promote West Lothian as a growth area so that it can continue to make an important contribution to the economy of the Edinburgh City Region and Scotland. The provision of a generous supply of land for housing and employment uses will therefore be key aims of the LDP.

2.3 There is already a substantial amount of employment land identified in West Lothian. To achieve greater diversity in the local economy, a wide choice of employment sites, capable of accommodating a range of different types of business and industry, should continue to be available. The vitality and viability of town centres will continue to be promoted. Opportunities to enhance the attraction of the area as a tourist destination will be identified. Livingston's role as a sub-regional centre should be consolidated and enhanced.



2.4 However, growth cannot take place without the necessary infrastructure and community facilities being provided. Growth beyond existing committed development identified in the *West Lothian Local Plan* will require further investment in infrastructure and facilities, but in order to ensure that developments remain viable, it is recognised that it will be important to minimise new investment requirements as far as possible. The council will seek developer contributions to ensure that the infrastructure and facilities needed to support development are provided.

2.5 Improved connectivity and accessibility will be key to attracting people and businesses to West Lothian. A number of planned improvements are already identified to support the development strategy and are identified in the adopted *West Lothian Local Plan*. These will be augmented as necessary to support the additional growth promoted in the LDP.

2.6 Development must be directed to the right locations. This means that there is a need to identify development opportunities in sustainable locations and, at the same time, protect areas which contribute to West Lothian's environmental quality and amenity. In the first instance the redevelopment of appropriate urban brownfield sites, will continue to be encouraged in advance of development of greenfield sites.

2.7 In addition to ensuring that new development is located in the most sustainable locations which minimise the need to travel by private car, the LDP can also help deliver solutions to some of the climate change challenges West Lothian faces through, for example, provision of a spatial strategy for wind energy developments, the provision of land to deal with waste, directing development away from areas where there is a risk of flooding and promoting brownfield development. A range of appropriate policies and proposals will therefore be brought forward to address the climate change agenda, supported by Supplementary Guidance where appropriate.

2.8 To deliver the Vision, and having regard to the main issues, the following LDP aims are identified:

Figure 7 - Main issues and aims of the LDP

**Main Issue 1:
Economic Development and Growth**

Aims:

- Provide an adequate and diverse range and quality of employment land
- Maintain West Lothian's attraction as an area which provides a range of choice for those wishing to invest and do business
- Promote West Lothian as an attractive tourist destination
- Continue to promote development within core development areas (CDAs)
- Improve connectivity and accessibility within West Lothian and West Lothian's connectivity with surrounding areas

Main Issue 2: Community Regeneration

Aims

- Promote community regeneration through the development of brownfield sites and create local employment opportunities

Main Issue 3: Housing Growth, Delivery and Sustainable Housing Locations

Aims

- Provide a generous supply of housing land and provide for an effective five year housing land supply at all times
- Continue to promote development within core development areas (CDAs)
- Support the council's new build housing programme and the council's approach to the provision of affordable housing.

**Main Issue 4:
Infrastructure Requirements and Delivery**

Aims

- Ensure that infrastructure and facilities are provided to support population and economic growth and where appropriate, secure developer contributions towards such provision

Main Issue 5: Town Centres and Retailing

Aims

- Promote the development and regeneration of town and village centres
- Consolidate and enhance Livingston's role as a sub-regional centre

**Main Issue 6:
The Natural and Historic Environment**

Aims

- Protect and enhance the natural and built environment and its cultural landscapes
- Provide an improved network of linked green spaces incorporating active travel routes
- Ensure that appropriate brownfield sites are redeveloped for appropriate uses

**Main Issue 7:
Climate Change and Renewable Energy**

Aims

- Help achieve climate change objectives by minimising the area's carbon footprint through promoting development in sustainable locations

Main Issue 8: Waste and Minerals

Aims

- Support the extraction and re-use of minerals where justified and in doing so ensuring this is done in an environmentally sensitive manner by minimising impacts on the environment, local residents and local businesses
- Maximise recycling opportunities and minimise waste going to landfill in order to accord with the Scottish Government's requirements and aspirations as established in Scotland's Zero Waste Plan

Question 3

Do you agree with the proposed 'Aims' of the LDP? If not, why not?

Question 4

Do you have any alternatives, and if so, what are they?

The West Lothian Spatial Strategy

2.9 The emerging spatial strategy for West Lothian builds on the broader direction for development set by the approved SDP which identifies one strategic development area (SDA) in West Lothian and is also largely influenced by the existing development strategy of the *West Lothian Local Plan*. However, for environmental reasons and/or infrastructure reasons, not all parts of the West Lothian SDA can readily accommodate major development. There is therefore the need to refine the regional spatial strategy at the more local level.

2.10 In defining the spatial strategy key considerations have been the continuing delivery of the strategy set out in the *West Lothian Local Plan* and the development of the core development areas at Armadale, East Broxburn/ Uphall/Winchburgh and Livingston and the Almond Valley together with the strategic allocation at Heartlands, Whitburn. Although identified as a single SDA, there will remain a presumption against development in areas of high landscape value, principally the Bathgate Hills and the Pentland Hills as well as other areas protected for their natural environment.

2.11 With regard to Linlithgow, in previous development plans the town has been designated an 'area of restraint'. Consideration will need to be given to a review of this policy position. If this position is to change development potential will be limited until a new secondary school has been built at Winchburgh which will provide for new capacity in the area.

Development outwith established growth areas (the CDAs)

2.12 Outwith the growth areas identified in paragraph 2.10, major new housing and employment development beyond existing commitments will be limited to those which address specific regeneration aims or meet other specific local planning objectives in accordance with Policy 7 of the SDP i.e. the site is acceptable in terms of scale, fits into the character of the settlement, has no significant environmental impact and any required infrastructure commitment can be met.

2.13 Improving design quality and creating attractive, distinctive places through new development has been a key aim of the *West Lothian Local Plan*. The plan has identified a hierarchy of policies, guidance and design tools to help promote good design in new development. This approach will continue in the development strategy for the LDP, carrying forward existing policies where appropriate and revising and re-issuing key guidance as supplementary guidance. The council's preferred approach to policy and guidance is set out in Chapter 4.

2.14 Sustainability factors have been integral to determining the preferred spatial strategy, as well as individual decisions on the appropriate location for housing and economic development, where the aim is to:

- reduce the need to travel;
- prioritise sustainable transport modes;
- meet affordable housing needs;
- maximise the use of previously developed "brownfield" land; and
- conserve and enhance environmental resources.

2.15 The spatial strategy cannot succeed without being underpinned by the principles of sustainable development. The environmental resources of West Lothian must be managed carefully if it is to have a viable future, and the area must align itself with national strategies to tackle climate change. Development must be harnessed to enhance the sense of place in communities through high quality, low carbon design.

2.16 The preferred strategy does, however, need to be balanced against what makes West Lothian distinctive from areas elsewhere and to have regard to what makes it an attractive place to live, work and invest – it's high levels of accessibility, quality workforce, range of housing type and location, in addition to and it's environmental assets.



3 Main Issues for West Lothian

3.1 The *Main Issues Report* identifies eight main issues for West Lothian which will require to be addressed in full in the proposed LDP. These are discussed in turn.

Main Issue 1:

Economic Development and Growth

Which areas of West Lothian would be best to direct new economic development towards?

How can the LDP support the council's *Economic Strategy* and facilitate the creation of jobs?

3.2 West Lothian's economic history has been characterised by a cyclical dependence on different employment sectors. This sectoral over-reliance, where decline follows growth, reinforces the need to widen the range of employment types to secure a robust local economy.

3.3 A strong employment base with a broad range of sites and premises can assist in economic growth and recovery. A key aim of the council is to drive and support economic growth through the provision of a wide range of employment sites and encourage the provision of quality jobs in the area. Established business areas in West Lothian now range from high quality, planned business parks, through traditional industrial estates, to more ad-hoc collections of business uses and open

storage areas. These areas support large numbers of existing jobs, but also offer potential for economic growth through re-use and redevelopment of land and buildings. Industrial estates and business parks have seen considerable diversification of use and have experienced pressure for redevelopment for other uses, particularly residential, commercial and retail uses.

3.4 The council has recently revised its *Economic Strategy* which now focuses on three key strategic drivers: developing the business base; maximising West Lothian's competitiveness as an investment location; and realising the potential of young people. A key aim of the council is to support over 3,000 jobs over the next five years. This is an ambitious target given the current economic climate but reflects the council's ambition and drive to assist in the creation of a buoyant economy in West Lothian. Delivery of the *Economy Strategy* will have land use implications which will require to be reflected in the LDP. There are also implications for how the council can assist in opening up employment land allocations such as Cowhill, Whitburn and Beugh Burn, Livingston in order to assist in delivering the Strategy.



3.5 To support the *Economic Strategy* and the Regeneration Plan it is proposed that the LDP will review existing employment land allocations, promote new sites to maintain the supply and offer a range of sites to cater for future needs. However, the priority will continue to be bringing sites already identified into economic use, in particular the CDA allocations and the strategic allocation at Heartlands. In addition, it is proposed to allocate a range of mixed use allocations to cater for uses which do not readily sit well in traditional employment locations for example the former abattoir at Whitburn Road, Bathgate and Guildiehaugh depot.

3.6 The LDP will be informed by the council's *West Lothian Economic Strategy 2010-20* a key objective of which is to maximise the area's economic potential through creating the conditions for a strong and growing business and employment base, offering a range of employment opportunities to a highly motivated and skilled workforce. This strategy makes it clear that West Lothian's economy has responded positively to constant change over the last thirty years, moving from one that was initially dominated by mining, then manufacturing and electronics, to strong growth in service sectors including financial services, retail and wholesale storage and distribution. This diverse economy is reflected in the fact that no single business sector now has more than a quarter of all employment in the area.

3.7 Levels of employment and economic activity in West Lothian are high - 79% of the working age population are economically active, the second highest level of any Scottish local authority (June 2013 ONS). There are 80,000 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.

3.8 The *West Lothian Economic Strategy 2010-20* was produced by the council with other stakeholders and partners, including the Federation of Small Businesses, Scottish Enterprise, Chambers of Commerce, West Lothian College, Skills Development Scotland, Job Centre Plus and Visit Scotland.

3.9 Sustainable development is also at the heart of the strategy which includes promoting West Lothian as the optimum business location. Investment in lower carbon transport options for commuters and commercial traffic - including new rail connections and investment in waste recycling technology to reduce landfill, reduce carbon emissions and produce bio-fuel will contribute to the strategy.

3.10 To inform the development plan a review of existing employment land allocations has been undertaken. This in turn has informed the *Main Issues Report* for the LDP. Key considerations identified are:

- the need to ensure that the right quantity and quality of serviced and marketable employment land is available in the right locations to support the future growth and diversification of the economy, having particular regard to servicing the needs of potential growth sectors such as storage and distribution and bio-technology;
- to protect our existing business areas in a way which recognises their value to the economy of the area, whilst allowing an appropriate level of flexibility in their future use;
- to identify the key areas for tourism development over the plan period;
- to identify strategic transportation issues which constrain economic growth in the area, and make provision for their resolution; and
- to provide for greater flexibility in terms of range of uses available within certain employment areas and industrial estates to meet demand and to aid economic recovery, but without compromising the role of town centres and the general land supply for class 4 (business), class 5 (general industrial) and class 6 (storage and distribution) uses.

3.11 The key emphasis will therefore be on ensuring that the existing employment allocations are serviced effectively to enable them to come forward early and new sites are brought on stream thereafter. The effect of this would allow for a more flexible approach to economic development and job creation in order to attract investment and secure jobs.

3.12 Building a stronger and more successful economy is therefore central to the vision for the area. The area's key economic assets are well-recognised – its central location and accessibility by road and rail; its strong business base with strengths in manufacturing, petrochemicals, distribution and logistics; its skilled local workforce; the strength of Livingston as a vital sub-regional commercial hub to the area and other key hubs such as Armadale, Bathgate, Broxburn and Whitburn. NPF2 recognises

West Lothian is identified as having significant opportunities for economic growth at Livingston and the Almond Valley and at Whitburn/Armadale.

3.13 Policy 2 of the SDP supports the development of a range of marketable strategic employment sites with a range of sizes and quality to meet the requirements of business and industry within West Lothian. This requires to be spatially reflected in the West Lothian LDP.

3.14 To assist in delivering the aims and objectives of the council's Economic Strategy and meet SDP requirements, there is a desire to increase the supply of employment sites which are free of constraints. The focus, however, will continue to be on the delivery of the CDA allocations to create more balanced communities and provide for local employment. Thereafter, the focus will move to bringing forward new strategic locations.

3.15 Recent planning permissions at the Armadale and Winchburgh CDAs may see opportunities for servicing and development of some employment land coming forward in the next few years. A new commercial development has also been approved at the entrance to the south Armadale CDA.

3.16 The current gross supply of employment land is 656 hectares, net supply from existing employment allocations (undeveloped sites) is 448 hectares excluding CDA allocations. CDAs contribute a further 150 hectares. The SDP requires the LDP to maintain a supply of strategic employment land of 123 hectares. The MIR identifies, through the settlement statements and supporting maps, the preferred locations for employment sites. More information relating to the West Lothian economy and individual site allocations is contained in the *Economy Background Paper*. Figure 8 advises of the total employment land allocation whilst Figures 9 and 10 advise of proposed changes to employment land supply which will ensure that there will be a net increase in land supply to support economic recovery.



Figure 8 - Total employment land allocations in West Lothian

Employment Land Category	Hectares
Immediately available i.e. marketable	119
Minor Constrained	72
Major Constrained	128
Safeguarded	337
Total	656

Source: West Lothian Council

Figure 9 - Changes to employment land allocations in West Lothian

Land Type	Total area in hectares
Potential loss of Employment Land allocations from adopted <i>West Lothian Local Plan</i>	22
Potential additional Employment Land allocations in the <i>Local Development Plan</i>	62
Net Increase	40

Source: West Lothian Council

Strategic employment allocations

3.17 The MIR proposes an altered approach to the two large strategic employment sites at Linhouse (ELv54) and Eliburn (ELv25), in Livingston. These sites have been safeguarded as “single-user” sites of national importance as required under previous Scottish Government policy. However, a change to government policy means that such safeguarding is no longer required. The Eliburn site, within Eliburn Campus, is now part of the West Lothian Enterprise Area where incentives will be made available to promote development and investment associated with the food and drink sector. A site east of the existing Oracle complex in Linlithgow may have the potential of accommodating an appropriate strategic employment opportunity.

3.18 The MIR proposes that the Linhouse employment site at Livingston (ELv54), adjacent to the South Murieston housing area, and which is already partly serviced with road access, utilities and structural landscaping, be retained in part for employment purposes, but that a more flexible approach is taken to its future. This could include mixed use development to provide for part of Livingston’s future housing and employment needs and is the council’s preferred option. Some 250 houses are envisaged. Such an approach would allow for more sustainable patterns of development to come forward on a partially serviced development site, subject to availability of infrastructure, a suitable access to minimise any impact on the adjacent road network and appropriate regard to any environmental constraints.

Other employment land allocations

3.19 The council's preferred strategy in relation to other employment land is to generally re-affirm commitments to the existing supply of employment sites. In addition, it is proposed to support housing development on the employment land allocation ELv24, Houstoun Road, Livingston, given its proximity to Livingston North railway station and surrounding residential uses. An alternative is to retain part of the Linhouse site at Livingston (ELv54) for strategic employment uses. The site boundaries of the existing employment land allocations at Starlaw (EBg8) will be altered to reflect recent planning approvals in the area and the proposed deletion of the western-most site due to poor ground conditions and re-assessment of the countryside belt separating Bathgate and Livingston.

3.20 A new site allocation at Balgornie Farm (formerly referred to as Springfield), north of the recently opened Junction 4a of the M8 north of Whitburn is proposed. It has been envisaged that a site be allocated around the land between Armadale and Whitburn since 2005 and is currently safeguarded by policy EM4 of the adopted *West Lothian Local Plan 2009*.

3.21 As well as this site being in a very accessible location adjacent to the M8, the site provides the opportunity to provide a link road between the B8084 Armadale to Whitburn Road and the motorway (with associated off-road cycleway link), thereby reducing traffic into Whitburn. It is also considered an appropriate time to now allocate the site for development due to the motorway junction 4a opening and a potential shortfall in strategic allocations should part of the strategic Linhouse site, south Livingston, be redeveloped for housing.

Flexibility within employment land allocations

3.22 The types of uses permitted within employment areas are business uses, general industrial and storage and distribution – classes 4, 5 and 6 of the Use Classes Order (Scotland) 1997 respectively. These uses are found within established industrial estates and other employment land allocations. There has been increasing pressure for class 1 (retail), class 2 (financial, professional and other services), class 11 (assembly and leisure) and other uses such as car showrooms within existing industrial estates. To encourage economic growth and provide jobs it is considered that a broader range of employment uses should be allowed in some of these established employment areas for example, East Mains Industrial Estate, Broxburn, Deans Industrial Estate and Houston Industrial Estate, Livingston and at Whitehill and Whiteside Industrial Estates, Bathgate and Murraysgate, Whitburn. Additional flexibility in the permitted range of uses within these areas would be promoted where appropriate to their location, function, amenity and general character, in particular where there is commercial pressure to allow for wider flexibility in certain industrial estates beyond class 4, 5 and 6 uses.

3.23 Such an approach could also assist in regenerating older, and long term vacant properties and sites. It will be important that new job producing commercial opportunities do not compromise adjacent existing uses within industrial estates, for example the demand for leisure and soft play type businesses in warehouses, to benefit from their height and space, but which could create parking and safety issues within service yards and adjacent uses. Other considerations would be the ease of accessibility to these sites by all modes of travel including public transport and pedestrian access.

3.24 The key emphasis will be on ensuring that the existing and new allocations are serviced effectively to enable employment sites to come forward early. The effect of this would allow for a more flexible approach to economic development and job creation in order to attract investment and secure jobs. Details of proposed employment land allocations are contained within the settlement statements.



Enterprise areas

3.25 The 2013 closure of the Vion/ Halls plant in Broxburn presents a major challenge to the community, the council and other stakeholders, including the Scottish Government. Working in partnership with the Scottish Government and Scottish Enterprise, the council has agreed a recovery plan of £29.18 million for the area – the West Lothian Economic Growth Plan. The plan covers a 3-5 year period. The LDP will assist in delivering the recovery plan.

3.26 Three sites across West Lothian have been confirmed as part of the Scottish Government's General Manufacturing/Growth Sectors Enterprise Area with particular opportunities in the food and drink sectors. These include sites in close proximity to the former Vion plant (namely EUB5 (Clifton View), EUB7 (Youngs Road North) and CDA employment allocation (East Mains) where the impact of the closure will be most acute and, in recognition that there will be impacts across West Lothian a site in Livingston (ELV25 - Appleton Parkway East) is also part of the Enterprise Area. The council's preferred use for the Vion plant itself is to promote a range of potential uses on the site, within a housing and mixed use allocation.

Local business opportunities, small business start ups and working from home

3.27 In recognition of the increase in home working and diversification into e-business, and to assist in promoting sustainable development patterns, consideration will be given to encouraging local diversification for a range of small and start-up businesses which are based in the local community, principally through extensions and modifications to existing homes. Successful micro-businesses would have an opportunity to expand into the small workshop developments to be promoted through the LDP in local communities, thus supporting and developing local businesses all with a reduced need to travel.

Tourism

3.28 In 2012 West Lothian was visited by more than 1.17m tourists. This generated an estimated spend of £154 million in the local economy. Visitor numbers to paid tourist attractions in the area increased by 13% from 2011 to 2012. This is reflective of the significant tourist attractions in the area such as Linlithgow with its historic palace and loch, Hopetoun House, Five Sisters Zoo and the Almond Valley Heritage Centre.

3.29 West Lothian, led by the council, has prepared a Local Tourism Strategy which seeks to maximise the potential economic benefits that increasing visitor numbers to West Lothian would have, including supporting increased numbers and quality of hotel and holiday accommodation. Short stay and day trip tourism is emerging as an increasingly important sector. This has a role to play in the economic development of the area.

3.30 It is not possible to identify the type of new tourist attractions which may seek to locate in West Lothian however, as an example, there may be opportunities related to enhancing the tourist potential of the Union Canal. It is proposed that the LDP take a supportive approach to new tourist business opportunities, but to balance this against the need to protect the most valued landscapes and built and natural heritage assets.

3.31 In preparing the LDP the council will have regard to the *Tourism Development Framework for Scotland*. The Framework sets out actions and provides guidance to help co-ordinate future development and growth in the visitor economy.

Preferred approach

The council's *preferred approach* to employment land is to review the range of uses which could be accommodated on employment land with a view to accommodating a more flexible approach. This flexible approach will involve removing the single user status of two large sites (Linhouse and Eliburn in Livingston), and allowing a wider range of uses on currently allocated employment sites at locations to be identified in the LDP. Such an approach, for example, would apply to certain traditional employment allocations and industrial estates such as East Mains Industrial Estate, Broxburn and Deans & Houstoun Industrial Estates, Livingston and at Whitehill and Whiteside Industrial Estates, Bathgate and Murraysgate, Whitburn reflecting the broad range of uses which already exist at these locations and to allow for other employment/commercial orientated uses to be accommodated e.g. car showrooms, trade centre outlets and certain leisure uses.

The LDP will continue to support development of existing employment allocations, including sites within the core development areas, and support the servicing of employment allocations to assist in attracting inward investment. New employment land allocations will also be identified to supplement and in some cases complement the existing supply, including a new strategic employment site at Balgornie adjacent to the recently opened Junction 4a on the M8 at Whitburn.

In addition, the LDP will seek to encourage small business development by promoting small workshop developments within communities and home working in appropriate locations. In a limited number of cases, existing employment land is identified as being suitable for potential residential development.

The council's preferred use of the former Vion plant in Broxburn is to allocate the site for housing.

The preferred approach would also include meeting the requirements of the SDP in full.



Alternative approach

The council's 'Alternative' approach to employment land is to restrict the range of uses which can be accommodated on employment sites, and to seek to augment the existing portfolio (including Linhouse) by identifying new strategic or local employment sites beyond existing allocations and SESplan requirements to maximise land availability and choice for potential employers. This would, however, result in an oversupply of employment land and could see large employment estates located in non-sustainable, greenfield locations that could have associated local traffic, infrastructure and environmental impacts.

In relation to the former Vion plant at Broxburn the council's alternative approach is to continue to allocate the site for employment use.

Question 5

Do you agree with the 'Preferred' approach to employment land which would introduce an opportunity for a broader range of land use to be supported within existing employment land allocations and industrial estates?

If not, why not?

Question 6

Do you agree with the 'Alternative' approach to employment land?

Question 7

Do you have any other alternative approaches? What are they and how would you make them work?

Question 8

Has the council identified enough employment land in West Lothian to meet requirements and are the larger employment sites in the right locations?

Question 9

Do you agree that the single user employment site at Linhouse, Livingston (ELv54) should be sub-divided for employment and mixed uses, including residential use of up to 250 houses? If not, why not?

Question 10

Do you agree that the former strategic employment allocation at Eliburn, Livingston (ELv25) should continue to be promoted for employment uses but not as a single user site? If not, why not?

Question 11

Do you agree that a site at Balgornie Farm, north of Whitburn, should be allocated for strategic employment land purposes?

If not, why not?

What other locations would you suggest?

Main Issue 2: Community Regeneration

Where should the focus for community regeneration in West Lothian be and what should this seek to deliver?

How can the LDP incentivise development to take place within regeneration areas?

How can the LDP support the council's Regeneration Plan?

3.32 The council is embarking upon a long term regeneration strategy for West Lothian over the next twenty years, linked to the *West Lothian Economic Strategy*. This provides an opportunity to set out a longer term vision for the area addressing a number of key outcomes of reducing inequality, improving health and well-being, increasing employment opportunities, improving education and skills and carrying out environmental improvements. This is particularly applicable to communities located in the west of West Lothian.

3.33 To deliver the regeneration strategy a series of initiatives may need to be embarked upon ranging from identifying more areas for future development and investment and interventions to make these areas more attractive for development, to initiatives to improve the general environment and capitalise on existing assets and opportunities such as Heartlands at Whitburn. A framework for delivery has been developed and is to be implemented and monitored at a local level through community owned Regeneration Plans.

3.34 Many of the communities in west West Lothian are former mining communities with an imbalance between public and private sector housing. Achieving a different housing mix by allocating sites for private sector investment may assist in addressing this and achieve more balanced communities. Initiatives such as Tax Incremental Funding (TIF) may provide further opportunities to encourage investment and the opening up of development opportunities. Additional measures are the potential for school catchment reviews to achieve a more balanced mix of backgrounds for households feeding each of the schools.

Preferred approach

The council's preferred approach to community regeneration is to focus regeneration initiatives on areas identified in the Scottish Index of Multiple Deprivation 2012. This principally includes the smaller settlements in the west of West Lothian identified as Armadale, Blackburn, Blackridge, Fauldhouse, Stoneyburn and Whitburn. Other areas include Bathgate and Boghall and settlements within the Breich Valley where headline levels of disadvantage including unemployment, financial exclusion, poor health and lower education attainment have been identified.

These communities are often characterised by a range of factors which can include high levels of unemployment, low income, lower levels of education attainment, and access to services. To create more balanced communities, address issues of multiple deprivation and to attract private sector investment it is proposed to seek to identify initiatives to generate more investment in these communities.

Alternative approach

The council's alternative to community regeneration is to not pursue regeneration objectives through the development plan and to rely solely on other council led regeneration initiatives.

Question 12

Do you agree with the 'Preferred' approach to community regeneration in West Lothian?

If not, why not?

Question 13

Do you agree with the 'Alternative' approach to community regeneration in West Lothian?

If not, why not?

Question 14

Do you have any other alternative approaches?

What are they and how would you make them work?

**Main Issue 3:
Housing Growth, Delivery and Sustainable
Housing Locations**

How much new housing is required in West Lothian?

Where should new housing development take place, and where should it not be encouraged?

How can the risks associated with the existing development strategy as set out in the *West Lothian Local Plan* be reduced?

How can the rate of house building in West Lothian be increased to ensure that the required five year effective housing land supply is achieved and that the assessed housing need and demand is met in full over the plan period?

Context

The SESplan Framework

3.35 The population of West Lothian is predicted to continue to rise over the plan period of the LDP and beyond. This generates a need for housing. The SDP spatial strategy sets out locational priorities for development up to 2024 and gives a broad indication of the scale and direction of growth beyond that, up to 2032. For the period 2024 to 2032, the SDP indicates that the delivery of houses over this period is likely to follow the locational strategy set out in the SDP. Thirteen Strategic Development Areas (SDAs) are identified across the SDP area. In West Lothian, one single SDA is identified covering most of the area (only the southern edge of the area at the Pentland Hills is excluded). Policies 1A and 1B of the SDP refer. Within the SDA, housing needs are required to be accommodated. The LDP must be consistent with the SDP. Although identified as a single SDA there will remain areas of West Lothian which will not be supported for development. These are identified in paragraph 2.10 above and have also been informed by the draft West Lothian Local Landscape Designation Review. The focus will continue to remain on building onto existing communities rather than allowing isolated development.

3.36 Whilst most of West Lothian is identified as a SDA, there remains a need to direct development to sustainable locations where the environmental consequences and infrastructure impacts are minimised and the economic and regeneration benefits associated with growth, such as the re-

use of vacant and derelict land, are maximised. Policy 1A advises that 'areas of restraint' may be identified through LDPs as a result of environmental and infrastructure constraints. This approach has provided the council with flexibility when considering development allocations in various locations across the area thus providing an ability to widen the choice of housing sites and spread the benefits of growth.

Housing land requirements for the LDP

3.37 In order to provide adequate land to meet future housing requirements and needs, having regard to housing projections and the Scottish Government's policy of providing a generous supply of land for housing, the key objectives are to:

- direct growth to places where it will support sustainable development goals, community regeneration, and maintain and enhance the character and identity of towns and villages;
- ensure that necessary social and physical infrastructure accompanies growth;
- to achieve and maintain a minimum of 5 years effective housing land supply; and
- to deliver affordable housing in all council wards, particularly in the areas of highest demand.

3.39 In approving the SDP, Scottish Ministers decided that there should be sufficient housing land across the SESplan area to enable the Housing Need and Demand Assessment (HoNDA) requirements to be met in full for the period 2009 up to 2024. The HoNDA was prepared to inform the SDP.

3.40 Policies 5, 6 and 7 of the SDP together with supporting paragraphs 108 - 116 provide the strategic context to guide the housing land requirements of the LDP and it is for LDPs to interpret these policies at a local level. Policy 5 requires LDPs to allocate sufficient land which is capable of becoming effective within the 5 year plan period and delivering the scale of the housing land requirement set out in the SESplan supplementary guidance for housing and, where appropriate, indicate the phasing and mix of uses to be permitted on any sites to be allocated for housing development.



3.41 Despite the existence of a substantial (and generous) supply of housing land in West Lothian, paragraph 108 of the SDP recognises that not all of this land may be deliverable within the plan period to secure the level of house completions required to meet SDP requirements. This may require LDPs to allocate land above current SDP requirements in order to maintain the five year housing land supply as required by SDP Policy 7 and assist in achieving the number of completions required to meet SDP requirements. Policy 7 requires a criteria based approach to the assessment of sites to be undertaken should the terms of Policy 5 and Policy 6 relating to maintaining a five year effective supply of housing land fail to be met. Maintaining a five year housing land supply is required by Scottish Planning Policy (SPP).

3.42 Policy 6 of the SDP highlights the need for flexibility on housing land and requires each planning authority in the SESplan area to maintain a five year effective housing supply at all times. Policy 7 provides a mechanism for maintaining the five year effective supply. However, the allocation of housing sites is incumbent upon meeting a series of tests including the provision of infrastructure i.e. the infrastructure required to support the development is either committed, or to be funded by the developer.

3.43 To achieve and maintain a five year supply, the level of completions necessary to meet SDP policy requirements set out in Policies 5, 6 and 7 is considerably in excess of completion levels reached previously and thus involves a step change in housing delivery. SPP advises, however, that the delivery of housing does not rely solely on the allocation of appropriate land in the development plan and that a variety of other factors are important including planning applications and their determination, negotiation of legal agreements, the availability of infrastructure and the capacity of the construction industry to deliver development.

3.44 In allocating housing sites for development, there is a requirement that they will deliver within the plan period under consideration. At the present time, the principal constraint on housing development is education capacity and as such the terms of SDP policies 5, 6 and 7 are unlikely to be met unless mechanisms are in place to provide the infrastructure necessary to support development. This will likely require accelerated development of the CDAs in the first instance including addressing any remaining infrastructure issues within these areas, and supported by the release of sites through the LDP process which will clearly assist in the delivery of infrastructure and release development potential across West Lothian as a result. Crucial to this is the delivery of new schools in Winchburgh which hold the key to implementing the current approved development strategy for West Lothian.



3.45 Policy 5 of the SDP requires that supplementary guidance is prepared to set out the amount of housing to be directed to each of the LDP areas. The draft supplementary guidance has been based on an analysis of opportunities and of infrastructure and environmental capacities and constraints and has been undertaken in consultation with the six constituent planning authorities comprising SESplan. Following a period of public consultation, this supplementary guidance has been submitted to Scottish Ministers for approval.

3.46 The overall scale of housing in West Lothian over the plan period will be influenced by a number of factors including the Housing Needs and Demand Assessment (HoNDA), revised in 2011 which provides an assessment of future housing requirements in the area; Scottish Government policy; environmental and infrastructure constraints; economic conditions and the availability of mortgages and development finance. A review of existing housing sites and the extent to which they are likely to provide for future housing needs is part of this process. An updated HoNDA has been prepared to inform a new SDP. The terms of this new HoNDA, once published, will be considered further as the LDP progresses and may result in changes to the housing land requirement for West Lothian.

3.47 The requirements of the draft supplementary guidance for housing are set out in Figure 11. As required by the terms of the SDP, the supplementary guidance only provides for the period 2009-24. Requirements beyond this period will emerge as work progresses on SDP2.

Figure 11 - SESplan Housing Land Requirement 2009-2024

Plan Period	West Lothian	SESplan
2009/19	11,420	74,840
2019/24	6,590	32,720
Sub-total	18,010	107,560
2009/24 additional allowance	2,130	24,380
Total 2009/24	20,140	131,940

Source: SESplan Draft Housing Supplementary Guidance

3.48 The housing land requirement set out in Figure 11 will require to be translated into site allocations in the LDP. The SDP provides guidance on this and advises that within West Lothian some 22,300 houses are anticipated to be delivered on land already allocated for housing development up to 2032. These sites comprise what is known as the established housing land supply.

3.49 It is significant that many of the housing land allocations comprising the established land supply and allocated in the WLLP are under construction, are programmed to commence, or benefit from planning permission. All of the Core Development Areas (CDA) allocations in West Lothian for example, either have planning permissions in place at least in part, or planning permissions pending the conclusion of legal agreements between the council and developers which will secure developer contributions for infrastructure and services. Construction is progressing at Armadale, East Calder and Winchburgh in addition to Heartlands, Whitburn.



A number of smaller housing sites across West Lothian have also seen developer activity, albeit that the rate of development has declined for reasons related to the current economic climate.

3.50 Consequently, much of the housing requirements over the LDP plan period will therefore already be met through land allocations made in the WLLP principally the CDAs at Armadale, East Broxburn and Winchburgh and Livingston and the Almond Valley and other large strategic sites such as Heartlands (Whitburn), Wester Inch (Bathgate) and Drumshoreland (Pumpherston and Uphall Station).

3.51 To augment the supply it is proposed to allocate a number of new sites to meet the requirements of the SDP to ensure that a wider choice of housing opportunity is available, that a generous supply of housing land is provided and an effective five year housing land supply can be made available at all times. In some locations, additional housing allocations will be required to support the viability of existing facilities and services such as schools and other community facilities. The preferred housing allocations and suggested alternative sites, together with proposed phasing are set out in Appendices 1 - 4. This has been informed by the site effectiveness questionnaire issued to all parties as part of the "call for sites" exercise and the housing land model prepared by the council on an annual basis which is informed by dialogue with the house building industry.

Generous housing land supply

3.52 In preparing the LDP, the council is also required to have regard to national planning policy as set out in SPP and Planning Advice Note 2/2010. These documents require local authorities to provide a generous housing land supply to meet housing need across all tenures and to maintain at all times a five year effective supply of housing land. LDPs are required to allocate land on a range of sites which are effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times. "Effective" means that sites are free, or expected to be free, of development constraints in the period under consideration, and will therefore be available for the construction of housing.

3.53 The LDP cannot guarantee that all sites will come forward. To achieve a five year effective supply at all times may result in more sites being required to be identified in the LDP for development i.e. the supply can be identified in accordance with Scottish Government policy and current definitions of effectiveness set out in Planning Advice Note 2/2010, but there may be factors outwith the council's control such as the economic climate, which limit deliverability. However, delivery of sites will be incumbent upon the availability of infrastructure. Where there is an infrastructure constraint this will require to be addressed by the development industry in the first instance.

3.54 The council will need to consider the scale and location of allocations that will be needed to ensure that the housing land supply is sufficiently generous and provides an effective five year supply at all times across the plan period. This may mean exceeding the allocations currently set out in the SDP. There could also be merit in removing some long term constrained housing sites and replacing them with new housing sites which are effective or at least more capable of becoming effective during the plan period. It will also need to set out requirements for affordable housing provision.

Monitoring and maintaining the housing land supply

3.55 To inform housing land requirements, the council undertakes an annual audit of housing land supply which is agreed with the house building industry. The draft Supplementary Guidance for the SDP has had regard to this and has used the 2012 Audit as a baseline for calculating housing land supply and requirements. That baseline indicates that of the 18,010 houses required for West Lothian to 2024, some 22,847 units are recorded in the established housing land supply at 2012. However, 37% of this is constrained (8,566 houses) and a significant proportion is on large sites, principally the core development areas. One of the functions of the LDP is to re-assess the extent to which the sites comprising the SDP requirement remain capable of delivering house completions by 2024.

3.56 To provide a generous housing land supply, provide local flexibility for the LDP, and to maintain a five year effective supply at all times, the MIR identifies housing land options for the LDP. These are set out in Appendices 3 and 4.

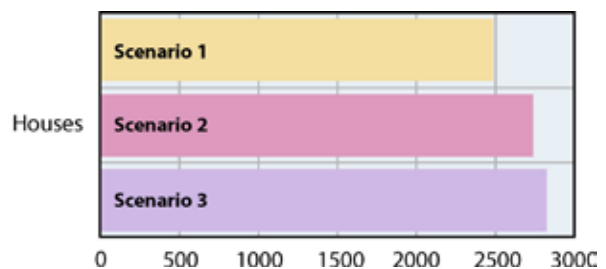
3.57 The rate of new house building in West Lothian has been increasing in recent years following a period of decline as a result of the economic recession and the complexity and high infrastructure costs, in particular additional school capacity, involved in bringing forward large housing sites in the CDAs. The CDAs are now delivering completions. There is an opportunity through the preparation of the LDP to continue to support delivery of the CDAs whilst bringing forward a small number of new housing sites that will complement the existing development strategy, make it more robust and assist in delivery of increased house building rates. There is also an opportunity to provide for some future proofing of the plan and looking beyond the period to 2024. This will ensure that the LDP meets requirements for the period 10 years from the predicted year of adoption (2016). To meet SDP requirements the level of house completions will, however, require to go well above recent rates of housing completions. The MIR sets out three scenarios to provide for housing requirements.

Housing Land Options for the LDP

- Scenario 1** plan for a total of 24,977 houses which represents 2,130 units above the base supply. This would meet SDP requirements in full.
- Scenario 2** plan for a total of 25,447 houses which represents 2,600 houses above the base supply. This will provide greater flexibility than scenario 1.
- Scenario 3** plan for a total of 26,347 houses which represents 3,500 houses above the base supply. This scenario will provide greater flexibility than scenarios 1 and 2.

These scenarios are also illustrated in Figure 12.

Figure 12 - Comparing Housing Land Options for the LDP



3.58 Scenario 3 is recommended as it may improve the prospects for achieving a five year effective supply, will widen the choice of housing sites, help to ensure that the supply is generous, will maximise opportunities for regeneration, will help to make the existing development strategy more robust and deliverable and will ensure that the council continues to take a long term view when considering its development strategy and that it is not held to “planning by appeal” on unallocated housing sites that will undermine the strategy.

3.60 However, the five year effective land supply can only be maintained by the development industry delivering the number of houses required and providing the associated level of infrastructure to support development. Allocating additional sites does not in itself allow for the five year effective supply to be maintained. The risk in allocating land therefore beyond SDP requirements is that there will be an increased supply but no guarantee that it will be delivered placing further pressure on infrastructure and introducing development sites which will be non-

effective as a result of infrastructure constraints and the failure of the development industry to deliver. Scenario 3 is only supported if the council can be satisfied that the infrastructure requirements required to support development can be delivered.

3.61 Scenario 3 should not be taken as suggesting that all of the development proposed is to be delivered in the period 2009-2024. The increased allocation above SDP requirements allows for an element of future proofing and development into the period 2024-2032, achieved by increasing capacity at Winchburgh and Heartlands, Whitburn.

3.62 Sites proposed for allocation in order to deliver the requirements are listed in Appendix 2 with further details provided in the settlement statements. A mix of brownfield and greenfield release will be required and includes additional housing within established allocations at Whitburn and Winchburgh to be carried forward from the adopted *West Lothian Local Plan*. These are proposed to meet longer term requirements to 2024 and will assist the council and landowners

to plan on a long term basis and make the existing development strategy more robust by improving viability. This is especially important at Winchburgh given proposals to locate two new secondary schools here within the CDA. The settlements proposed for the largest amount of housing growth in the preferred spatial strategy are Broxburn/Uphall, Dechmont, Linlithgow, Livingston, Whitburn and Winchburgh.

Maintaining the Five Year Effective Housing Land Supply

3.63 The SDP seeks to ensure that South East Scotland plays a leading role in the recovery of the Scottish economy and recognises the importance that house building and the construction industry has to play. The SDP also highlights the need for flexibility on housing land and Policy 6 requires each planning authority in the SESplan area to maintain a five year effective housing supply at all times. The scale of this supply is to be derived from the housing requirements for each LDP area identified through the supplementary guidance for housing.



Preferred Strategy

The council's preferred strategy is scenario 3 to provide for more housing than the minimum required by the supplementary guidance required to support the SDP and the LDP should allocate housing land for an additional 3,500 houses above existing committed development. This would result in a level of development beyond requirements set out in the housing supplementary guidance to support the SDP. However, this scenario is only preferred if the council can be satisfied that the infrastructure required to support this scale of development can be delivered in full and also in recognition that it is not anticipated that this increased allowance will be delivered by 2024 but is there to allow for the delivery of development into the period 2024-2032.

This recognises that the strategy in the existing adopted local plan is reliant to some extent on a limited number of large, complex sites with high infrastructure costs being brought forward. It is now considered that a range of smaller housing sites, in various locations across West Lothian, is needed in order to provide for greater choice and effectiveness of sites, introduce local flexibility for the LDP and to ensure that a generous housing land supply is available, providing as a minimum, an effective five year housing land supply at all times, as required by SPP.

There is also a need to sustain the momentum built up in some of the existing large housing growth areas and make sure that these developments are viable going forward. Modest additional allocations in some of these areas will provide a degree of future proofing of the plan and help meet part of the need and demand for housing beyond the end of the plan period. Much of the existing housing land supply in core development areas and elsewhere will not be built out within the plan period and allocating additional housing sites in these areas through the LDP will help to maintain investor confidence and inform investment planning.

The allocation required by the draft supplementary guidance prepared by SESplan of 2,130 new houses beyond existing allocations of 22,847 units provides for a total of 24,977 units over the period 2012-2024.

By contrast, the preferred strategy proposes 26,347 houses which provides 3,500 houses above the base supply houses which is an increase of around 15% above the base supply.

This scale of housing allocation will reduce the risk of the LDP development strategy not being successful and is justified on the basis of:

- the need to maintain a five year supply of effective housing land at all times as required by Scottish Government planning policy;
- the need to ensure that there is a generous supply of housing land to accommodate the needs and demands of those seeking a house in West Lothian;
- the need to maintain West Lothian's attractiveness as an area which provides a range and choice of housing sites for those wishing to invest;
- linking the council's Economic Strategy to that of the housing market by providing a range and choice of house types suitable to indigenous and inward investors and the construction industry;
- providing for future affordable housing build programmes;
- continuing to redevelop appropriate brownfield sites;
- allowing the WLLP core development allocations and the strategic allocation at Heartlands, Whitburn to deliver over the long term whilst achieving the five year effective supply through the allocation of predominantly small to medium sized sites where requirements for infrastructure to assist delivery are less onerous on developers;
- allocating above 3,500 will generate the need for a 4th new secondary school which will be expensive to deliver in addition to existing infrastructure commitments;
- replacing allocations in the adopted *West Lothian Local Plan* which may no longer be supported by the site owners or due to reasons of development viability; and
- recognising that as the LDP progresses some housing sites may be delayed or may no longer come forward for a variety of reasons including unexpected development viability.

The preferred strategy is based around an aspiration for growth aimed at delivering sustainable economic prosperity and quality of life for communities in West Lothian and in particular building on the existing significant core development area allocations and strategic sites and will provide a broader range of housing sites.



Alternative Strategy 1

Alternative Strategy 1 reflects scenario 2 set out above and proposes that the LDP should allocate housing land for an additional 2,600 houses, above existing committed development. This would result in a level of development beyond SDP requirements set out in the draft supplementary guidance.

This proposes allocating land for 25,447 houses i.e. 2,600 houses above existing commitments to provide a housing land supply which is around 1.4% more than SDP requirements. This alternative strategy 1 is a variation on the preferred strategy but with a smaller increase in housing allocations above the minimum requirement in the SDP. Whilst Alternative Strategy 1 will provide more choice than Alternative Strategy 2 (see below) there is a risk that the housing supply will not be regarded as sufficiently generous and that an effective five year housing land supply will not be available at all times because existing large sites are taking longer to get underway and build out. This could mean that other sites not allocated for development could be promoted for development and receive planning permission contrary to the development plan. Where the five year land supply is not maintained this could leave the council open to planning by appeal.

Alternative Strategy 2

Alternative Strategy 2 reflects scenario 1 set out above and proposes that the LDP allocates housing land for an additional 2,130 houses above existing committed development. This would result in the requirement set out in the draft supplementary guidance being met but would not allow for any flexibility. A total of 24,977 houses, i.e. 2,130 houses above existing commitments, as required by the supplementary guidance for the SDP but with no flexibility allowance for additional development. This strategy represents a view that West Lothian should grow more slowly.

Whilst this alternative strategy may have certain attractions in terms of minimising impact on the environment and the need for additional infrastructure, it may mean that an effective five year housing land supply is not maintained at all times and could lead to relative economic decline whereby neighbouring authorities supporting higher growth scenarios, are better placed to take advantage of a potential economic upturn and recovery. Where the five year land supply is not maintained this could leave the council open to planning by appeal. All of these reasons require to be balanced against the need to secure sustainable well located development, protect important environmental assets and landscapes of West Lothian and to have regard to impacts on existing communities and existing and future infrastructure requirements which are likely to arise. This will allow the LDP to focus on improving the quality of our existing established communities, facilities and environment as opposed to being negative in terms of other authorities benefitting from an upturn and the issue of planning by appeal and review a potential increase in housing numbers in the next LDP if economic recovery has indeed taken place in the first plan period.

Question 15

Do you agree with the 'Preferred' strategy for housing growth in West Lothian?
If not, why not?

Question 16

Do you agree with 'Alternative Strategy 1' for housing growth in West Lothian?

If so, why?

Question 17

Do you agree with 'Alternative Strategy 2' for housing growth in West Lothian?

If so, why?

Question 18

Do you have another alternative strategy?
What is it and how would you make it work?

Question 19

How can the council maintain an effective five year housing land supply given the current economic climate?

New housing sites and design

3.64 The creation of sustainable places, and the protection and enhancement of our built and natural environments in the process, are specific 'National Outcomes' identified and championed by Scottish Government. It is high level recognition that the design and the build quality of our buildings and the spaces in between make a fundamentally important contribution to the overall quality of life.

3.65 Good design helps to maintain local character and visual identity and better design quality can assist social interaction, have a positive effect on physical and mental health, and promote a sense of local ownership, belonging and pride in neighbourhoods. At the same time, high environmental quality is an important component in attracting investment into an area and supports sustainable economic growth. An increasing number of developers are also recognising that higher quality development can help to maximise returns on their investment.

3.66 The importance of design and place-making in the planning process is set out in two key national policy statements, *Designing Places* (2008) and *Designing Streets* (2010). Scottish Planning Policy (SPP) also reaffirms the Scottish Government's intentions in respect of design and place-making. The terms of these documents are enshrined in the council's Residential Development Guide (2013) which

should be regarded as the council's definitive reference source on design and place making for prospective developers.

3.67 What this means in practice is that the general location of housing sites in the LDP will be made in accordance with the council's preferred spatial strategy (essentially development of the CDAs and Heartlands and sustaining and developing existing communities). Within this process, a detailed assessment of candidate sites will involve consideration of a number of criteria including the proximity to existing centres and associated facilities such as established commercial, retail and public transport services. Such factors are essential elements of creating residential environments which are accessible, functional and which whilst preserving existing natural and historic heritage, serve the needs of new residents.

3.68 An often cited, and sometimes valid criticism of some new residential developments has been their failure to satisfactorily respond to what is usually called the context of the site. Too many new developments are lacking in distinctiveness, and could, geographically, be just about anywhere. In going forward, the LDP will require developers to have thoroughly researched proposed development sites in order to identify the factors that influence the type and form of development that may be appropriate to the location. The design process must, above all else, be analysis based and it will be important to demonstrate that a proper analysis of the site and its surroundings has been undertaken and that the context has been understood and given due regard, together with all of the other detailed considerations contained in the SPGs. Such an approach has informed the site selection for the LDP.

3.69 To meet the development scenarios set out and implement the terms of national policy statements in terms of placemaking, there is a preference for many of the new housing sites to be small or medium in scale to allow them to come forward and to be completed quickly. Such sites will, however, require to contribute to infrastructure requirements, principally schools irrespective of their size. This approach will provide choice and a mix of housing sites.

3.70 As there is a need to ensure that a number of new sites can be delivered within the plan period, new housing allocations are directed, in the main, to those areas where there is infrastructure available or can be made available and contributes to the overall development strategy. For example, it is proposed that new development be promoted in and around Livingston given the town's sub-regional role and to maximise use of existing infrastructure.

3.71 Planning Advice Note 2/2010 defines marketable sites as sites which can be developed in the period under consideration, in this instance the 5 year LDP plan period. The challenge for the LDP is to balance aspirations of the development industry against the need to provide homes for West Lothian's population in locations where the infrastructure is or can be made available to accommodate development whilst having regard to the impact of development on the environment and the council's emerging strategies particularly the Regeneration Plan which seeks to make less advantaged communities more attractive to investors.

Preferred and Alternative Options - new housing sites

3.72 The preferred strategy would be accommodated through a series of housing land allocations as detailed in each of the settlement statements in Chapter 5 and summarised in Appendix 2. The settlement statements and associated maps indicate the council's preferred development allocations having regard to the site submissions made under the "call for sites" exercise, sites allocated in the adopted *West Lothian Local Plan* and which are delivering development, the comments received from key agencies on the suitability or otherwise of sites for development, views expressed by community councils and views expressed by other interested parties. Development sites have been identified in and around settlements to support the preferred development strategy for the plan area; to promote sustainable development locations; continue to support development in the CDAs; reflect availability of infrastructure; help address population decline; provide support for local services and shops; reverse declining school rolls and to provide opportunities for affordable housing development in areas of identified need.

3.73 In preparing the MIR, all existing housing sites in the Housing Land Audit/WLLP have been reviewed in relation to their impact on school capacity and other infrastructure and environmental constraints. It has been concluded that a small number of sites which are categorised as constrained should be removed from the development plan as there is little reasonable prospect of them delivering housing output during the period of the plan, details are contained within the settlement statements. This provides an opportunity to bring forward replacement sites which are effective or are capable of becoming effective during the plan period.

Preferred Option

The council's preferred option is that some housing sites allocated in the adopted *West Lothian Local Plan* and identified in Housing Land Audit 2012 are not included in the LDP. Details of sites are set out in the Settlement Statements accompanying the MIR.

Alternative Option

The council's alternative option is that all housing sites allocated in the adopted *West Lothian Local Plan* and identified in Housing Land Audit 2012 be included in the LDP.

Question 20

Do you agree with the 'Preferred' option for the removal of existing housing allocations from the development plan?
If not, why not?

Question 21

Do you agree with the 'Alternative' option for the removal of existing housing allocations from the development plan?
If not, why not?

Question 22

Do you have any other alternative options?
What are they and how would you make them work?



Core Development Areas and Strategic Allocations

Core Development Areas

3.74 Whilst it is recognised that small and medium sized housing sites are required to complement the existing range of large sites in Core Development Areas and elsewhere, the identified West Lothian housing need and demand will only be met if existing large scale housing growth areas are successful. The infrastructure burden in these larger developments is significant and there is a risk that these large developments will not progress beyond a certain stage. This could happen if an infrastructure constraint is reached and the cost of addressing the constraint is too costly, thus making future development unviable. At Winchburgh, for example, the scale of housing development is limited until a new non-denominational secondary school is provided and will be further limited in scale until a new motorway junction is provided. The onus will be on the development industry to develop a solution to address and remove this infrastructure constraint.

3.75 The Winchburgh CDA is central to the current development strategy as two new secondary schools are planned there to support the scale of committed housing growth already. Further, longer term, housing allocations are proposed at Winchburgh to improve development viability, maintain investor confidence and reduce the risk that development at Winchburgh will cease because there is insufficient value in the scheme to overcome infrastructure constraints. An additional 400 units are proposed. These are within the 3,500 additional units promoted in the preferred strategy. It is acknowledged that any increase in the number of housing units at

Winchburgh above the 3,450 already consented are unlikely to contribute to the housing requirement for the period up to 2024.

3.76 The Armadale CDA was the first to see a site start, principally at Southdale but further allocations are constrained because of school capacity issues. Development has commenced in the Livingston and Almond Valley CDA. Development has not yet started in the East Broxburn CDA.

Preferred Approach to the Core Development Areas

The council's 'Preferred' approach to the core development areas is to continue to support their delivery and allow for further longer term allocations at Winchburgh.

Alternative Approach to the Core Development Areas

The council's 'Alternative' approach is not to allow for any further development beyond that set out in approved master plans and the *West Lothian Local Plan*.

Question 23

Do you agree with the 'Preferred' approach to the core development areas?

If not, why not?

Question 24

Do you agree with the 'Alternative' approach to the core development areas?

If not, why not?

Question 25

Do you have any other alternative options?

What are they and how would you make them work?

Heartlands Whitburn

3.78 The council remains committed to the regeneration of Whitburn and the build out of the entire existing allocation at the Heartland of central Scotland. It is recognised, however, that the Heartlands site is physically capable of accommodating substantially more houses than the 2,000 which have been allocated in the adopted WLLP. The council intends to propose in the LDP that it will look favourably on the number of housing units at the existing Heartlands housing allocation being increased beyond 2,000, subject to any infrastructure constraints being fully resolved at the appropriate time. An additional 250 units will be supported for development. These are within the 3,600 additional units promoted in the preferred strategy. The level of supported development will be reviewed in the future having regard to infrastructure capacity. It is acknowledged that any increase in the number of housing units at Heartlands beyond 2,000 houses will not contribute to the housing requirement for the period up to 2024 as it is likely that these additional houses will not be built until after the plan period.

3.79 This flexible approach at Heartlands will provide an element of future proofing for the LDP and will provide the certainty that investors in this major brownfield regeneration project require for their longer term planning of the development.

Preferred Approach to Heartlands, Whitburn

The council's 'Preferred' approach to Heartlands, Whitburn is to look favourably on proposals for additional housing within the existing housing allocation, subject to infrastructure constraints being resolved.

Alternative Approach

The council's 'Alternative' approach is that the number of houses at "Heartlands" be restricted to 2,000.

Question 26

Do you agree with the 'Preferred' approach to Heartlands, Whitburn?

If not, why not?

Question 27

Do you agree with the 'Alternative' approach to Heartlands?

If not, why not?

Question 28

Do you have any other alternative options?

What are they and how would you make them work?





Linlithgow

3.80 Under the terms of the WLLP, Linlithgow is identified as an area of restraint reflecting the terms of previous development plans for the area and a long-standing recognition of the town's character and setting. A key issue for the LDP is whether or not the current policy approach should continue.

Background

3.81 The policy of restraint first developed as a direct response to the unprecedented physical expansion of Linlithgow/ Linlithgow Bridge during the 1970s and 1980s. The population increased dramatically from 6,500 in 1971 to around 12,500 when the *Linlithgow Area Local Plan* was adopted in 1994. For the purposes of comparison, the current population is 13,642 (2012) a 9.1% increase from 1994. A key issue for the LDP is whether or not the current policy approach should be continued into the LDP or altered.

3.82 The *Linlithgow Area Local Plan* of 1994 (LALP) identified a number of reasons why it was considered appropriate to restrain development in Linlithgow. These included:

- the desire to preserve Linlithgow's small scale character and to safeguard its attractive landscape setting;
- recognition that traffic congestion was both a physical and environmental problem for the town, adversely affecting the ambience of the High Street and thus eroding its attractiveness as a tourist destination;
- appreciation that car parking had become increasingly difficult to find and that deliveries to shops and other commercial premises were awkward;
- concern that further large scale development, or the incremental effect of a number of small scale developments, would materially and negatively impact on the environmental capacity of Linlithgow's town centre generally;
- concern that further unrestricted development could upset the balance between the town's population and the provision of service and community facilities; and
- an awareness of there being significant capacity issues with the local schools.

3.83 In 2009 the LALP was replaced by the WLLP. In accordance with the strategy set out in the *Edinburgh & the Lothians Structure Plan*, it continued to identify Linlithgow as an 'area of restraint', although the local plan did make some limited provision for infill and brownfield development opportunities since adoption of the WLLP. Paragraphs 6.30- 6.32 and policy HOU3 of the WLLP refer. Consequently, the council has pursued a policy of seeking to constrain new development in and around the town and to the north-west area of West Lothian.

3.84 Since the WLLP was adopted in 2009, the SDP has been approved by Scottish Ministers and it now identifies Linlithgow within the West Lothian Strategic Development Area. However, Policy 1A of the SDP sets out that it is for LDPs to consider if any areas of restraint should be identified. Consequently, this places an obligation on the council to review the reasons underpinning the original justification for Linlithgow being identified as an area of restraint.

Considerations for and against a change in policy approach

3.85 The demand for all types of housing in Linlithgow is high, reflective of its proximity to transport links and general ease of access to the wider central belt of Scotland. Almost all of the previously allocated housing sites in the 1994 and 2009 local plans were completed some time ago and even windfall and brownfield development opportunities are now limited. Over the period 2001/2012 a total of 307 houses were built in the town. This represents only 3.4% of the total number of completions across the whole of West Lothian.

3.86 Significantly, none of these developments has added to the supply of affordable housing. This is of particular concern since Linlithgow is identified in the council's *Local Housing Strategy 2012-2017* as an area of high demand for affordable housing and a Priority 1 area for investment. A site at Mill Road, Linlithgow has been identified for council house build. Significant provision of affordable housing in the town can only be provided if there is a release of greenfield land which may inevitably involve building on prime quality agricultural land.

3.87 In the 20 year intervening period, since the LALP was adopted, some factors have not changed significantly. Specifically:

- There remains long standing and recognised capacity issues on the local road network, and persistently high levels of car ownership do nothing to diminish this;
- The M9 is one of the key strategic roads in the area, but access to it remains partly constrained by virtue of the current junction configurations at Junction 3, Linlithgow where there are no west facing slips;
- Rail travel continues to grow exponentially, which is to be welcomed on the one hand, but which also brings with it an increased usage of Linlithgow railway station. Demands for more park and ride facilities, therefore, remain high, while so called 'opportunity sites' within the town centre and adjacent to the station are, somewhat inevitably, finite;
- There has been no formal change to the landscape designations affecting Linlithgow and north west West Lothian since adoption of the *West Lothian Local Plan* in 2009, and the protections afforded to the setting of the town remain unchanged for the time being. It is, however, the case that landscape designations for the whole of West Lothian have recently been reviewed through the Local Landscape Designation Review (LLDR) process. The draft LLDR has identified some areas adjacent to Linlithgow as meriting protection as candidate Special Landscape Areas (cSLAs). There are, however, other areas where it is suggested that no such designation is required, thus creating the potential for development.

3.88 At the same time, a number of initiatives have been undertaken which go some way towards addressing the issues identified as contributing to the policy of restraint. In particular:

- additional town centre car parking has been provided adjacent to Linlithgow Loch and automated crossings installed in the High Street rendering it a much safer and more pleasant environment for pedestrians. Further town centre parking is planned;



- more recently, since the WLLP was adopted, a new park and ride facility has been constructed at Edinburgh Road and is within walking distance of the rail station;
- Linlithgow Academy has been physically extended to provide additional capacity for a further 110 pupils. However, all this capacity is accounted for leaving no scope for additional growth until housing sites fall out of the development programme or secondary school capacity is provided elsewhere. Once a new non-denominational secondary school is built at Winchburgh, spare capacity is likely to emerge at Linlithgow Academy capable of supporting new housing development in the town during the medium to long term period of the LDP;
- constraints remain, however, at primary school level, notably at Low Port, Linlithgow Bridge and St Joseph's, although capacity is capable of being increased at the latter. Significant spare capacity is also available at Springfield Primary school where the school roll is in decline;
- it has been established that there are no known significant constraints in terms of waste water treatment and water supply or other utilities in the Linlithgow area;
- with regard to environmental constraints, air quality in Linlithgow High Street is now systematically monitored and there is a likelihood that an Air Quality Management Area (AQMA) could be declared if the levels of emissions, principally from traffic, continue

to increase. There is, however, the prospect of air quality concerns being addressed at a future date through the provision of new slip roads on the M9. These would have the effect of diverting some traffic off the High Street and directly onto the motorway network. The council will commission a study to ascertain the cumulative impact of any proposed development on the air quality within the town;

- The council's Roads and Transportation Service advise that the new M9 west facing slips could support some new development in the town with no appreciable detriment to the morning and evening peak periods of traffic movement and capacity through the town centre. They also advise that some growth could be supported without the need for slip roads, however, cumulative impact will require provision of the slips at some stage and as there is no public funding in place, a development-led solution is currently the only realistic way to secure that funding for the motorway slip road (as occurred at "Heartlands" new junction onto the M8) is safeguarded; and
- There have been substantial improvements in the provision of community facilities including the construction of a leisure centre/swimming pool and a major refurbishment of the Burgh Halls. County Buildings is also to be turned into a new Partnership Centre with some community use.

3.89 What is not in doubt is that there is a shortage of allocated housing sites and affordable housing and windfall opportunities in Linlithgow to meet the identified need, and a judgement requires to be made as to whether or not the LDP should adopt a more pro-development stance to meet some or all of the housing need and demand. Because Linlithgow is surrounded by prime quality agricultural land on all sides it is important to recognise that if a significant increase in the affordable housing stock is to be achieved in Linlithgow it is highly likely that development would need to take place on prime quality agricultural land. There may also be a case to apply higher rates of affordable housing provision in order to help meet the levels of demand in the town for this type of housing.

3.90 There is evidence to indicate that there is a degree of community support for at least some development in Linlithgow. This is evidenced in the "Vision for Linlithgow 2010 - 2030" prepared by the Linlithgow Civic Trust and submissions made by others to recent planning proposals for development in the town: lct.org.uk/docs_pix_2010/vision2.pdf

3.91 This evidence includes recognition that development may be supported on condition that there were benefits to the community in terms of new and improved community facilities, including enhanced health service facilities, that transport, traffic and education issues were addressed and an appropriate element of affordable housing was provided. Linlithgow and Linlithgow Bridge Community Council (March 2012) has intimated that it considers that a static planning policy for Linlithgow is no longer a valid option and that a holistic vision for the "necessary and inevitable development of Linlithgow and Linlithgow Bridge" is required and should be undertaken as a matter of urgency. There are, however, others in the community who remain opposed to development.

Conclusion

3.92 Having taken stock of the situation, the MIR proposes that land at Linlithgow should be released for development in order to address housing needs and demand and a number of brownfield development opportunities are identified. However, further housing development in Linlithgow can only proceed once secondary school capacity is available and it is therefore unlikely that land will be released before 2019 given education constraints.

3.93 Should the "Area of Restraint" status of Linlithgow be removed, a sequential approach to new development being supported in the town is proposed with the priority being given firstly to brownfield sites within the current settlement boundary, secondly greenfield infill sites within the current settlement boundary and, thereafter, greenfield release outside the current settlement boundary. Any release of greenfield land would also follow a sequential approach with preference given to those sites which are closest to the town centre, including the railway station, are within walking distance of catchment schools and are

acceptable in landscape and townscape terms. The LDP would require developers of greenfield options to demonstrate that development of their site would not prohibit development of a brownfield site within the town.

3.94 If it is subsequently found that infrastructure can become available and it can be demonstrated and evidenced that landscape quality and other environmental constraints had altered or could be ameliorated, the council will consult on whether or not development in the area (of an appropriate scale) could be justified and supported. The MIR, allied to the LDP, represents the first stage in this process.

3.95 The sequential approach would presume against the expansion of the town beyond its current limits except in circumstances where sites closer to the town centre are undeliverable, or cannot be delivered without causing environmental harm to the town, principally, but not exclusively, by way of visual impact, traffic congestion or air quality. These tests would, of course, also apply to sites beyond the current limit of the town. To inform future decisions on the town, the council is undertaking further transport analysis. This will help establish the likely impact of development options for the town and the mitigation required to ensure that impacts are acceptable. Further analysis is proposed to determine in more detail the transport implications arising from any future development and any requirements for mitigation and to investigate further air quality within the town. The outputs from this will inform the proposed LDP.

3.96 Given current infrastructure constraints it is unlikely that development would be delivered until a new secondary school is provided at Winchburgh.

3.97 Supplementary guidance will be prepared for developer contributions towards transport mitigation measures for the town should new development proceed. Supplementary guidance will also be required towards Linlithgow Academy.

Preferred approach

The council's 'Preferred' approach to Linlithgow is that the "area of restraint" be re-considered to allow for greenfield release of housing, employment and potential tourist related development. Should the area of restraint be removed, any development would be dependent upon the delivery of a new secondary school at Winchburgh and therefore would be focussed principally in latter plan period. Any land release would follow a sequential approach as set out in paragraph 3.93 above.

Alternative approach

The council's 'Alternative' approach to Linlithgow is that the "area of restraint" approach be maintained and that development be directed to brownfield opportunities within the existing settlement boundary in the first instance and thereafter greenfield release within the town.

Question 29

Should the definition of Linlithgow as an 'area of restraint' be removed, and if so, how should the town be developed in the future?

Should a sequential approach be applied to the release of land in and around Linlithgow to accommodate any new development?

Question 30

What alternatives are available in order to meet demand for housing (including affordable housing) and employment land opportunities in Linlithgow?

Question 31

Should land continue to be safeguarded for west facing slip roads on the M9 at Junction 3, Linlithgow? If so, should new development be promoted in Linlithgow to ensure that funding for these can be secured?



Deans South, Livingston: area for comprehensive re-development

3.98 The housing estate at Deans South, Livingston was one of the first housing estates built in Livingston and was transferred to West Lothian Council from Livingston Development Corporation in 1996 following a ballot of tenants. Under tenant's right to buy legislation, a number of houses were sold by Livingston Development Corporation and West Lothian Council. In 2004, the council became aware of significant structural problems with the houses at Deans South.

3.99 Since the problems first became apparent, the council has brought forward various initiatives to address the issues on the estate. By 2008, all tenants were re-housed. Some home owners have accepted offers from the council to buy their house and have moved on from the estate. Some of the houses have been demolished but a large number remain vacant and boarded up. In recent months, the council has made good progress in assembling land that will allow further blocks of houses to be demolished and the first phase of redevelopment to proceed.

3.100 The Deans South estate is an area where the council wishes to see a comprehensive redevelopment take place in order that the houses with structural problems can be replaced with modern houses and the vacant land re-used, thus creating a high quality place where people want to live. There is ongoing dialogue with the remaining owners in relation to resolving their housing circumstances. Funding has been made available by both the council and Scottish Government to provide a range of options for owners to move out of the estate and this includes shared equity options. It is estimated that the area could accommodate around 300 new homes.

Preferred approach

The council's 'Preferred' approach to the Deans South estate, Livingston, is that the area be identified for comprehensive redevelopment for approximately 300 new houses.

Alternative approach

The council's 'Alternative' approach to the Deans South estate, Livingston, is that the LDP should not identify the area for comprehensive redevelopment for approximately 300 new houses.

Question 32

Do you agree with the 'Preferred' approach for addressing the Deans South estate?
If not, why not?

Question 33

Do you agree with the 'Alternative' approach for addressing the Deans South estate?
If not, why not?

Question 34

Do you have any other alternative approaches?
What are these and how would you make it work?

Affordable housing

3.101 The council's programme to build new council houses to help address in part housing needs in West Lothian is ambitious. Phase one which is complete delivered 248 houses. Phase Two is underway and will deliver a further 545 new houses for rent on eight sites across West Lothian. The council's latest programme to build a further 1000 council houses is planned for completion in 2017 and will contribute to the housing land requirement for the plan area. The council's aspiration is to build new council housing in every council ward. At the same time Housing Associations continue to make a contribution to affordable housing provision.

3.102 Whilst acknowledging that the council's housing programme cannot address needs in full, it has contributed towards meeting requirements identified in the council's Local Housing Strategy and the Housing Needs and Demands Assessment and has been informed by council house waiting lists which are rising steadily.

The new build council housing programme will provide opportunities for sustainable housing and contribute to local employment and training opportunities.

3.103 As part of work on the West Lothian Local Housing Strategy, it has been estimated that a number of emerging households will not be able to afford market housing in West Lothian (based on a scenario of very modest growth). This, together with constraints on funding will inform decisions on the scale of housing which can be delivered and the type of housing required.

3.104 Current council policy in relation to the provision of affordable housing, as set out in the WLLP and approved supplementary planning guidance, requires developers of residential development sites to transfer fully serviced land capable of delivering 15% of the total site capacity as affordable housing to the council or other social housing provider or contribute via a commuted sum. Within CDAs, developers are expected to make an additional affordable housing contribution equating to 10% of fully complete affordable houses.

3.105 SPP states that local authorities may seek an affordable housing contribution from developers and suggests that the benchmark figure for affordable housing for each site should be 25% of the total number of houses, unless a different percentage is justified locally.

3.106 The SDP identifies a benchmark figure of 25% i.e. 25% of the total number of housing units per housing site should be provided as affordable. However, the SDP recognises that each local authority area has its own characteristics and variations in need and therefore allows for each to set out an appropriate approach to provision, compliant with SPP and taking into account council house waiting lists and HoNDA evidence.

3.107 Based on identification of priority needs, the council is considering revisions to its affordable housing policy. To assist in community regeneration, incentivise development, and promote more of a mix of housing, the council is considering a change to affordable housing requirements.

3.108 There is a particular problem in Linlithgow with a lack of affordable housing. Demand in Livingston is also high. To assist in addressing this, the council is considering increasing the affordable housing contributions for developments within Linlithgow and Livingston. Planning policy guidance will be reviewed and new guidance prepared where necessary to guide development requirements.

Preferred approach

The council's 'Preferred' approach to affordable housing is to review the terms of the current affordable housing policy and set this out in supplementary guidance.

Alternative approach

The council's 'Alternative' approach to affordable housing is to continue to implement existing policy.

Question 35

Do you agree with the 'Preferred' approach to affordable housing? If not, why not?

Question 36

Do you agree with the 'Alternative' approach to affordable housing? If not, why not?

Question 37

Do you have any other alternative approaches? What are they and how would you make them work?

Main Issue 4:

Infrastructure Requirements and Delivery

How can we ensure that new development in West Lothian makes best use of existing infrastructure?

How can we make sure that the cost of providing new infrastructure needed to support new development does not fall unduly on the tax payer?

How can we ensure that developer contribution costs are affordable and do not make the development of sites unviable?

3.109 Key infrastructure requirements for the LDP relate to education, transport (road and rail), and water supply and drainage. Also to be considered are energy (electricity and gas supply), provision of health services and Information Communication Technology (ICT) infrastructure, in particular superfast broadband.

3.110 The preferred strategy of the LDP identifies development opportunities requiring significant investment in infrastructure. There has been some progress in bringing this infrastructure forward (particularly to provide education capacity) however, further investment and commitment on the part of both the public and private sectors will be required to deliver the level of development anticipated over the plan period. Partnership working with the key infrastructure providers such as utility providers and Transport Scotland is crucial to delivery, as is securing appropriate levels of funding.

3.111 The overall scale of development proposed for West Lothian over the plan period will continue to place pressure on existing facilities which can only be addressed through appropriate forward planning and investment. The need to maintain a five year effective supply of housing land can only be achieved if infrastructure constraints are removed, specifically issues relating to education capacity.

3.112 A lack of infrastructure capacity and investment will impact on the delivery of development proposals. To address this there is a need to consider mechanisms to bring forward the delivery of key infrastructure projects to allow implementation of proposals within the development plan; to link to the investment and delivery programmes of infrastructure providers for example, Scottish Water and Transport Scotland; and a requirement for developer



contributions to help secure delivery. This will be achieved through ongoing dialogue and exchange of information and ideas with relevant parties.

3.113 To assist in delivery, the council has set up its own Local Infrastructure Fund (LIF) in order to help forward fund key infrastructure requirements to support development delivery. Key projects to benefit from the fund include school extensions which in the past has proved a major constraint to development delivery. Supplementary guidance for developer contributions to provide for infrastructure requirements will be prepared to support the development plan. This would cover areas such as transport infrastructure, schools and community facilities.

Education

3.114 A key issue for the LDP is education capacity. The school estate is pro-actively managed by the council to assist in the delivery of development. This informs requirements for school catchment reviews to support proposals in the development plan and requirements for extensions to existing schools and new build. The council has a programme of school catchment reviews but recognises that further catchment reviews may also be required to be brought forward to facilitate development.

3.115 In the absence of increased funding from the Scottish Government the onus of securing education provision to serve development falls to developer. The council is, however, working in partnership with developers, including securing contributions to funding through the West Lothian Local Infrastructure Fund to improve the school estate.

3.116 There are currently capacity issues at a number of schools both at primary and secondary school level. These have been addressed in part by new provision, extension to existing schools and catchment reviews. Notwithstanding improvements to the school estate over recent years, catchment reviews will continue to be promoted where this will help to free up school capacity. This will enable the council to continue to maximise its school capacities and minimise capital investments required to extend schools and build new schools.

3.117 Housing growth in certain locations will require further new or extended schools, facilitated by appropriate developer contributions. Some existing secondary schools may also require extension. The delivery of new secondary school infrastructure is crucial to delivery of the development strategy for West Lothian. The current WLLP requires the delivery of three new secondary schools to accommodate levels of development. This need will continue in order to deliver the level of housing required by the SDP. Delivery of these schools will assist in removing constraints on new housing development. A particular constraint is in the denominational secondary school sector. Developer contributions therefore will continue to be required towards school provision.

3.118 In addition to the provision of new secondary schools there will continue to be a requirement for new primary schools.

3.119 Supplementary guidance to support the council's education strategy will be required. Background information on education is found in the *Delivering Infrastructure in West Lothian* background paper.



Providing for community needs

3.120 Rapid expansion of the West Lothian area over recent years has put additional pressure on community infrastructure and in particular schools. There has been major investment in community facilities, particularly new and upgraded schools, open space and play facilities, new health facilities, council partnership centres in Bathgate, Broxburn and Fauldhouse and the Civic Centre in Livingston (shared with the courts and the police). A Partnership Centre is soon to be established in County Buildings, Linlithgow, and others are planned at Blackburn, East Calder and Winchburgh.

3.121 Ensuring that infrastructure keeps pace with growth has been a major challenge over recent years and will continue to be so over the LDP plan period. Whilst significant investment has taken place in transport, drainage, education, and health care infrastructure over the past 10 years, a number of problems and deficiencies remain.

3.122 To provide for community needs, further investment in infrastructure will be required but given continuing reductions in public sector budgets and private sector borrowing constraints these may be difficult to deliver. The council will update current supplementary guidance and developer contribution policies relating to infrastructure provision and prepare further supplementary guidance to support development delivery where required. This would include education, transport infrastructure and other community facilities such as cemeteries and the provision of public art. Some have already been reviewed and contributions reduced to help stimulate recovery, particularly in the house building sector.

Healthcare provision

3.124 In terms of healthcare, NHS Lothian has provided information on infrastructure capacity within their estate and where there may be requirements for additional provision should further development be proposed. There are presently issues at a local level with some of the local GP practices in terms of capacity and quality of premises. St John's Hospital, Livingston is the main general hospital serving West Lothian and beyond. St Michael's Hospital, Linlithgow operates as a community hospital and specialises in short term and respite care in addition to care for the elderly.

3.125 Although the development plan can allocate land for new health centres, and assist in joint working to provide new facilities, the delivery and implementation of new provision is ultimately dependent on business decisions of individual practices and those of the NHS and the Community Health Care Partnership.

3.126 Further new Partnership Centres are proposed for Blackburn, East Calder and Winchburgh and these may include health provision. The council will work with NHS Lothian to support the delivery a new health centre in Blackridge. A feasibility study to identify a location and funding programme for a new health centre in Linlithgow is proposed.

Sports facilities

3.127 Sport and recreation are important aspects of modern life and have increasingly important roles to play in the quality of life of residents in West Lothian as well as Scotland as a whole. The importance of sport and recreation are highlighted in the council's key outcomes set out earlier in this MIR and can contribute to improved quality of life. Community and sports facilities are generally well-provided for across the council area, and the issue over the coming years is likely to be maintaining the quality of these assets and services. There is a programme to improve sports facilities in West Lothian, informed by the council's indoor and outdoor Sports Facilities Strategies.

3.128 The issue of inappropriate off-road use by motor bikes and quad bikes of open spaces and other sites has been problematic over the last few years. The potential location for a small central facility has been identified to the west of Deans Industrial Estate, Livingston where previous permissions for this type of use have been granted. The council would support community organisations if they wished to pursue this site again with the landowner.

3.129 The Speedway facility at Armadale is a long established leisure facility. However, expansion of the town in recent years has seen the development of new residential areas in close proximity to the stadium. It has proved difficult to find an alternative site for the speedway facility and the temporary planning permission is due to expire in 2015.

How should the infrastructure required be funded?

3.130 Given the likely continuing financial pressures on public and private sectors, the funding and delivery of these improvements will not be easy. The council and other public sector partners will continue to use limited capital budgets as effectively as possible, and are looking at creative and innovative methods of funding such as Tax Increment Financing (TIF). However, in so far as the need is generated by new development, developer contributions will be critical, and the council will continue to promote a mixture of generic policies and supplementary guidance for certain types of infrastructure (e.g. education and open space), and bespoke guidance for specific sites, or items of infrastructure.

3.131 The strategic infrastructure improvements which the council proposes to identify and promote through the LDP are detailed in the settlement statements in Chapter 5. The Infrastructure Background Paper also provides further details on infrastructure provision and constraints.

Preferred approach

The council's 'Preferred' approach to infrastructure provision, in particular education provision, is to promote additional growth which can for the most part utilise existing infrastructure capacity, and minimise additional significant new infrastructure requirements over and above existing planned upgrades and requirements. Developer contributions will continue to be sought, the basis for which will be set out in a combination of generic and specific supplementary guidance. The council's preferred approach to infrastructure delivery is supported by Policy 9 of the SDP. The preferred approach is also to further develop funding mechanisms and supplementary guidance to assist in delivery.

Alternative approach

The council's 'Alternative' approach to infrastructure provision is not to promote growth particularly that which would require substantial investment in new infrastructure given the current limited ability of the development industry to deliver up-front funding for infrastructure projects. Such an approach, however, is unrealistic and contrary to national planning policy.

Question 38

Do you agree with the 'Preferred' approach to infrastructure provision?
If not, why not?

Question 39

Do you agree with the 'Alternative' approach to infrastructure provision?
If not, why not?

Question 40

Do you have any other alternative approaches?
What are they and how would you make them work?

Question 41

How can the level of infrastructure required to support the scale of development proposed be delivered?

Travel in and around West Lothian

3.132 Transport and land-use planning are inter-related and the extent of their integration has a significant influence on where people choose to live and work, where they shop and whether they are able to access services such as health and education. It also has important social aspects and its availability, or absence, influences the social make-up of communities, the ease and quality of social interactions, and people's health and quality of life.

3.133 In addition, good transport infrastructure and services are key to the competitiveness of West Lothian's economy by determining how materials and skilled staff get to businesses and their goods get to the market.

3.134 The LDP needs to contribute to the delivery of the Scottish Government's overarching transport and planning policy objectives as set out in Scottish Planning Policy (SPP), NPF2 (the proposed plan will require to take account of the updated SPP and NPF3 that were published in June 2014), Planning Advice Note 75 (PAN75) Planning for Transport, the National Transport Policy and other relevant documents including emerging guidance SCOTS National Roads Standards and Designing Streets, which marks a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. In addition, it has to take cognisance of and help to achieve the CO2 targets defined in the Climate Change (Scotland) Act 2009.

3.135 In order to balance the often conflicting demands of economic growth and reducing carbon emissions and other negative issues arising from transport, the LDP must prioritise development that reduces the need to travel, facilitates travel by public transport and movement of freight by rail or water, and provides a safe and convenient environment for walking and cycling. This approach is fully consistent with SPP. As such, the preferred approach is, where appropriate, to promote development on or very near existing public transport facilities or where there is potential for new facilities e.g. a new rail station at Winchburgh. This approach will help to sustain and improve services which in turn will become more attractive

alternatives to the private car. The Transport Background Paper to the MIR sets out transport interventions and phasing of delivery.

Delivering integration of development

3.136 It is now generally acknowledged that a 'predict and provide' approach to transport planning is no longer acceptable but, equally, that a lack of readily available alternatives to road transport means that a planning approach based entirely on sustainable and active travel is unrealistic in the short to medium term. A balanced approach is therefore needed to address capacity and other constraints in the existing transport network while laying the foundation for a more sustainable system in the future.

3.137 This aim would be achieved by applying a three-stage 'reduce-optimise-invest' approach. This approach, in collaboration with partners, would help to reduce the need for travel in the first instance, followed by an optimisation of the existing infrastructure before investing in new schemes. Priority would be given to measures that help to increase transport efficiency and reduce dependency on the private car rather than just increase the capacity of our road network. This would be achieved through a combination of better sustainable transport provision by giving priority to mass transport and fuel free/fuel efficient transport options and full integration of land-use and transport planning.

3.138 The LDP therefore needs to play a proactive role in addressing accessibility issues by ensuring that development, as far as possible, is only permitted in areas that are well served by sustainable and active travel infrastructure, particularly railway stations, or where such facilities can readily be provided at little or no cost to the council whilst having regard to other council strategies impacting on the preferred spatial strategy.

Road and rail

3.139 The accessibility of West Lothian within Central Scotland, by road and rail, is one of its key assets. Both modes of transport have been improved significantly over the last 15 years. However, the strategic and local road network is subject to some constraints and experiences capacity problems in various key locations at peak times. These problems will be exacerbated by traffic growth and new development over the period of the plan. At the same time, there is a continuing need to curb transport related greenhouse gas emissions and address increasing air quality issues by reducing travel by private car and promoting the use of sustainable forms of transport. Addressing these challenges is fundamental to promoting sustainable economic growth and creating better quality living environments. Options for addressing capacity issues may be considered under three broad categories:

- Increasing the efficiency of the network through traffic management;
- Managing/reducing demand through promoting sustainable transport measures; and
- Building and widening roads to create more capacity.

3.140 Although priority will be given to sustainable transport modes such as bus and rail, an increase in the capacity of the road network in key locations will also be required if both housing and employment growth are to be accommodated, and so a mix of all three approaches will be used.

3.141 Reducing the need to travel and promoting the use of sustainable modes of transport are key principles underpinning the spatial strategy of the SDP. Policy 8 of the SDP sets out policy guidance for LDPs with which they will be required to accord.

3.142 Meeting the identified overall level of housing need and economic growth aspirations will have implications for the transport network. The road network is already heavily constrained and some strategic stretches and junctions will come under further pressure even without any further development. Travel demands resulting from new development should be met, as far as possible, by sustainable forms of transport including public transport and creating active travel links, such as footpaths and cycleways to adjacent facilities and between communities.

3.143 To address network constraints, development will, in the first instance, be guided to areas that are capable of being well served by public transport and that are accessible by foot and cycle to reduce the need to travel by private car. This approach also supports the council's health strategy related aim to have more people walking and cycling. To support this, the council would seek to develop more safe walking routes and cycle paths and promote and support cycling and walking activities.

3.144 The SDP requires that the council, in collaboration with Transport Scotland and SEStran, support and promote the development of a sustainable transport network. To achieve this the LDP will be required to ensure that major development is directed to locations that support, or have the potential to support, travel by public transport, foot and cycle; that it minimises the generation of additional car traffic, including through the application of mode share targets and car parking standards that relate to public transport accessibility; and that the density and type of development is related to public transport accessibility.

3.145 The SDP has had regard to the wider Regional Transport Strategy (RTS) for south east Scotland. This identifies key developments including the continued safeguard of western slip roads at Junction 3 on the M9 at Linlithgow and a new four way junction at Winchburgh. Negotiations are also ongoing with the Scottish Government and Falkirk Council to secure the required finances to implement the long established 'missing link' between the M8 and M9 via the A801, across the Avon Gorge into Falkirk. This is a strategic project identified in NPF2 and has been engineered and designed. An additional motorway junction on the M8 at Polkemmet, Whitburn (Junction 4a) opened in September 2013. Whilst accessibility to the motorway network is good, there are certain key junctions on the M9 and M8 that are constrained, principally Newbridge. Key infrastructure projects are set out in the Action Programme for the SDP and are identified in the *Transport* background paper.



3.146 Due to its location in the Scottish Central Belt, West Lothian is well served by three railway lines and a number of major roads including two motorways the M8 and M9. East-west connectivity is generally good by rail, road, bus and even bicycle. However, connectivity for all modes of transport is poor between the areas north of the Bathgate Hills and the main centres of population and employment around Bathgate, Livingston and Uphall/Broxburn. There is also a general shortage of safe and convenient cycle and pedestrian routes between and within most towns in West Lothian. The exception is Livingston with its comprehensive network of traffic-free paths as part of the greenways and along some main road corridors such as the A89.

Trends and transport interventions

3.147 Generally, there has been a reduction in the amount of car travel in Scotland and West Lothian since the start of the economic downturn in 2008/09. It is unclear whether, in light of the weak economy and increasing fuel cost, this trend will continue. If it does, the need for additional road capacity may be less than anticipated in the RTS and the current Local Plan. The latest traffic forecast figures and trends have been included in modelling work to support the MIR.

3.148 For the time being, there continues to be pressure on some sections of the network and particularly on urban routes through historic town centres such as Broxburn, Linlithgow, Uphall and West Calder due in part to their existing layouts and the lack of suitable alternative routes. Further development in some locations may therefore have a detrimental impact on the local road network and certain junctions, particularly at peak times unless appropriate mitigation measures are implemented.

3.149 There will still be a requirement to remove some of the bottlenecks in the network and provide additional infrastructure, particularly for sustainable and active travel. In the longer term, this approach will allow the council to shift emphasis away from addressing road network capacity issues and to focus predominantly on sustainable transport measures.

3.150 Currently, the council seeks to complete a number of strategic projects that are identified in the RTS for South East Scotland and/or the Strategic Transport Projects Review (STPR). While most of these committed schemes are likely to go ahead, there will be a need to revisit some of the previously identified interventions to ascertain whether they are still required, their timescale for implementation and how they would support the LDP.

3.151 More detail on existing and anticipated network constraints and required transport interventions can be found in the Transport background paper. The Action Programme in support of the SDP contains details of strategic transport projects. Supplementary guidance may be required to address transportation requirements arising from the development plan strategy.

3.152 In identifying preferred allocations for development, the council has had regard to the proximity of sites to existing public transport nodes such as rail stations and bus routes, and emerging improvement schemes on the road and rail network, largely associated with delivery of the core development areas.

3.153 The Edinburgh Glasgow Improvement Project (EGIP) (transportscotland.gov.uk/rail/rail-improvements/EGIP) will bring some rail service improvements to West Lothian through the electrification of routes in the area as well as the upgrade of the Edinburgh to Glasgow Queen Street route which serves Livingston North Station. However, Scottish Government announcements in 2012 on the electrification of the Edinburgh/Glasgow route may have an impact on the ability to deliver the proposed rail station at Winchburgh although preliminary timetable assessment work indicates a halt can be accommodated. The council remains committed to working with all relevant stakeholders to progress the case for a new rail station at Winchburgh.

High speed rail

3.154 In January 2013 the UK government announced detailed plans for extending the proposed High Speed 2 (HS2) rail link north from Birmingham to Manchester and Leeds. HS2 developments offer opportunities for new connections and services in West Lothian.

3.155 The Scottish Government has also announced consultation on new high speed rail routes within Scotland in advance of HS2. An improved Edinburgh to Glasgow service linked to HS2 south of the border has been mooted. It is possible that any route would travel through the southern section of West Lothian following the existing Kirknewton to Carstairs rail corridor although plans are unclear at present. Transport Scotland has announced proposals for the electrification of the Shotts line in 2019.

Walking and cycling

3.156 The West Lothian *Core Paths Plan* was adopted by the council on 17 December 2013. It is proposed that this plan forms supplementary guidance to the LDP. The most important of core routes, particularly those in and around towns and villages, have been included in the *Core Paths Plan* and they will take priority for maintenance and improvement as well as being protected from development or closure. The council and its partners will continue to promote and seek the implementation of a number of routes throughout West Lothian.

3.157 There is considerable overlap between the *Core Paths Plan* and the completion of strategic longer distance cycle networks and the provision of links to these routes from existing and proposed development areas. The council will continue to promote and seek the implementation, with partners, of cycle path routes and links.

3.158 The council will seek to improve access for cycling to and within all urban areas. As part of the preferred approach the council is keen to identify important cycle route linkages which will become the local transport routes of the future to ensure that new development integrates such routes and does not block them.

3.159 In terms of local walking routes the council is keen to reinforce the role of local transport hubs by reinforcing existing walking routes to them within a 15 minute walk. The council would support new routes for both pedestrian and cycle links - combined where space provides or as separate routes - for new developments close to these hubs and to support longer-term sustainable transport aims.



Preferred approach

The council's 'Preferred' approach to promoting access to/from/within West Lothian is to address outstanding constraints in the strategic and local road network which are essential to accommodate community growth and in particular economic and housing growth and tackle existing traffic issues whilst promoting sustainable transport measures on an incremental basis in conjunction with new development, and as resources allow. Within this, the preferred approach is to promote development on or very near to existing public transport facilities or where there is potential for new facilities. This approach will help to sustain and improve services which in turn will become more attractive alternatives to the private car.

Alternative approach

The council's 'Alternative' approach to promoting access to/from/within West Lothian is to shift emphasis away from addressing road network issues to focus exclusively on sustainable transport measures, however, this is not considered a reasonable alternative given the commitment to strategic road improvements through NPF2, the SDP and the need to accommodate existing committed development across West Lothian.

Given physical, policy and resource constraints, it is not considered that there are any other reasonable alternatives to the preferred approach.

Question 42

Do you agree with the 'Preferred' approach to promoting access to/from/within West Lothian?
If not, why not?

Question 43

Do you agree that the council should continue to work towards the provision of a new rail station at Winchburgh?
If not, why not?

Question 44

Do you have any other alternative approaches?
What are they and how would you make them work?



Main Issue 5: Town Centres and Retailing

What do we need to do to promote and sustain our traditional town centres in West Lothian and consolidate the sub-regional centre at Almondvale, Livingston?

3.160 West Lothian has a well-established hierarchy of town, district and local neighbourhood centres which has provided a robust basis for retail planning.

3.161 These town centres and local neighbourhood centres are at the heart of the area's communities, providing a focus for economic activity and growth, a sustainable and accessible location for employment and services, and a night-time economy and an expression of civic identity and pride. They play a key role in shaping the area's sense of place and contributing to the West Lothian economy. The current development plan endorses the traditional hierarchy.

3.162 Policy 3 of the SDP requires that the LDP identify, support and promote the network of retail centres within the area and clearly define their roles and that a sequential approach be taken to the selection of sites for new retail and commercial leisure proposals. This approach will be confirmed through appropriate policies to be taken forward in the LDP, for example public realm design guides. Also to be considered will be changes to current town centre boundaries for Armadale, Bathgate, Broxburn, Linlithgow, Livingston and Whitburn to reflect changing aspirations and recent developments within and adjacent to these town centres and consolidating the council's overall approach to town centres and local neighbourhood centres by rationalising and adding to the existing hierarchy.

3.163 West Lothian has five traditional town centres - Armadale, Bathgate, Broxburn/Uphall, Linlithgow and Whitburn. The council has approved public realm design guides for all these centres with the exception of Linlithgow. The guide establishes a framework for public realm investment and the basis for the town centre improvement works. A design guide for Linlithgow is to be prepared. In addition, Livingston is the primary shopping centre within West Lothian - 'The Centre' at Almondvale providing for wider shopping needs, whilst neighbourhood centres provide for more local needs. Bathgate town centre is a Business Improvement District (BID). The smaller settlements are served by local shops.

3.164 Identifying, supporting and promoting the network of town centres, including appropriate opportunities for their improvement, links to the green network and any new retail provision which may be required in the area will be a key aspect of the emerging LDP strategy. West Lothian's retail hierarchy is set out in Figure 15.

3.165 Blackburn and West Calder will be considered as being traditional town centres due to their size and range of facilities as opposed to local neighbourhood centres as currently identified in the WLLP. Local neighbourhood centres will also be considered for areas outwith town centres in some settlements, for example at Wester Inch and Boghall in Bathgate and at Calderwood. Given the scale of housing development already planned at Winchburgh, the approved master plan for the Winchburgh expansion safeguards land for the creation of a new town centre and this will be recognised in the LDP.



Figure 15 - West Lothian's Existing Retail Hierarchy

Type	Centre	Function
Sub Regional Centre	Almondvale, Livingston	Serves council-wide catchment and beyond as sub regional centre to the Lothians in terms of comparison and convenience shopping. Major visitor destination and includes the Civic Centre. Provides an extensive range of shops services, leisure activities and community facilities. Contains West Lothian's main bus interchange.
Traditional Town Centres	Armadale, Bathgate, Broxburn Linlithgow and Whitburn	Serves the larger towns in terms of main food shopping, limited comparison shopping and services. Provides a reasonable range of local shops, services and community facilities.
Local Neighbourhood Centres	Blackburn, Boghall, East Calder, Fauldhouse, Livingston (Carmondean, Deans, Dedridge, Murieston, Murieston South, Craigshill, Howden, Ladywell Knightsridge), Mid Calder, Uphall and West Calder, NOTE further local neighbourhood centres will be provided in major new housing developments and identified in master plans i.e. Heartlands, Whitburn and the CDAs.	Serve the smaller towns, villages and suburbs of larger towns in terms of top-up shopping and limited local services. In larger catchments may be anchored by larger retail store serving proportion of main shopping needs.
Commercial Centres	Linlithgow Bridge Retail Park	Provides out-of-centre focus for household shopping and leisure complementary to Linlithgow Town Centre.

Figure 16 - Proposed New Town Centres and Local Centres

Proposed Town Centres	Winchburgh	Proposed as part of CDA approved master plan.
Proposed Local Centres	Livingston Village	Proposed to reflect existing development

Support for town centres

3.166 The council is committed to further improve town centres through its capital programme and utilising funds secured from developers. The council remains committed to working in partnership with town centre management groups. There are active town centre management groups in Bathgate, Broxburn/Uphall, Linlithgow and Whitburn.

3.167 In November 2008 the council published a [Retail Capacity Study](#), which sets the context for convenience retail provision within West Lothian for the next twenty years and is the starting point for judgements of retail capacity, i.e. it will inform both development plan policy and Development Management decisions on retail planning applications.

3.168 The council has agreed that levels of convenience retail expenditure within the catchment areas outwith Almondvale (Livingston), should be set at 80% for Bathgate and Linlithgow and 70% for other catchments. This would provide for maximum floor space to assist in the retention of convenience retail expenditure within the area and allow for a fairer distribution of spend within those centres outwith Livingston. This approach will assist in reducing leakage in expenditure from communities and will reduce the need to travel for food shopping.

3.169 In July 2013 the Scottish Government published a report by the National Review of Town Centres External Advisory Group entitled [Community and Enterprise in Scotland's Town Centres](#). The report included a number of recommendations to re-focus on town centres as a "town centre first" principle, which would mean public bodies looking at how they can support town centres before considering development elsewhere. The council is supportive of the broad principles set out in the report to encourage greater activity within town centres and re-focus development opportunities within these locations.

3.170 To assist in this, the council proposes to remove current policy restrictions operating in parts of Bathgate and Linlithgow town centres which relate to change of use from retail (class 1) to financial and professional use (class 2). This is in order to broaden the range of uses that are acceptable here and minimise the risk of town centre premises being empty for long periods of time. It is also proposed to support the introduction of residential use on the upper floor of commercial premises, helping to reinvigorate and diversify town centres and, at the same time, creating an additional income stream to support their viability. Residential use on first floors will only be supported however, where this does not prejudice the operation of existing businesses at ground floor level and school capacity is available to support development.

Villages Improvement Fund

3.171 The council has identified twenty six villages set to benefit from a Villages Improvement Fund over the next five years. The principle aims of the initiative are to improve the village environment and create opportunities for local employment and training. The Village Improvement Fund complements the council's capital programme for traditional town centres. Two main work streams are involved – a shop frontage/shop improvement scheme and small scale village improvements and initiatives which include physical improvements to the streetscape and investment in community provision i.e. projects that engage and support young people and investment in community facilities. This initiative will assist in creating an attractive environment in which to promote community and economic development at a local level.



Preferred approach

The council's 'Preferred' approach to town centre retail provision in West Lothian is to:

- sustain and improve town centres by applying the sequential approach to proposals for retail and leisure development;
- reduce leakage from some areas in accordance with the council's Retail Capacity Study;
- facilitate the creation of a new town centre in Winchburgh;
- safeguard existing and promote new local neighbourhood centres: and
- bring about village and town centre improvements by highlighting development opportunities, supporting the development of brownfield sites, implementing improvements through the capital plan and, where appropriate, securing developer contributions.

The preferred approach includes removing retail policy restrictions currently in place in Bathgate and Linlithgow town centres to allow for a broader range of uses which will support the take up of empty units. In addition, initiatives to support and promote development above shops will be encouraged, subject to availability of infrastructure and to the operation of existing business premises not being unduly prejudiced.

Alternative approach

The 'Alternative' approach is to:

- sustain and improve town centres by applying the sequential approach to proposals for retail and leisure development;
- reduce leakage from some areas in accordance with the council's Retail Capacity Study;
- facilitate the creation of a new town centre in Winchburgh;
- safeguard existing and promote new local neighbourhood centres: and
- bring about village and town centre improvements by highlighting development opportunities, supporting the development of brownfield sites, implementing improvements through the capital plan and, where appropriate, securing developer contributions.

This approach excludes removing current retail policy restrictions in place in Bathgate and Linlithgow town centres.

Question 45

Do you agree that the 'Preferred' approach to town centres and retail provision in West Lothian is appropriate? If not, why not?

Question 46

Do you agree with the 'Alternative' approach to town centres and retail provision in West Lothian? If not, why not?

Question 47

Do you have an alternative approach? What is it and how would you make it work?

Main Issue 6: The Natural and Historic Environment

How can planning policy promote sustainable patterns of development to protect our valued landscapes, built and cultural heritage and create a green network across West Lothian?

Landscape and the natural environment

Landscape approach and designations

3.172 The West Lothian local countryside designations of Areas of Great Landscape Value, Areas of Special Landscape Control, Areas of Special Agricultural Importance and countryside belt have been key planning policy mechanisms in the area for a significant number of years. They have helped to maintain the separate identity and landscape setting of settlements, encourage regeneration, manage urban growth and protect important areas of local biodiversity, countryside, woodland and open space. These have grown and evolved into a series of 'green areas' separating the main communities. There are currently six Areas of Great Landscape Value (AGLV) and six Areas of Special Landscape Control (ASLC). Three areas of countryside belt around Livingston and between Bathgate/Whitburn and Winchburgh/Broxburn have been identified, with 2 areas of special agricultural importance in the east sector of the district. There are no National Scenic Areas in West Lothian.

3.173 West Lothian does not have any nationally designated landscapes, but landscape quality is nonetheless important to the setting of settlements, and to the area's image and identity. The current approach to landscape protection is based on a general policy requiring a case by case landscape and visual assessment for significant proposals, with AGLVs designated to protect locally and regionally important landscapes.

3.174 Landscape character assessments covering West Lothian were last carried out in the 1990s and published by Scottish Natural Heritage in the Lothian Landscape Character Assessment, 1998. The landscape character assessment has recently been updated and supercedes the 1998 assessment. Landscape Character Assessments are not landscape designations but provide descriptions of the special qualities of different landscape types.

3.175 To determine the continuing appropriateness of current landscape designations and to meet the terms of national policy, the council has undertaken a 'Local Landscape Designation Review' (LLDR). The council intends to use this work to review existing landscape designations and provide further landscape information to assist in the identification of development opportunities which will inform the terms of the LDP. The review of landscape designations is consistent with the terms of SDP policy 13 and will in turn inform opportunities to contribute to the development and extension of landscape components of the West Lothian green network, in accord with SDP policy 11.

3.176 The output from this review will inform the LDP and future decisions on planning applications and assist in place-making. The LLDR will also support the aim of the council's Renewables Strategy to develop data to inform future decisions on renewable technology installations. A review of local landscape designations within West Lothian will therefore establish an important baseline study to guide future landscape designation and land usage across the council area. The Landscape Character Assessment has been linked to the Landscape Designation Review to form a background paper to the LDP and provides further details of the proposed approach to landscape protection in West Lothian. The draft LLDR, once approved, will be taken forward as supplementary guidance.

3.177 It is likely that designations protecting countryside from development which is not related to agriculture, forestry or other types of development which does not merit a rural location will remain and thereby such designations will continue as relevant planning tools. The purpose of these designations is complementary to the preferred vision which emphasises the importance of maintaining the identity and individual character of communities within West Lothian.

3.178 Where possible the development strategy will focus on the development of brownfield land. However, there will be a need to release greenfield sites to accommodate development. The draft LLDR is one of a number of factors which will inform the identification of sites in the LDP. The landscape designations confirmed will be informed by consultation on the draft LLDR and the wider development strategy promoted in the LDP.

3.179 It is likely that during the life of the LDP there will be further pressure for wind turbines, wind farms and other renewable technologies which could have significant landscape and visual impacts. The council is preparing Supplementary Guidance for wind energy developments: Spatial Framework and Assessment Criteria for on-Shore Wind Energy in West Lothian which has been informed by the Landscape Capacity Study for Wind Energy Development in West Lothian. In addition, the council will be preparing planning guidance on micro-renewables. Main Issue 7 deals with renewable energy issues.

Preferred approach

The council's 'Preferred' approach to the West Lothian natural environment is to direct development to appropriate brownfield sites within settlements in the first instance but also to bring forward the release of greenfield sites in sustainable locations where there are no alternatives in order to meet strategic requirements. When considering greenfield release the council will have regard to the LLDR and other relevant factors, particularly sustainability but also issues of townscape and settlement coalescence. This may allow for some release of new development sites on the edge of settlements, thereby maximising use of existing infrastructure, whilst protecting visual amenity and the biodiversity value of the countryside and preventing coalescence of settlements.

In some instances it may be necessary to extend countryside and landscape designations to protect the purposes for which the land was designated be it landscape value, landscape character and landscape enhancement, buffers to coalescence of settlements, protection of prime quality agricultural land and historic gardens and designed landscapes in West Lothian.

Alternative approach

The 'Alternative' approach to the West Lothian natural environment and landscapes is to focus less on brownfield land and allow parts of designated areas to be released for housing or employment development.

Question 48

Do you agree with the 'Preferred' approach to the natural environment in West Lothian?

If not, why not?

Question 49

Do you agree with the 'Alternative' approach to the natural environment in West Lothian?

If not, why not?

Question 50

Do you have an alternative approach?

What is it and how would you make it work?

Preferred approach

The council's 'Preferred' approach to landscape designations is to reduce the number of landscape designations in order to reflect the findings of the Local Landscape Designation Review and identify candidate Special Landscape Areas (cSLA). Special Landscape Areas will replace AGLVs and Areas of Special Landscape Control. This approach is in accord with best practice and guidance prepared by Scottish Natural Heritage and Scottish Government.

Alternative approach

The council's 'Alternative' approach to landscape designations is to continue with the current approach, relying on existing policies and designations. This would not achieve the goal of updating and simplifying landscape designations in accordance with current best practice and national guidance.

Question 51

Do you agree with the 'Preferred' approach to landscape designations in West Lothian? If not, why not?

Question 52

Do you agree with the 'Alternative' approach to landscape designations in West Lothian? If not, why not?

Question 53

Do you have an alternative approach? What is it and how would you make it work?

Development in the countryside

3.180 Development in the countryside is currently carefully controlled to avoid sporadic development which would erode its character and amenity. Isolated development in the countryside also tends to be more car dependent. SPP advises that development plans should support opportunities for small scale housing development in rural areas in certain circumstances. West Lothian's rural areas are relatively accessible to the main urban centres, and new housing in the countryside may tend to be orientated to the urban areas for employment and services, without bringing any obvious benefits to existing rural communities. Nonetheless, housing in the countryside is permitted by the current local plan where it:

- is needed in connection with a rural economic activity;
- makes an exceptional contribution to the countryside and provides for the rehabilitation of brownfield land;
- involves the conversion or rehabilitation of existing rural buildings; or
- involves development of an infill site within an existing group of rural dwellings; or
- is supported by the council's Lowland Crofting policy.

3.181 The council's lowland crofting policy permits low density rural housing in certain circumstances in the west of West Lothian. As well as allowing for individual houses to be developed without any rural related business justification, the policy requires remaining farmland to be improved in terms of woodland planting, countryside access and biodiversity. This has led to 12 lowland crofting sites that have either been developed or are in the process of being developed as lowland crofts. The policy was formulated in the early 1990s at a time of significant economic and agricultural decline and has proved relatively successful. The proliferation of such sites and increased demand generally for development in the countryside, may, however be leading to a creeping and unacceptable suburbanisation of the countryside that remains in the west of West Lothian. A full assessment of the terms of this policy will be undertaken to inform the Proposed Plan. In the interim, it is proposed that this policy continue to be supported as part of the council's preferred approach to rural development in the west of West Lothian where environmental issues remain.



Preferred approach

The council's 'Preferred' approach to housing development in the countryside is to continue to support development in appropriate circumstances for example, sensitive redevelopment of steadings; limited enabling development to secure restoration of historic buildings or structures; and replacement of houses in a habitable condition. Existing Supplementary Guidance will be updated to clarify the circumstances in which development will be permitted, and the design standards expected. The current flexibility in policies on business and tourism development in the countryside will be maintained and it is proposed to carry forward the existing policy on 'very low density rural housing in the countryside' otherwise known as 'lowland crofting' but only in the west of West Lothian.

Alternative approach 1

The council's first 'Alternative' approach to housing development in the countryside is to allow relaxations to current policies, potentially by permitting more redevelopment of rural brownfield land for housing. However, this approach is inherently non-sustainable as it would result in development which is remote from services and could lead to a proliferation of undesirable, sporadic development in the countryside.

Alternative approach 2

The council's second 'Alternative' approach to housing development in the countryside is not to maintain the current policy approach. This would include a review of the current 'lowland crofting' policy.

Question 54

Is the 'Preferred' approach to housing development in the countryside appropriate? If not, why not?

Question 55

Do you agree with any of the 'Alternative' approaches to housing development in the countryside?

Question 56

Do you have an alternative approach? What is it and how would you make it work?

Business, tourism and recreational uses in the countryside

3.182 The council's current approach to business, tourism and recreation uses in the countryside is already very flexible, with allowance made for:

- Business uses which need a countryside location;
- Business proposals which re-use vacant industrial/commercial/institutional land or premises;
- Limited extension to established business uses;
- Recreation and tourism facilities appropriate to the countryside; and
- Tourist accommodation.

[Link to preferred / alternative approaches and questions](#)

Green Networks, Local Biodiversity Sites and Geodiversity Sites

3.183 There are three related emerging issues to be considered in West Lothian's natural environment. These are Green Networks, Local Biodiversity Sites and Local Geodiversity Sites.

3.184 West Lothian has a strong track record of developing green space as part of the Central Scotland Forest. It is at the heart of the Central Scotland Green Network (CSGN), presenting an opportunity to further develop connected, multi-functional green spaces across the area to add to the already significant resource available.

3.185 The CSGN is identified in the National Planning Framework as a national development to be reflected in related LDPs in central Scotland. Initiated in 2009, it extends across 19 local authority areas including West Lothian and seeks to transform the central Scotland landscape through the creation of high quality green networks linking green infrastructure, various habitats, open spaces, water courses and active travel routes over the next few decades. SDP Policy 11 expects LDPs to identify local opportunities to contribute to the development and extension of the CSGN.

3.186 West Lothian has been involved with key partners in the related Central Scotland Forest (CSF) Strategy for many years, undertaking woodland creation, habitat and landscape enhancements, along with outdoor access opportunities and improvements. This strategy was reviewed and updated by the CSF Trust in



the expansion and management of woodland, in parallel with wider sustainable development goals and helps ensure that woodland expansion and management contribute to the CSGN and also provides targets for a more locally focused *West Lothian Tree and Woodland Strategy* which is being prepared by the council. Together with the *West Lothian Open Spaces Strategy (2005 - 2015)* and *Core Paths Plan*, all these inter-related programs need translated into West Lothian's part of the CSGN.

3.187 An initial West Lothian wide strategic contribution to the CSGN is outlined in the Green Network background paper. This shows key spatial components and main strategic green corridors. More detailed settlement wide green networks will be mapped in the LDP, along with identifying opportunities for future priorities and key proposals for enhancement. All development sites, as part of the preferred development strategy, could allow opportunities for the integration of new green infrastructure, strategic development sites in particular. In some circumstances off-site contributions may be more appropriate. The inclusion of SUDS, swales, wetlands, rivers and canals and their banks and other water courses as part of green networks will also be encouraged. Further details are provided in the background paper on *West Lothian's Green Network*. Supplementary guidance may be prepared.

3.188 The UK Forestry Standard (UKFS) acts as a foundation for sustainable forestry in the UK and links international obligations on sustainable forest management with policies on implementation, therefore setting the context for forest policy and practice in Scotland. Compliance with the UKFS is mandatory and applies to all authorities with responsibilities for controlling the creation and management of woodlands including through planning conditions. In addition, the council maintains a register of trees protected by Tree Preservation Orders. Supplementary guidance for trees may be prepared.

3.189 The existing Pentlands Hills Regional Park (PHRP) covers a small part of West Lothian around the Harperrig Reservoir area. In February 2014 a consultation on extending the PHRP over the whole Pentlands Hills range was launched as was originally proposed in the mid-1980s when the Regional Park was set up. This would extend the PHRP toward the administrative boundaries with South Lanarkshire and Scottish Borders Councils. While the council is, in principle, supportive of the extension for landscape planning policy, recreational improvement and nature conservation protection reasons, it is concerned about potential additional resource requirements and requests a strategic feasibility study from either Scottish Government or SNH to identify and quantify these issues.

Preferred approach

The council's 'Preferred' approach to the green network is to define the part of CSGN in West Lothian as a network of multi-functional green corridors focussing on the existing network. This would build on the existing initiatives extending the network into the rural hinterland to connect with adjacent local authorities existing and emerging networks, and penetrating into urban areas, linking with the council's Open Space Strategy and Core Paths Plan.

Alternative approach

The council's 'Alternative' approach to the green network is to maintain the existing green spaces in their present form, with a clear urban fringe focus. This would continue to prioritise resources closest to the places people live and work, but would fail to capture the wider focus of the CSGN to link existing and new green spaces into wider multi-functional green networks.

Question 60

Do you agree with the 'Preferred' approach to the green network in West Lothian?
If not, why not?

Question 61

Does the proposed West Lothian wide green network capture the best strategic opportunities or are there any missing links?

Question 62

Do you have any suggestions for a green network across West Lothian?

Question 63

Do you agree with the 'Alternative' approach to the green network in West Lothian?
If not, why not?

Question 64

Do you have an alternative approach? What is it and how would you make it work?

Question 65

What are your views on the proposed extension to the Pentland Hills Regional Park in West Lothian?



Biodiversity

3.190 Whilst the green network emphasises the need to promote habitat enhancement and connectivity at a landscape scale across West Lothian, there will be a continuing need to offer particular protection to specific sites and species.

3.191 The status of statutory nature conservation designations such as Special Protection Areas (SPA) (for example, the Firth of Forth) and Special Areas of Conservation (SAC) at Blawhorn Moss, near Blackridge (which is also a National Nature Reserve), and Craigengar (SAC) in the Pentlands as well as numerous Sites of Special Scientific Interest (SSSI) across West Lothian, will continue to be upheld.

3.192 Whilst national and international nature conservation sites are designated by SNH, and have statutory protection in their own right, local biodiversity sites are identified by the council, and are given status by inclusion in the development plan. Supplementary Guidance may be prepared.

3.193 Non-statutory Local Wildlife Sites (LWS) identified in the WLLP were an interim position that awaited Scottish Government and SNH guidance which is now available. The council has obligations under the Nature Conservation (Scotland) Act 2004 (and Habitats directive etc) to further the conservation of biodiversity, including the safeguarding and enhancement of priority species such as bats, badgers and great crested newts.

3.194 LWS have therefore been reviewed and additional new sites, now termed "Local Biodiversity Sites" (LBS), identified which are principally along the river corridors across West Lothian. Approximately a third of the proposed LBS have an ecological survey and assessment (see *West Lothian Place-based Green Network Background Paper* for details).

3.195 The WLLP contains a policy offering an appropriate level of protection for LBS. This remains robust and will be carried through in principle into the LDP. Habitat-specific policies on woodland and watercourses will be updated and also carried through into the new LDP. In addition to continuing protection for prime agricultural land, carbon rich soils, which are a form of carbon storage and help mitigate climate change, will be protected.

3.196 Scottish Natural Heritage (SNH), in partnership with the council has developed supplementary guidance on protected species and habitats to assist the council and developers when dealing with potential issues relating to wildlife and development. The guidance will also emphasise the importance of design in considering natural heritage and undertaking the right surveys at the right time.

Geodiversity

3.197 A comprehensive audit of West Lothian's geodiversity potential was undertaken by the British Geological Survey in 2006/7. From the initial long list of several hundred potential sites, these have been assessed and around 50 are considered to represent West Lothian's best geological resource. More detailed site boundaries and accompanying citations covering their specific geological merit, socio-economic value and recommendations for retention and interpretation are provided in the Green Network Background Paper.

Preferred approach

The council's 'Preferred' approach to biodiversity and geodiversity sites is to review and update the existing list of locally designated sites (Wildlife Sites and Regionally Important Geological/Geomorphological Sites RIGS) and to protect and promote improvements to them through Supplementary Guidance where appropriate. Policy protection for carbon-rich soils will be reinforced.

Alternative approach

The council's 'Alternative' approach to biodiversity and geodiversity sites would be not to promote Supplementary Guidance, but simply to map local sites within the LDP as at present. Whilst this might give the sites more prominence within the LDP, the process would be less functional.

Question 66

Do you have any general or specific issues with the proposed list of Local Biodiversity Sites and Local Geodiversity Sites?

Question 67

Do you agree with the 'Preferred' approach to Biodiversity and Geodiversity in West Lothian? If not, why not?

Question 68

Do you agree with the 'Alternative' approach to Biodiversity and Geodiversity in West Lothian? If not, why not?

Question 69

Do you have an alternative approach? What is it and how would you make it work?

West Lothian Open Space Strategy 2005-15

3.198 The council's 2010 *Open Space Strategy* interim review was undertaken initially in 2004/05 and comprised a major audit of over 2000 open space sites within urban areas in West Lothian. This led to the identification of thresholds for the provision of open space in all settlements and identified where there was a deficiency or over-supply. An interim update of the Strategy was published in 2010 and is linked to the council's capital programme for investments in local, neighbourhood, district and country parks. A further review is underway to prepare a second strategy in 2015/16.

Question 70

Do you have any views on what should be considered for the second Open Space Strategy for 2015/16? Why should these be considered?



The Historic Environment and Cultural Heritage

3.199 West Lothian has a diverse range of built heritage assets contributing to the character and diversity of the area. Many of these are tourist destinations in their own right, for example, Linlithgow Palace, Loch and Peel. There are nine conservation areas and 480 listed buildings in West Lothian together with a number of scheduled monuments in the area. The council may review the status of conservation areas.

3.200 The adopted WLLP contains a range of policies which have been designed to protect, enhance and promote these assets. They relate to conservation areas, listed buildings, sites of archaeological interest, and historic gardens and associated designed landscapes. For the most part, these policies remain relevant, and will therefore be carried forward into the LDP, subject to consultation and discussion with relevant bodies.

3.201 A growing concern is the threat to a number of redundant historic buildings within the area. The current economic climate will almost inevitably have an impact on funding and finding viable alternative uses for these buildings will become increasingly more challenging. It is possible that there will be more instances of developers seeking to have "enabling development" to fund restoration and this is a subject area that will need to be afforded more detailed consideration. Supplementary guidance may be prepared.

3.202 A new policy will also be required specifically to reflect the recent inclusion of the Battle of Linlithgow Bridge on Historic Scotland's inventory of historic battlefields. Supplementary guidance may also be prepared for the historic environment.

Conservation Area at Abercorn/Hopetoun Estate

3.203 The council continues to be of the view that the area of Abercorn village and Hopetoun Estate, principally around the category A listed Hopetoun House, is of sufficient special architectural and historic interest to merit designation as a conservation area. The current local plan advises that appraisal and consultation with affected stakeholders, heritage and amenity bodies will be undertaken on the prospective designation of a conservation area to cover the listed buildings and landscape associated within the vicinity of Hopetoun House, including Abercorn. The council proposes to consult with relevant parties on this proposed designation.

Preferred approach

The council's 'Preferred' approach to the historic environment is to review the current range of policies related to the historic environment, updating where necessary to reflect changes in legislation, and to prepare supplementary guidance to protect and promote built heritage assets and to consider designating conservation areas at Abercorn village and Hopetoun Estate. In addition, conservation area appraisals of all conservation areas will be progressed where resources allow.

Alternative approach

The council's 'Alternative' approach to the historic environment is to maintain the current approach to the historic environment and not to promote a conservation area at Abercorn village and Hopetoun Estate.

Question 71

Is the 'Preferred' approach to the historic environment in West Lothian appropriate?
If not, why not?

Question 72

Do you agree with the 'Alternative' approach to the Historic Environment in West Lothian?
If not, why not?

Question 73

Do you have an alternative approach?
What is it and how would you make it work?

Bangour, Dechmont

3.204 The former Bangour Village Hospital site has been allocated for housing for a number of years since closure of the hospital but despite some developer interest and various efforts to market the site, there is no planning permission in place. The deteriorating condition of the listed buildings is an ongoing cause for concern and the council is keen to see a positive outcome for the site.

3.205 The site is not without its challenges: the cost of refurbishing listed buildings is expensive; and infrastructure costs, especially for education, are high. There are substantive ongoing costs associated with insuring the site. The need to protect and enhance the conservation area, protect the character and appearance of listed buildings and their settings and protect areas of woodland and open space within the site all impose limitations on the development potential of the site. There is an opportunity to consider in this MIR what action the council could take to help ensure that development at Bangour is viable.

3.206 The WLLP indicates that the site can accommodate around 500 houses. However, the site owners have requested that the council consider increasing the number of houses that it is prepared to support. Having reviewed previous proposals for the site, the council is satisfied that it can accommodate at least 550 houses without

compromising environmental quality. It will be for the promoters of development proposals to demonstrate to the council's satisfaction through appropriate studies and appraisals and a master plan how many additional houses will be appropriate beyond the existing allocation of 500 units. Delivery of the site must be allied to the delivery of the infrastructure required to support the development.

3.207 It is proposed to indicate in the LDP that the council will support at least 550 houses at the former Bangour Village Hospital site, with the precise number of houses being agreed through detailed assessment of a developer-led master plan and other supporting information. Development will help to support the provision of a new single stream primary school in Dechmont to replace the P1 – P3 Infant School together with supporting the enhancement of the conservation area and saving the buildings.

3.208 A new primary school is required to support development at Bangour Village. To reduce the per unit cost of the new school, and improve the viability of the Bangour Village development, it is proposed to bring forward some additional housing sites at Dechmont on land that is not part of the Bangour Village Hospital site. These sites will only be supported if it opens up the Bangour Village Hospital site for development.

Preferred approach

The council's 'Preferred' approach to Bangour Village Hospital site is to support at least 550 houses at the site, with the precise number of houses being agreed through detailed assessment of a master plan and other supporting information. Delivery of the site will be allied to the delivery of the infrastructure required to support the development whilst having regard to the built and natural environmental sensitivities of the site.

Alternative approach

The council's 'Alternative' approach is that housing development at the Bangour Village Hospital site should be restricted to 500 units.

Question 74

Is the 'Preferred' approach to Bangour Village Hospital appropriate?
If not, why not?

Question 75

Do you agree with the 'Alternative' approach to Bangour Village Hospital?

If not, why not?

Question 76

Do you have an alternative approach?

What is it and how would you make it work?

3.209 The former Bangour General Hospital site lies adjacent to the Village Hospital site and has lain vacant since the buildings were demolished some time ago. The WLLP supports appropriate leisure and recreational uses on the site with the possibility of between 12 - 40 dwellings being constructed. The site has regenerated to nature with little evidence remaining of previous development and lies within the countryside. The council intends to review its current approach to the area.

Preferred approach

The council's 'Preferred' approach to the former Bangour General Hospital site is to assess development proposals against development in the countryside policies in the LDP.

Alternative approach

The council's 'Alternative' approach to the Bangour General Hospital site is to maintain the policy presumption in favour of development as set out in the *West Lothian Local Plan*.

Question 77

Is the 'Preferred' approach to Bangour General Hospital appropriate?

If not, why not?

Question 78

Do you agree with the 'Alternative' approach to Bangour General Hospital?

If not, why not?

Question 79

Do you have an alternative approach?

What is it and how would you make it work?

Archaeology

3.210 West Lothian contains a range of archaeological sites and the council uses the West of Scotland Archaeological Service (WoSAS) in assessing development proposals. Where preservation of archaeological remains is not feasible, excavation and recording will be required of developers.

The Union Canal

3.211 The Union Canal is not just a heritage asset, but also functions as a navigable waterway for boating, a walking and cycling route and a focus for recreational/tourism activity and investment, particularly since it's re-birth as part of the Millennium Link Project. It is also a key component of strategic access as a core path and the emerging green network across the CSGN. Opportunities for tourist related development and regeneration of the canal, focused at identified 'hubs' but with wider opportunities for access and biodiversity promotion and improvement along the network as a whole, will generally be supported. The main opportunities are likely to be at Broxburn, Linlithgow and Winchburgh.

3.212 In the WLLP a number of new mixed use allocations were brought forward adjacent to the canal at Winchburgh and Broxburn and it was always recognised that the development of these sites had the potential to alter the character of the canal at these locations. On the whole, this was perceived as a positive outcome but there are, nevertheless, sections of the canal between Winchburgh and Broxburn which are more visually and environmentally sensitive to development, comprising as they do, an integral part of the countryside. This zone is currently afforded protection by a countryside designation, but to avoid further urbanisation, the council's preferred strategy is not to bring forward any further land for urban development here.



Preferred approach

The council's 'Preferred' approach to the Union Canal is to promote its tourism and recreational potential and to allow for sympathetic ancillary development at the most appropriate locations along its length, having regard as to how this best fits with the wider strategy being developed by Scottish Canals for the whole waterway and in consultation with other neighbouring local authorities.

The canal also has potential to be used as a means of sustainable transport, both for leisure and commercial purposes, and it is important that opportunities to enhance local use, access and bio-diversity are maximised.

Securing the long term maintenance of this important historic structure is also paramount and it is concluded that this is best achieved by ensuring that it is well used and has as diverse a range of functions as practicable.

The rural setting of the section of the Union Canal between Winchburgh and Broxburn should continue to be protected as countryside belt or as a candidate special Landscape Designation Area as identified in the draft Local Landscape Designation Review.

Alternative approach

The council's 'Alternative' approach to the Union Canal is that no development, on or directly abutting it, and particularly in the countryside between Broxburn and Winchburgh, should be permitted. This is considered necessary in order to maintain the established setting of the Union Canal and to conserve its historic fabric. The only concession would be for necessary maintenance or for works to improve the canal and public access to it.

Question 80

Is the 'Preferred' approach to the Union Canal appropriate? If not, why not?

Question 81

Do you agree with the 'Alternative' approach to the Union Canal?

If not, why not?

Question 82

Do you have an alternative approach?

What is it and how would you make it work?

Public Art

3.213 Public Art can increase public awareness of the heritage of an area and the environment and can stimulate a sense of identity and local pride in existing and new communities. The *West Lothian Public Art Strategy* has been reviewed and was updated in 2013. Developer contributions for residential and retail developments have been key in providing public art in West Lothian, though contributions have been reduced to help the construction industry in a time of recession and employment developments are exempt. A programme of maintenance on artworks across West Lothian is underway. The council will review supplementary guidance on public art.

Preferred approach

The council's 'Preferred' approach to public art is to continue to seek developer contributions appropriate to the scale and type of development and to review supplementary guidance.

Alternative approach

The council's 'Alternative' approach to public art is to cease requiring developer contributions for public art or to limit the circumstances under which contributions are required.

Question 83

Do you agree with the 'Preferred' approach to public art?
If not, why not?

Question 84

Do you agree with the 'Alternative' approach to public art?
If not, why not?

Question 85

Do you have an alternative approach?
What is it and how would you make it work?



Main Issue 7: Climate Change and Renewable Energy

How can future patterns of development in West Lothian increase climate resilience and contribute towards meeting Scottish Government targets for reducing greenhouse gas emissions and increasing renewable energy?

Climate change measures

3.214 Tackling climate change is one of the main challenges of sustainable development. Ensuring that development is promoted in the most sustainable locations, and reducing the need to travel, are the key elements in the council's approach to reducing carbon consumption. This can be achieved through reducing transport and building-related energy requirements, facilitating renewable energy, and promoting carbon storage; and building resilience to changes in the climate through introducing adaptation measures related to climate change. However, these measures alone will not address the challenges of Climate Change as some impacts may already be non-reversible. The development strategy will therefore have to address the need to adapt to climate change.

3.215 The Climate Change (Scotland) Act 2009 sets out ambitious targets for the reduction of greenhouse gas emissions - 42% by 2020 and 80% by 2050 - and requires action on the part of all public bodies to contribute towards the delivery of emission targets and help deliver the Government's climate change adaptation programme in a sustainable manner.

3.216 Planning has a key role to play in both mitigating and adapting to climate change.

3.217 The Scottish Government's latest renewable energy targets are that, by 2020, 30% of all Scottish energy needs will be generated from renewable sources. This includes 11% of heat demand, 10% of transport fuel and an equivalent of 100% of Scotland's electricity consumption. Renewable energy includes wind turbines, hydro schemes, biomass and energy from waste. There is also a target to reduce energy consumption in Scotland by 12% by 2020.

3.218 Sustainable development means promoting economic and social development in a way which safeguards and enhances the environment and conserves environmental resources for future generations. Some of the specific policy areas which are considered critical to making West Lothian a more sustainable place, meeting national climate change and renewable targets are highlighted in Figure 17.

Figure 17 - Climate change measures of relevance to MIR

Climate Change Measures	Key Areas of Interface with LDP	Other Relevant Main Issues
Mitigation Measures		
1. Reducing building-related emissions	Promotion of low/zero carbon design and technologies Siting and design of buildings to reduce heating/cooling requirements	Design Quality and Place Making
2. Reducing transport-related emissions	Locating development to reduce the need to travel Locating development to maximise access to active travel/public transport Promotion of active travel/public transport infrastructure	Spatial Strategy Sustainable Housing Locations Employment Land Town Centres and Retail Provision Strategic Access & Sustainable Travel Infrastructure for Growth
3. Carbon storage	Protection and management of existing woodland Creation of new woodland Protection of carbon rich soils e.g. peat	Sustainable Housing Locations Natural Environment Green Network
4. Decarbonised energy generation	Support proposals for renewable low carbon or decentralised energy schemes where environmentally acceptable, including community-led energy schemes Promotion of decentralised energy technologies Require major developments to explore the potential for a district heating or decentralised energy network Require development located where a decentralised or district heating network is planned to be constructed and sited to allow connectivity at a later date or phase	Sustainable Housing Locations Design Quality and Place Making Spatial strategy
5. Resource conservation and waste minimisation	Promotion of measures to support Zero Waste objectives Guide waste facilities to the most sustainable locations	Waste and Minerals Spatial Strategy
6. Climate change measures	Key Areas of Interface with LDP	Other Relevant Main Issues

Climate Change Measures	Key Areas of Interface with LDP	Other Relevant Main Issues
Adaptation Measures		
1. Flood risk and management	<p>Protection of property from coastal, fluvial and pluvial flood risk</p> <p>Ensuring that new buildings and infrastructure are sited in areas that minimise exposure to flood risk</p> <p>Protection of land with natural flood management functions</p> <p>Making space for water along rivers including buffer strips, adaptations to flood plains and retention areas</p> <p>Require provision of quality green space in new development to assist surface water drainage and avoid extensive land surface sealing which exacerbates surface water runoff</p>	<p>Spatial Strategy</p> <p>Sustainable Housing Locations</p> <p>Employment Land</p> <p>Sustainable Urban Drainage Systems (SUDS)</p>
2. Resilience of habitats and species	<p>Ensuring habitat availability and connectivity</p> <p>Protecting and improving the water environment</p> <p>Identify, improve and extend habitat networks, urban green space and green rivers so that biodiversity can adapt and move as the climate changes</p> <p>Prevent further fragmentation of natural habitats and reduce isolation of protected sites through improved habitat networks</p>	<p>Natural Environment</p> <p>Green Networks</p> <p>Local Biodiversity Sites</p> <p>Sustainable Urban Drainage Systems (SUDS)</p>
3. Resilience of the built and historic environment	<p>Incorporate climate change impacts into design requirements for buildings</p> <p>Incorporate green infrastructure in new development including SUDS, living walls and green roofs</p> <p>Encourage the use of sustainable locally produced materials in new development</p> <p>Require that new development is climate resilient and that buildings can cope with rising temperatures and floods</p> <p>Encourage re-use of existing buildings and sites to maximise use of resources and contain development within appropriate locations</p> <p>Ensure that new buildings and infrastructure are sited in areas that minimise exposure to flood risk</p>	<p>Design Quality and Place Making</p> <p>Sustainable Urban Drainage Systems (SUDS)</p> <p>Sustainable Housing</p>
4. Infrastructure	<p>Direct development to existing settlement centres where appropriate infrastructure exists or can be more easily and sustainably serviced.</p>	<p>Spatial strategy</p> <p>Sustainable development locations</p>
5. Transport and travel	<p>Locate new transport infrastructure in a way which avoids susceptibility of roads to landslides and flooding</p> <p>Reduce the need to travel to build resilience to weather-related transport disruptions</p>	<p>Strategic Access & Sustainable Travel</p>

Climate Change Measures	Key Areas of Interface with LDP	Other Relevant Main Issues
6. Resilient communities	<p>Direct development away from land which has important adaptation functions both now and under future climate scenarios</p> <p>Protect areas of prime agricultural land</p> <p>Plan to reduce impact on and ensure continuation of care for the most vulnerable groups in society (such as the elderly) during heat waves and floods</p> <p>Provision of high quality open spaces in new development</p> <p>Increase use of street trees to reduce temperatures in urban areas</p>	<p>Sustainable Housing Locations</p> <p>Natural Environment</p> <p>Spatial Strategy</p> <p>Green Networks</p> <p>Community Regeneration</p>
7. Outdoor recreation	<p>Monitor erosion of paths and trails and increase maintenance</p> <p>Support the development of new outdoor recreational opportunities (e.g. new woodlands)</p>	<p>Natural Environment</p>

3.219 Sustainability factors have been integral to determining the preferred spatial strategy, as well as individual decisions on the appropriate location for housing and economic development where the aim is to:

- reduce the need to travel;
- prioritise sustainable transport modes;
- maximise the use of brownfield land; and
- conserve and enhance environmental resources.

3.220 To assist in promoting sustainable and healthy living, the council will also look to allocate allotment sites that will accord with the council's *Allotments Strategy 2011* and will help support sustainable options for local food production. Several sites are under investigation to establish their suitability. The *Allotment Strategy* can be viewed at westlothian.gov.uk/article/2448/Open-Space-Strategy

Low carbon development and renewable energy

3.221 Planning has a vital role in promoting a climate resilient low carbon future through its influence on the location, type, scale, design and sustainability of new development. Supplementary Guidance may be prepared on sustainable design/planning for climate change including small/micro-renewable proposals. Development that contributes towards Scottish Government targets for climate change and renewable energy will consist of:



Low carbon buildings

An aim of the Scottish Government is that by 2016/17, all new homes are to be 'low carbon', and all non-domestic buildings are to be 'very low carbon'. Improved energy efficiency is a key element in reducing emissions from buildings and will be driven over the coming years by more stringent building standards.

Siting and design that assists with passive solar gain and embedding of renewable energy technologies

Planning, as promoted through the forthcoming NPF3, can assist with supporting renewable development by clearly articulating areas best placed for them to maximise output whilst minimising impact.

Renewable technologies

Section 72 of the Climate Change (Scotland) Act 2009 states that local development plans must require all new buildings to be designed to avoid a specified and rising proportion of projected greenhouse gas emissions from their use through the operation of low and zero carbon generating technologies (LZCGT). This is part of the 30% reduction required by the 2010 Building Standards Technical Handbooks 2010.

De-centralisation of energy such as combined heat and power (CHP) and district heating

The decentralisation of energy generation, particularly on larger sites, or combinations of sites, which create a critical mass, may offer opportunities for reducing emissions. This involves the generation of energy closer to the user, as opposed to large, centralised power stations feeding into the national grid and offers the potential to reduce transmission wastage and utilise heat generated in the process. Included amongst these are high efficiency co-generation or CHP; on-site renewable energy systems and energy recycling systems.

There may be opportunities for district heating systems to serve developments and, where appropriate, these will be encouraged by the council. To assist, the council is contributing to the preparation of a Heat Map which will identify opportunities for recovering waste heat. The council will consider the preparation of policy guidance which developers will require to take into account in future developments. This could include reference to SEPA's Thermal Treatment Guidelines which outlines the requirements for delivering heat and power from thermal waste facilities.

Water efficiency

The efficient use of water can have a positive impact on the water environment as well as providing opportunities to reduce the amount of energy consumed and carbon produced as part of this water cycle. There may be opportunities to provide for efficient use of water in developments and these will be given further consideration as the LDP advances to proposed plan stage. See the *Water Environment* background paper for further details on the water environment.

Wind farm and wind turbines

3.222 The current development plan policies support renewable energy developments, subject to their environmental acceptability which is a particular issue with large scale wind farms in many parts of West Lothian. Policy 10 of the SDP promotes sustainable energy technologies, taking into account economic, environmental, social and transport considerations.

3.223 On-shore wind farms have a key role to play in contributing towards the Scottish Government's targets for electricity generation. The WLLP has a general, criteria-based policy for assessing proposals. Scottish Planning Policy states that planning authorities should set out in the development plan a spatial framework for on-shore wind farms of over 20MW generating capacity, with the option of including smaller developments if appropriate. Spatial frameworks should identify areas to be protected, areas with potential constraints and broad areas of search. The MIR has been prepared within the context of SPP 2010. The terms of SPP 2014 will be required to be considered as the LDP progresses to proposed plan stage.

3.224 Given the compact nature of West Lothian, its predominantly urban character especially in central West Lothian, and the range and nature of constraints which affect it (including parts of the area lying within the flight path of Edinburgh airport), potential for wind farms in excess of 20MW is likely to be very limited, particularly given that such remaining areas also have a high landscape quality value in terms of visual amenity, recreational and biodiversity quality and that it may be difficult to identify areas of search of any scale for larger wind farms. The Scottish Government's policy on Control of Woodland Removal seeks to protect existing woodland resources and supports woodland removal only where it would achieve significant and clearly defined additional public benefits. This, and the Scottish Government's Scoping Guidance for Wind Farm Developments will be important considerations in determining proposals for wind energy developments.

3.225 The council has produced a landscape capacity study for wind energy developments, the [Landscape Capacity Study for Wind Energy Development in West Lothian](#), December 2011, which is being taken forward as supplementary guidance. This will inform future decisions on wind farm applications and sets a spatial framework providing detailed guidance for developers.

Preferred approach

The council's 'Preferred' approach for renewable energy is to retain the supportive policy framework for renewable energy developments, extending it to all low carbon energy technologies and implement the terms of supplementary guidance for wind energy developments.

Alternative approach

The council's 'Alternative' approach for renewable energy is to retain the current criteria-based wind energy policy, without the support of a spatial framework. This is not considered to provide the necessary guidance for landowners or the industry, as required by Scottish Government and would not be in accordance with current best practice, Scottish Planning Policy and guidance.

Question 86

Do you agree with the 'Preferred' approach to renewable energy? If not, why not?

Question 87

Do you agree with the 'Alternative' approach to renewable energy? If not, why not?

Question 88

Do you have an alternative approach? What is it and how would you make it work?



Flood risk and management

3.226 Scotland's climate is already changing, bringing an increase in the frequency of heavy rain and extreme weather events as well as wetter winters, which increases the risk of river and surface water flooding. Planning has a major role to play in mitigating flood risk. SPP provides a risk framework as a basis for decision making relating to flood risk, whilst the Flood Risk Management (Scotland) Act 2009 introduces further legislative provisions including a requirement for local authorities to prepare Local Flood Risk Management Plans by 2015. Development plans are required to take account of flood risk management plans, although it is unlikely that this will be in place in West Lothian early enough to influence the LDP.

3.227 West Lothian includes a small stretch of exposure to the Forth estuary. Coastal flooding from the Firth of Forth does not present significant risk to the small number of properties close to the Forth within the council's administrative area at this time. The council is also within the River Basin Management Planning (RBMP) Area for the River Forth and implications for the LDP arising from the existing and emerging RBMP will be considered at the proposed plan stage of the LDP.



3.228 Plans have recently been prepared by SEPA which show Potentially Vulnerable Areas (PVAs), deemed by SEPA to be at an enhanced risk of flooding from one or more sources. In January 2014 SEPA published their new flood maps. The plans show specific areas deemed, by modelling, to be at risk of flooding and are to be used to develop Local Flood Risk Management Plans as well as influencing development planning decisions.

3.229 Flood risk is a key factor which has informed the council's preferred development strategy and an initial *Strategic Flood Risk Assessment (SFRA)* of proposed development sites has been undertaken by the council with the assistance of SEPA. SEPA's indicative flood mapping has also provided guidance on areas where there are potential issues, supplemented by more localised studies where available. Policy 15 of the SDP provides guidance to be taken forward in the LDP. Current local plan policies, and supplementary guidance on flood risk and sustainable urban drainage systems (SUDS) will be carried through into the LDP and updated where necessary to reflect any changes to legislation and guidance where appropriate. The Scottish Government is currently consolidating various water-related planning guidance. Background information on the issue of Flooding is provided in the Water Environment Technical Note and the accompanying SFRA.

Preferred approach

The council's 'Preferred' approach to flood risk is to maintain and update existing policies and supplementary guidance on flood risk, taking account of legislative requirements and emerging Scottish Government guidance, including the RBMP as appropriate.

Alternative approach

The council's 'Alternative' approach to flood risk is to go beyond requirements and identify and protect areas of land for natural flood management as this will be a consideration in the new management plans.

Question 89

Do you agree with the 'Preferred' approach to flood risk appropriate? If not, why not?

Question 90

Do you agree with the 'Alternative' approach to flood risk? If not, why not?

Question 91

Do you have an alternative approach? What is it and how would you make it work?



Air quality and noise

3.230 Linlithgow High Street is being monitored for air quality and could become an Air Quality Management Area (AQMA). West Main Street, Broxburn has already been identified as an AQMA where air quality is continuously monitored as a result of increasing levels of pollution. Air quality can be improved by removing or reducing the pollution source – in this instance traffic levels. Air quality issues will have implications for the LDP and will be one of many considerations in identifying development options. Completing the road network in the East Broxburn CDA is expected to reduce traffic in the town centre, thus improving air quality. New motorway slips at Linlithgow could also reduce traffic flows on Linlithgow High Street during peak periods, thus leading to improvements in air quality.

3.231 It is intended that current development plan policies on air quality will be updated and carried through into the LDP linking these to best practice and advice on reducing greenhouse gas emission. The council will also actively promote strategies that seek to address air quality management issues in Broxburn and Linlithgow in particular and will support the preparation and implementation of action plans to provide solutions to both, for example supporting the installation of charging points for low carbon/ electric vehicles. The council proposes to commission a study to ascertain the cumulative impact of any proposed development on the air quality within Linlithgow.

3.232 Parts of West Lothian lie within the safeguarding zone for Edinburgh Airport. The council is required to consult with Edinburgh Airport on planning applications within its area that may attract birds within 13 kilometres of the airport. To reduce the risk of bird strike specific requirements associated with landscaping schemes within 13km of the airport should be factored into development proposals from the outset. The impact of airport noise is a further consideration. Both have informed the site selection process for the LDP.

Preferred approach

The council's 'Preferred' approach to air quality is to maintain and update existing policies on air quality, taking account of legislative requirements and any emerging Scottish Government guidance.

Alternative approach

There are no reasonable alternatives to the preferred approach.

Question 92

Do you agree with the 'Preferred' approach to air quality appropriate? If not, why not?

Question 93

Do you have an alternative approach? What is it and how would you make it work?



Minerals

Main Issue 8: Minerals and Waste

How can planning policy promote and ensure sustainable approaches to waste management and mineral resources in West Lothian?

3.233 NPF2 directs that adequate supplies of minerals must be available to the construction industry if Scotland's infrastructure investment plans are to be realised and housing and business needs met. The identification of appropriate local sources of material is particularly important in east central Scotland, where demand is likely to remain significant. NPF2 further states that sourcing materials locally reduces the distances over which they have to be transported. SPP provides further guidance.

3.234 The requirements of NPF2 and SPP are reflected in Policy 4 of the SDP. An issue for the LDP is to identify the reserves of construction minerals capable of supplying the east central Scotland market.

3.235 The range of minerals available in West Lothian is largely limited to coal and silica sandstone and secondary aggregates. Paragraph 227 of SPP states that planning authorities should ensure a land bank of permitted reserves for construction aggregates of a minimum 10 years extraction is available at all times in all market areas. In response to this, and to ensure that a supply of minerals continues to be available to serve local, national and international markets and so contribute to delivering sustainable economic

development and generating employment opportunities, the council will take into account the need to maintain a land bank at all times within West Lothian equivalent to at least 10 years extraction, based upon the most up to date information available whilst having regard to environmental and related transportation issues and the potential effect of mineral extraction on communities.

3.236 The adopted WLLP identifies six 'broad areas of search' for coal extraction. These have allowed for a general framework for open cast coal extraction to be developed against which development proposals can be assessed. Outwith these broad areas of search there is a presumption against extraction. It is intended that maps of these areas will be published alongside the LDP at proposed plan stage. The search areas are:

- a) west and south west of Blackridge;
- b) north of Armadale;
- c) between Armadale and Whitburn;
- d) between Whitburn and Fauldhouse;
- e) between Blackburn and Stoneyburn; and
- f) south and south-east of Breich

3.237 Mineral deposits capable of extraction are also found straddling the council's administrative boundary at, or just beyond the boundary in neighbouring planning authority areas of North and South Lanarkshire. This is especially the case in, and around, the Fauldhouse area where deposits of shallow coal have attracted developer interest and

planning applications at Badallan and Headlesscross. Open cast coal extraction is underway at Rusha Farm to the south west of West Calder.

3.238 The silica sandstone quarry at Levenseat, south of Fauldhouse will continue to be safeguarded as this is a nationally important mineral and any extension of the quarry will be supported, subject to environmental, transportation and amenity considerations. The scale of recent operations at this site is understood to have been scaled down during the economic downturn, but there are long standing consents in place for further extraction.

3.239 As part of the statutory review of old mining permissions (ROMPs), long-term planning permissions for the extraction of materials will be reviewed to enable modern planning conditions to be agreed and to ensure better working practices and enhanced reclamation and aftercare, based upon the Scottish Government's planning advice.



3.240 The council will seek to develop supplementary guidance for minerals and is conscious of its obligations and those of the industry in terms of site restoration.

3.241 North west West Lothian also contains a small area for which the UK Government has issued PEDL (Petroleum Exploration and Development Licences) and there may in the future be proposals for exploration in this area. The licences relate to areas that potentially contain reserves of on-shore gas including Coal Bed Methane (CBM). There is potential to release methane from unmined coal seams or capture methane accumulated in coal mine workings,

subject to appropriate environmental mitigations through a process of hydraulic fracturing or 'fracking'.

3.242 Fracking is the process of extracting natural gas from shale rock layers deep within the earth. The council is aware of interest in this process in sites outwith West Lothian. No formal interest to date has been expressed in sites in West Lothian where there is a past history of oil shale mining. The council will monitor the position and prepare policy guidance if and when required.

Preferred approach

The council's 'Preferred' approach towards mineral extraction is to continue to implement the policy approach set out in the SDP and the adopted WLLP. The policy approach set out in these will however, be reviewed to take account of the guidance contained within SPP. This may be pursued through supplementary planning guidance.

Alternative approach

The council's alternative approach towards mineral extraction is to take a more liberal approach to opencast coal and hard rock extraction by widening the opencast coal "broad areas of search" and identifying the whole of West Lothian as an area of search for other minerals to be extracted, subject to environmental and residential amenity considerations and constraints, by identifying these areas and appropriate buffers beyond which the search for minerals could take place.

Question 94

Do you agree with the 'Preferred' approach to mineral extraction? If not, why not?

Question 95

Do you agree with the 'Alternative' approach to mineral extraction? If not, why not?

Question 96

Do you have an alternative approach? What is it and how would you make it work?



Waste

3.243 The Scottish Government has adopted Zero Waste as a goal and in 2010 published the Zero Waste Plan (ZWP). In accordance with SPP, the goal of achieving zero waste means following a 'Waste Hierarchy' (an order of preference) for how to deal with waste i.e. eliminating the unnecessary use of raw materials, then re-using and recycling products with disposal as the last option.

3.244 There will be an increased need to accommodate various types of waste management infrastructure to meet the requirements of the Zero Waste Plan. The current development plan policy is to support the objectives of the ZWP, and, where appropriate, to accommodate new provision through extensions to existing facilities, within an appropriate policy framework.

3.245 The council has reviewed its waste transfer facilities and council depots and has agreed to establish new depot facilities by acquiring sites in Livingston and Bathgate to provide for both a waste transfer facility and modern depot. The new sites at Inchmuir Road at Whitehill Industrial Estate, Bathgate will provide for a waste transfer station, commercial recycling centre and materials recovery which will have the potential to accommodate the likely growth in waste over a 25 year period and enable the council to meet requirements of the Zero Waste Plan and the European Waste Framework Directive 2012. A site at Lister Road, Kirkton, Livingston has been identified as suitable for the relocation of the council's Building Services operations.

3.246 Where appropriate the LDP will identify site allocations for waste recycling facilities. Policy 14 of the SDP provides direction for local development plans and is reflective of the council's current approach to waste management. In addition, the council will seek to encourage the provision of waste management and recycling facilities in all new developments to help reduce waste and to ensure efficiency of collection and maximise recycling. Supplementary guidance may be prepared.

Preferred approach

The council's 'Preferred' approach towards waste management is to support the objectives of the Zero Waste Plan, to accommodate new provision through extensions to existing recycling facilities, or in other suitable areas and to provide a policy framework which supports the development of these facilities.

Alternative approach

The council has not identified a reasonable alternative approach to the preferred approach.

Question 97

Do you agree with the 'Preferred' approach to waste management? If not, why not?

Question 98

Do you have an alternative approach? What is it and how would you make it work?

4 Policy Review and Supplementary Guidance

West Lothian Local Development Plan

Review of Policies within the West Lothian Local Plan

The *West Lothian Local Plan* (WLLP) contains a number of policies to support the development strategy set out in that plan. The council intends to review these policies as part of the proposed *West Lothian Local Development Plan*, having regard to the requirements of legislation such as the Climate Change Act 2009, other policy documents such as National Planning Framework 3 (NPF3), Scottish Planning Policy (SPP), waste and flood management plans and transport strategies. In undertaking this policy review, requirements for new policy support and Supplementary Guidance may emerge. Our initial views on which policies should be taken forward are set out below. Some policies may be taken forward as Supplementary Guidance.

It is important to note that some policies in the *West Lothian Local Plan* will not be taken forward in the LDP as they relate to development proposals which have been delivered since adoption of the WLLP.

The Countryside of West Lothian

West Lothian Local Plan Policies	Policy	Proposal	Comment
ENV1 - 6 Environmental designations	✓	-	Review in light of other policy guidance and consider combining policies WLLP ENV1 – ENV6. Possible Supplementary Guidance
ENV7 & ENV8 Prime Agricultural Land	✓	-	Review in light of other policy guidance and consider combining policies into a single policy.
ENV9 Areas of special agricultural importance	✓	-	Review in light of other policy guidance and the findings of the West Lothian Local Landscape Designation Review and associated background papers.
ENV10 -13 Woodlands & Forestry	✓	-	Review in light of other policy guidance and consider combining policies WLLP ENV10 – ENV13 into a single policy.
ENV14 Tree Preservation Orders	✓	-	Retain policy approach for LDP
ENV15 and 15a Forth Estuary & rivers	✓	-	Retain policy approach for LDP
ENV16 SUDS	✓	-	Review in light of other policy guidance and consider combining policies WLLP ENV16 and IMP6. Possible Supplementary Guidance.
ENV17 - 18 Union Canal	✓	-	Review in light of other policy guidance and consider combining policies WLLP ENV17 and ENV18 into a single policy.
ENV19 & 20 AGLVs	✓	-	Review in light of other policy guidance and the findings of the West Lothian Local Landscape Designation Review and consider combining policies WLLP ENV19 and ENV20 into a single policy.
ENV21 - Areas of Special Landscape Control	✓	-	Review in light of other policy guidance and the findings of the West Lothian Local Landscape Designation Review and associated background papers.
ENV22 - 23 Countryside Belts	✓	-	Review in light of other policy guidance and the findings of the West Lothian Local Landscape Designation Review and associated background papers and consider combining policies WLLP ENV22 and ENV23 into a single policy.
ENV24 Road corridors	✓	-	Retain policy approach for LDP.
ENV25 - 28 Countryside Access and Footpaths	✓	-	Review in light of other policy guidance and the West Lothian Core Path Plan and consider combining WLLP policies ENV26 and ENV28 into a single policy.
ENV29 & 30 Pentland Hills Regional Park	✓	-	Consider combining policies WLLP ENV29 and ENV30 into single policy.

West Lothian Local Plan Policies	Policy	Proposal	Comment
ENV31-33 Development in the Countryside	✓	-	Review in light of other policy guidance and the findings of the West Lothian Local Landscape Designation Review and consider combining policies WLLP ENV31- ENV33. Supplementary Guidance.
ENV34 Conversion of buildings in the countryside	✓	-	Retain policy approach for LDP. Supplementary Guidance.
ENV35 Lowland Crofting	✓	-	Review policy approach for LDP. Supplementary Guidance.
ENV36-37 Leisure and Tourist development	✓	-	Review in light of other policy guidance and consider combining policies WLLP ENV36 – ENV37 into a single policy. Consider requirements for policy approach to hotel development.
ENV38 Freeport	✓	-	Retain policy approach for LDP.
ENV39 Bangour	✓	-	Review for LDP.

The Built and Archaeological Heritage

West Lothian Local Plan Policies	Policy	Proposal	Comment
HER1-4 Partnership working and preservation of built environment	✓	-	Review in light of other policy guidance (e.g. SHEP) and consider combining policies WLLP HER1 – HER4.
HER5 - Management & conservation plans for protection of built heritage	✓	-	Retain policy approach for LDP.
HER6 - Register of listed buildings	✓	-	Retain policy approach for LDP.
HER7-8 Adaption/preservation of listed buildings	✓	-	Review in light of other policy guidance and consider combining policies WLLP HER7 and HER8 into a single policy.
HER9-10 - Enabling development and setting of listed buildings	✓	-	Review in light of other policy guidance and consider combining policies WLLP HER9 and HER10 into a single policy.
HER11 - Supporting information	✓	-	Retain policy approach for LDP.
HER12-14 - Scheduled Monuments	✓	-	Review in light of other policy guidance and consider combining policies WLLP HER12 – HER14 into a single policy.
HER15-16 - Archaeological Sites	✓	-	Review in light of other policy guidance and consider combining policies WLLP HER15 and HER16 into a single policy.
HER17 - Status of conservation areas	✓	-	Retain policy approach for LDP.
HER18 - Conservation area appraisals	✓	-	Retain policy approach for LDP.
HER19-20 - Planning permission within conservation areas	✓	-	Review in light of other policy guidance and consider combining policies WLLP HER19 and HER20 into a single policy.
HER21 - Linlithgow Rigs	✓	-	Retain policy approach for LDP.
HER22-23 - Historic Gardens & designed landscapes	✓	-	Review in light of other policy guidance and consider combining policies WLLP HER22 – HER23 into a single policy. The West Lothian Local Landscape Designation Review and associated background papers will offer some assistance.
HER24 - Linlithgow Palace and Peel	✓	-	Retain policy approach for LDP.
HER25 - other areas of conservation	✓	-	Retain policy approach for LDP.

Employment

West Lothian Local Plan Policies	Policy	Proposal	Comment
EM1 - Linhouse and Elburn	✓	-	Review policy approach for LDP.
EM2-3 & 8 - 9 - Employment land allocations	✓	✓	Review in light of other policy guidance and consider combining policies WLLP EM2 – EM3 and EM8 and EM9.
EM4 - Springfield, Armadale	-	✓	Review for LDP.
EM5 - Expansion, conversion and re-development	✓	-	Review policy approach for LDP.
EM6 - Change of use	✓	-	Review policy approach for LDP.
EM7 - Office development in Livingston	-	✓	Review policy approach for LDP
EM10 - Small scale employment use	-	✓	Review policy approach for LDP
EM11-12 - Small scale employment use in rural areas	-	✓	Review in light of other policy guidance and consider combining policies WLLP EM11 and EM12 into a single policy and as part of review of policies ENV31 – ENV33. Supplementary Guidance.

Housing

West Lothian Local Plan Policies	Policy	Proposal	Comment
HOU1 - Housing Land Requirement	-	✓	Retain policy approach for LDP.
HOU2 - Windfall development	✓	-	Retain policy approach for LDP.
HOU3 - Infill development in Linlithgow and Linlithgow Bridge	✓	-	Review policy approach for LDP.
HOU4 - Town Cramming	✓	-	Retain policy approach for LDP. Supplementary Guidance.
HOU5 - Open Space	✓	-	Retain policy approach for LDP. Include as Supplementary Guidance as part of Residential Design Guide.
HOU6 - Density	✓	-	Retain policy approach for LDP. Include as Supplementary Guidance as part of Residential Design Guide.
HOU7 - Design	✓	-	Retain policy approach for LDP. Include as Supplementary Guidance as part of Residential Design Guide.
HOU8/TRAN11-13 - Home Zones (combine policies)	✓	-	Review policies for LDP. Combine policies WLLP HOU8 and TRAN11-13 Include as Supplementary Guidance as part of Residential Design Guide.
HOU9 - Residential Amenity	✓	-	Retain policy approach for LDP.
HOU10 - Affordable Housing	✓	-	Review for approach LDP. Supplementary Guidance.
HOU11- Gypsies and Travellers	✓	-	Retain policy approach for LDP.

Core Development Areas

West Lothian Local Plan Policies	Policy	Proposal	Comment
CDA1-3 - CDA infrastructure requirements	✓	-	Review in light of other policy guidance and consider combining policies WLLP CDA1 – CDA3.
CDA 4 - CDA House types & density	✓	-	Review in light of other policy guidance and consider combining policy WLLP CDA4 with WLLP policies HOU6 and HOU7.
CDA5-6 - CDA Master plans	✓	-	Review in light of other policy guidance and consider combining policies WLLP CDA5 and CDA6.
CDA7 - Armadale	✓	-	Retain policy approach for LDP and update to reflect recent planning approvals and legal agreements.
CDA8 - Broxburn/Uphall/Winchburgh	✓	-	Retain policy approach for LDP and update to reflect recent planning approvals and legal agreements.
CDA9 - Livingston & Almond Valley	✓	-	Retain policy approach for LDP and update to reflect recent planning approvals and legal agreements.

Transport

West Lothian Local Plan Policies	Policy	Proposal	Comment
TRAN1-2 - Travel assessments	✓	-	Review in light of other policy guidance and consider combining policies WLLP TRAN1 and TRAN2 into a single policy.
TRAN3-5 - Travel improvements	✓	-	Review in light of other policy guidance and consider combining policies WLLP TRAN3 - TRAN5.
TRAN6 - Almondvale Town Centre	✓	-	Retain policy for LDP.
TRAN7-10, 14, 15 - Pedestrians & cyclists/safe routes to schools	✓	-	Review in light of other policy guidance and consider combining policies WLLP TRAN7 - TRAN10 and TRAN14 and TRAN15.
TRAN11 - TRAN13 20 MPH Zones	✓	-	Review policies for LDP in conjunction with review of WLLP policy HOU8. Include as Supplementary Guidance as part of Residential Design Guide.
TRAN16 - Bus Facilities	✓	-	Review policy approach for LDP.
TRAN17-18 - Fastlink	✓	-	Review in light of other policy guidance and consider combining policies WLLP TRAN17 and TRAN18 into a single policy or deletion of policy to reflect that project is no longer supported.
TRAN19 - Park & Ride	✓	✓	Retain policy approach for LDP.
TRAN20-21 - Road corridor improvements	✓	✓	Review in light of other policy guidance and consider combining policies WLLP TRAN20 and TRAN21 into a single policy.
TRAN22 - Land reservation for rail stations	✓	✓	Delete as proposals have been implemented.
TRAN23 - Winchburgh Rail Station	-	✓	Retain as a proposal for the LDP.
TRAN24 - Shotts rail line	-	✓	Retain policy approach for LDP.
TRAN25 - East Calder parkway rail station	-	✓	Review for LDP.
TRAN26 - Light rapid transport	-	✓	Retain as a proposal for the LDP.
TRAN27 - new junction on M8 at Whitburn	-	✓	Junction under construction - delete as proposal now being implemented.
TRAN28 - new junction on M9 at Winchburgh	-	✓	Planning permission in place and support from Transport Scotland. Retain as a proposal for the LDP.
TRAN29 - Land safeguarding for road schemes	-	✓	Review list of projects and carry over to LDP where appropriate.
TRAN30 - Land safeguarding for road schemes	-	✓	Review list of projects and carry over to LDP where appropriate.
TRAN31-33 - Parking	-	✓	Review in light of other policy guidance and consider combining policies WLLP TRAN31 - TRAN33.
TRAN34 - Parking management scheme for Linlithgow	-	✓	Delete as proposals have been implemented.

Town Centres and Retailing

West Lothian Local Plan Policies	Policy	Proposal	Comment
TC1 - Sequential Test	✓	-	Retain policy approach for LDP.
TC2-3 - Almondvale	✓	-	Review in light of other policy guidance and consider combining policies WLLP TC2 and WLLP TC3.
TC4 - Civic Centre site	-	✓	Delete as proposals have been implemented.
TC5 – Almondvale Centre	✓	-	Retain policy approach for LDP.
TC6a - Nikon Site	✓	-	Review policy approach for LDP.
TC6 - Town centre car parks	✓	-	Retain policy approach for LDP.
TC7 - Bathgate	✓	-	Retain policy approach for LDP.
TC8 - Bathgate	✓	-	Review policy approach for LDP.
TC9 - Whitburn, Broxburn/Armadale	✓	-	Retain policy approach for LDP.
TC10 - East Calder	✓	-	Review for LDP in light of approved master plan.
TC11 - Winchburgh	✓	-	Review for LDP in light of approved master plan.
TC12 - Other town centre uses	✓	-	Retain policy approach for LDP.
TC13 - Small scale retail	✓	-	Retain policy approach for LDP.
TC14 - Commercial entertainment, hot food etc	✓	-	Retain policy approach for LDP.
TC15 - Change of use, Linlithgow & Bathgate	✓	-	Review policy approach for LDP.

Community, Sports, Education Facilities and Open Space

West Lothian Local Plan Policies	Policy	Proposal	Comment
COM1 - Bathgate swimming pool (this is a proposal)	-	✓	Delete as proposals have been implemented.
COM2 - Protection of Open Space	✓	-	Retain policy approach for LDP.
COM2a - Almondvale Park	✓	-	Review policy approach for LDP in light of completion of Almondvale Park Study.
COM2b - Drove Road, Armadale	✓	✓	Review for LDP..
COM3 - Protection of School playing fields	✓	-	Retain policy approach for LDP.
COM5 - Eliburn Park	✓	-	Delete as proposals have been implemented.
COM6 - Kettlestoun Mains, Linlithgow	✓	-	Delete as proposals have been implemented.
COM7 - Health provision sites	✓	-	Review policy for LDP and update to reflect progress and approval of master plans for CDA allocations.
COM8 - Primary school sites	✓	-	Update to reflect progress.
COM9 - Cemetery provision	✓	✓	Proposals have been implemented in part. Update to reflect progress.
COM9a – Developer contributions towards cemetery provision	✓	-	Delete policy as SPG in place. Review SPG for inclusion in LDP.
COM10 - Crematorium	✓	-	Delete as proposals have been implemented.
COM11-12 - Public Art	✓	-	Review in light of other policy guidance and consider combining policies WLLP COM11 and COM12 into a single policy and list as proposal in the LDP.
COM13 - Access for all	✓	-	Retain policy approach for LDP.
COM14 - Layout and Design	✓	-	Retain policy approach for LDP.
COM15 - Addiewell Prison	✓	-	Delete as proposals have been implemented.

Natural Resources, Waste Management & Renewable Energy

West Lothian Local Plan Policies	Policy	Proposal	Comment
NWR1 - Minerals	✓	-	Review in light of other policy guidance and consider combining policies WLLP NWR1 and NWR2 into a single policy. Possible Supplementary Guidance.
NWR2 - Minerals	✓	-	Review in light of other policy guidance and consider combining policies WLLP NWR1 and NWR2 into a single policy. Possible Supplementary Guidance.
NWR3 - Open cast coal	✓	-	Review to reflect updated guidance. Possible Supplementary Guidance.
NWR4 - Mineral Extraction	✓	-	Review to reflect updated guidance. Possible Supplementary Guidance.
NWR5 - Mineral Extraction	✓	-	Review to reflect updated guidance. Possible Supplementary Guidance.
NWR6 - Construction minerals	✓	-	Review in light of other policy guidance. Possible Supplementary Guidance.
NWR6a - Silica Sand	✓	-	Review in light of other policy guidance. Possible Supplementary Guidance.
NWR7 - Quarries	✓	-	Retain policy approach for LDP.
NWR8 - Criteria for extraction	✓	-	Retain policy approach for LDP. Possible Supplementary Guidance.
NWR9 - Bonds	✓	-	Retain policy approach for LDP. Possible Supplementary Guidance.
NWR10 - Community Benefit	✓	-	Retain policy approach for LDP. Possible Supplementary Guidance.
NWR11-12 - Waste Management	-	✓	Review in light of other policy guidance and consider combining policies WLLP NWR11 and NWR12 into a single policy. Possible Supplementary Guidance.
NWR13 - Land reservation at Caputhall	✓	-	Review to reflect latest position and retain as a proposal for the LDP.
NWR14 - 16 - Waste Management Facilities	✓	-	Review in light of other policy guidance, particularly the Zero Waste Plan 2009 and consider combining policies WLLP NWR14 – NWR16.
NWR17-18 - Landfill sites	✓	-	Review in light of other policy guidance, particularly the Zero Waste Plan 2009 and consider combining policies WLLP NWR17 – NWR18.
NWR19 - Contaminated Land rehabilitation	✓	-	Retain policy approach for LDP. Supplementary Guidance.
NWR20-21 - Renewable Energy	✓	-	Review in light of other policy guidance and consider combining policies WLLP NWR20 and NWR21 into a single policy.
NWR22-26 - Renewable Energy	✓	-	Review in light of other policy guidance and consider combining policies WLLP NWR22 – NWR26. Spatial Framework for Wind Energy requires to be incorporated into LDP. Supplementary Guidance on micro-renewables initiated.
NWR27 - Cumulative impact of wind farms	✓	-	Review in light of other policy guidance. Supplementary Guidance.
NWR28 - Compliance officer	✓	-	Review in light of other policy guidance.
NWR29 - Areas of Search	✓	-	Review in light of other policy guidance. Supplementary Guidance.

Implementation

West Lothian Local Plan Policies	Policy	Proposal	Comment
IMP1 - Armadale Academy	✓	-	Retain policy approach for LDP. Supplementary Guidance to be updated.
IMP2 - Denominational Provision	✓	-	Review policy approach for LDP. Supplementary Guidance prepared.
IMP3 - Legal Agreements	✓	-	Retain policy approach for LDP.
IMP4 - Legal Agreements	✓	-	Retain policy approach for LDP.
IMP5 - Private waste water treatment	✓	-	Retain policy approach for LDP.
IMP6 - SUDS	✓	-	Review policy approach for LDP in light of other policy guidance. Supplementary Guidance.
IMP7 - Flooding	✓	-	Review policy approach for LDP in light of other policy guidance. Supplementary Guidance.
IMP8 - Culverting	✓	-	Review policy approach for LDP in light of other policy guidance. Supplementary Guidance.
IMP9 - Air Quality	✓	-	Retain policy approach for LDP.
IMP10-11 - Noise	✓	-	Review in light of other policy guidance and consider combining policies WLLP IMP10 and IMP11 into a single policy. Update Supplementary Guidance.
IMP12 - HSE consultation	✓	-	Retain policy approach for LDP.
IMP13 - Radio telecommunications	✓	-	Retain policy approach for LDP.
IMP14 - Compliance with other development plan policies	✓	-	Review policy approach for LDP.
IMP15 - Design	✓	-	Retain policy approach for LDP.
IMP16 - Enforcement	✓	-	Retain policy approach for LDP. Supplementary Guidance approved.
IMP17 - Planning Agreements	✓	-	Retain policy approach for LDP and update to reflect recent Scottish Government advice.

West Lothian Local Development Plan

Supplementary Planning Guidance

West Lothian Council has already put in place supplementary planning guidance (SPG) which provides additional advice and detailed guidance on planning policy matters and supports the implementation of the adopted West Lothian Local Plan.

The proposed LDP will, similarly, be supported by supplementary guidance, but it will have a more enhanced role than is the case with the current Development Plan.

The council endorses the view expressed by Scottish Government that much of the detailed information and advice on the application of policies can be contained in supplementary guidance, and is therefore keen to ensure that the LDP is a succinct document which focuses on vision, key objectives, strategy for development and the main policies and proposals for facilitating its delivery. This approach also has the benefit of making the LDP more responsive to changing circumstances and will more readily facilitate updates.

Provided there is an appropriate context in the LDP, supplementary guidance may include detailed policies where the main principles are already established (it is not necessary for all policies to be within the Plan itself) and advice to support a policy. Other appropriate topics for guidance include development briefs and master plans, exact levels of developer contributions or methodologies for their calculation, forestry and woodland strategies and allocations of small areas of land or local policy designations that do not impact on the spatial strategy of the wider plan area.

There are however, some matters that require to be included in the LDP and not in supplementary guidance. They include:

- Departures from national policy;
- Development proposals of more than local impact;
- Items for which financial or other contributions, including affordable housing will be sought, and the circumstances (locations, types of development) where they will be sought.

Where guidance is intended to be statutory i.e. part of the LDP and used to assist decision making on planning applications, the main principles or context for the guidance must be established within the Plan itself.

Further work requires to be undertaken to decide on whether the Supplementary Guidance will be statutory or non-statutory and all statutory guidance will be presented for consultation at the Proposed Plan stage where possible. Furthermore, all Supplementary Guidance will be subject to public consultation and approval by Scottish Ministers.

The following tables identify existing guidance (to be carried forward or amended) and proposed new guidance (to be produced to accompany the Proposed Plan, or produced over the plan period). This represents the council's current thinking on Supplementary Guidance which may change as the LDP reaches proposed plan stage and beyond. The council's approach to Supplementary Guidance will also be linked to a full review of current policies contained in the WLLP.

Topic	Adopted	Intended Future Status		Comment
		Non Statutory	Statutory	
Changes of use to offices in Linlithgow High Street	1984	-	✓	Review proposed
Areas of special control: The shale miners rows	1994	✓	-	Review proposed
Mobile snack bars	1998	-	✓	
Replacement windows in conservation areas	1998	-	✓	
Advertisement control in Linlithgow Palace and High Street, Mid Calder and Torphichen conservation areas	1998	✓	-	
Class 3 uses and hot food takeaways	1998	-	✓	
Controlling the extraction of oil shale bings in West Lothian	1998	-	✓	Review proposed
The control of amateur radio antennae and satellite dish receivers	1998	✓	-	
Control of security screening on commercial properties	1998	-	✓	
Control of advertisement hoardings	1998	-	✓	Review proposed
Guidelines for the determination of radio telecommunications planning applications	2001	✓	-	
Residential Development Guide	2013	-	✓	
Tipping of builders' material	2002	✓	-	
Guidance concerning the erection of pigeon lofts	2003	✓	-	
Delivering the next round of major housing developments in West Lothian; a guide to development.	2003	✓	-	
West Lothian Soil Sustainability Report	2004	✓	-	
Developer contributions for the replacement Armadale Academy	2005	✓	-	
Developer contributions for professional services	2006	✓	-	See Interim Changes to Supplementary Planning Guidance 2008
Developer contributions for A801 improvements	2010	✓	-	
Affordable housing policy	2006	-	✓	To be reviewed
Developer contributions for A71 corridor	2006	✓	-	Re-vised 2012, public consultation ended 2013
Developer contributions for denominational primary schools	2006	✓	-	To be reviewed
Co-location provision of new community and cultural facilities in CDAs	2006	✓	-	
Partnership approach to Deliver Infrastructure required to support the West Lothian local plan	2006	✓	-	
Management and after-use of soils on development sites	2006	✓	-	Development Management Policy in force but no SPG progressed
CDA developer contributions for town and village centre improvements	2007	✓	-	

Topic	Adopted	Intended Future Status		Comment
		Non Statutory	Statutory	
The re-development of redundant poultry sheds and intensive rearing units	2007	✓	-	
Guidance note for planning legal agreements	2007	✓	-	
Developer contributions for school commissioning costs	2008	✓	-	
Single plot and small scale infill residential development in urban areas - How to avoid town cramming	2013	✓	-	
Developer contributions for public art/ Public Art Strategy	2008	✓	-	Updated 2010 and further updated 2013 and 2014
Interim Changes to Supplementary Planning Guidance	2008	✓	-	Relates to denominational secondary schools; Armadale Academy; Travel Plan Co-ordinator; and Professional Services. NB the Council Executive of 21 January 2014 agreed to cease collection of contributions towards travel plan co-ordinator.
West Lothian flood risk and drainage	2008		✓	To be reviewed
New development in the countryside	2008		✓	To be reviewed
Planning for education	2008	✓	-	
West Lothian Retail Capacity Study	2008	✓	-	
The Lowland Crofting Handbook	2008	✓	-	
Health Impact Assessment	2008	✓	-	
Planning and Noise	2008	✓	-	To be reviewed
Sustainable Urban Drainage Systems for Roads	2008	✓	-	
Developer contributions for cemetery provision	2009	✓	-	
Bathgate townscape scheme	2009	✓	-	Issued as the 'Bathgate Public Realm Design Guide'
Bathgate Design Framework	2009	✓	-	
Bathgate Premises Improvement Design Guide	2009	✓	-	
Developer contributions for a southern park and ride facility at Armadale	2009	✓	-	
Development on contaminated land	2009	✓	-	
Developer contributions for replacement Armadale Library	2009	✓	-	
Controlling light pollution (and reducing lighting energy consumption)	2009	✓	-	
Armadale Public Realm Design Guide	2009	✓	-	
Armadale Premises Improvement Design Guide	2009	✓	-	
Whitburn Public Realm Design Guide	2009	✓	-	
Whitburn Premises Improvement Design Guidance	2009	✓	-	

Topic	Adopted	Intended Future Status		Comment
		Non Statutory	Statutory	
Broxburn & Uphall Public Realm Design Guide	2009	✓	-	
Broxburn & Uphall Premises improvement Design Guidance	2009	✓	-	
Construction training and local employment agreements	2009	✓	-	To be reviewed
Provision for digital ducting within new development	2010	✓	-	To be reviewed
Denominational secondary education infrastructure – interim changes	2010	✓	-	
Developer contributions (update)	2010	✓	-	
Developer contributions for new Blackridge Railway Station	2010	✓	-	
Developer contributions for Whitburn Academy	2011	✓	-	
Developer contributions for primary school infrastructure in Armadale	2011	✓	-	
Installation on CCTV equipment on buildings	2011	✓	-	Draft guidance
Submitting and Processing a Planning Application	2012	✓	-	
Denominational Secondary Education Infrastructure- interim changes	2012	✓	-	Relates to interim changes to policy
Surface Water Management (Including Suds): Planning Guidance For Developers	2012	✓	-	
Review of developer contributions and travel plan co-ordinator	2014	✓	-	Relates to interim changes to policy
Landscape Capacity Study for wind energy development in West Lothian	2011	✓	-	

Supplementary Guidance which may be prepared / in preparation

Topic	Adopted	Intended Future Status		Comment
		Non Statutory	Statutory	
Geodiversity		✓		
Wildlife, Habitats and Development	-		✓	Drafted in conjunction with SNH
Developer contributions for Fastlink Phase 2	-	✓		
Developer contributions for A89/A899 study and initiatives	-	✓		
Waste management during construction	-	✓		SPG drafted in 2007 but yet to be finalised
Micro-renewables	-	✓		Drafted in 2013 but yet to be finalised
Assessment of wind turbine noise	-	✓		Drafted as 'interim planning guidance' with a view to being incorporated into a revised SPG on Wind Energy.
On-shore wind energy and spatial framework	-	✓		Drafted 2013: Revision 2014
Non-employment uses within industrial areas	-		✓	Drafted 2011 and reported to D&T PDSP
Revised advertisement control in Linlithgow Palace and High Street, Mid Calder and Torphichen conservation area	-	✓		Updating of existing guidance.
Denominational Secondary Schools (revised contributions)	-	✓		
Bathgate Academy	-	✓		Update to current policy
Armadale Academy	-	✓		Update to current policy
Linlithgow Academy	-	✓		
Primary School Provision in Bathgate	-	✓		Update to current policy
Primary School Provision in Armadale	-	✓		Update to current policy
St Paul's Primary School, East Calder	-	✓		
Non-Denominational Primary School Provision, Broxburn	-	✓		
Parkhead Primary School, West Calder	-	✓		
Leisure uses on industrial estates	-	✓		
RC Primary school provision, Broxburn	-	✓		
Secondary school provision, East Calder	-	✓		
Armadale primary school update	-	✓		
Planning for education (update)	-	✓		
Winchburgh secondary school	-	✓		
ND primary school provision, East Calder	-	✓		
Kirknewton primary school	-	✓		
Kilpunt park and ride	-	✓		
Linlithgow Traffic Mitigation	-	✓		
West Calder station park and ride	-	✓		
Kirknewton station park and ride	-	✓		
Archaeology	-	✓		
Species and habitats	-	✓		
Safe routes to schools	-	✓		

Topic	Adopted	Intended Future Status		Comment
		Non Statutory	Statutory	
Householder design guide	-	✓		
Shop front design and signage	-	✓		
Planning for employment	-	✓		
Planning for Minerals			✓	
Linlithgow Academy		✓		
Trees			✓	

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
1A - The Spatial Strategy: development locations	Local Development Plans will indicate the phasing and mix of uses as appropriate to secure the provision and delivery of infrastructure to accommodate development. Any areas of restraint necessary as a result of environmental and infrastructure constraints will be identified and justified in Local Development Plans.	CDA1-3 - CDA infrastructure requirements	<p>CDA 1 – Planning permission will not be granted for the development of the sites listed in CDA 7 – 9 for housing or other uses until all relevant infrastructure is provided or committed. Planning agreements and legal agreements will be used to secure the funding and proper phasing of developments.</p> <p>CDA 2 –Contributions required from the developer for the sites listed to remedy deficiencies in local facilities and amenities which result from the proposed development.</p> <p>CDA 3 – Planning permission for the development of the CDA employment sites referred to in EM 3 will not be granted until developers can demonstrate that infrastructure is to be delivered in phase with development.</p>	<p>NO</p> <p>These policies would be better combined then carried forward.</p> <p>These policies comply with the SDP in that they focus on the phasing of mixed use developments within the core development areas in West Lothian.</p> <p>Also these ensure that while phasing is being carried out, the necessary infrastructure is in place securing the provision and delivery of necessary infrastructure.</p>
		CDA 4 - CDA House types & density	A diversity of house types, tenures and densities must be provided within the new housing developments within the CDA.	<p>NO</p> <p>Policy CDA 4 could be combined with HOU 6 & 7.</p>
		CDA5-6 - CDA Master plans	<p>CDA 5 – The council will require master plans to be prepared for these areas. Master plans will address the strategic aims of the local plan, show proposed land use pattern and the proposed transport network.</p> <p>CDA 6 – Master plans and design guides shall have due regard to the design principles.</p>	<p>NO</p> <p>These policies would be better combined then carried forward for the LDP.</p> <p>Master plans fit with the SDP in that they allow future planning to ensure sufficient infrastructure is in place.</p>

SDP POLICY	WLLP Policies	WLLP Policies - Summary	Retain
<p>1B - The Spatial Strategy: development principles</p>	<p>Local Development Plans will:</p> <p>Ensure that there are no significant adverse impacts on the integrity of international, national and local designations and classifications, in particular National Scenic Areas, Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and Areas of Great Landscape Value and any other Phase 1 Habitats or European Protected Species;</p> <p>Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes;</p> <p>Have regard to the need to improve the quality of life in local communities by conserving and enhancing the natural and built environment to create more healthy and attractive places to live;</p> <p>Contribute to the response to climate change, through mitigation and adaptation; and</p> <p>Have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.</p>	<p>ENV1 - 6 Environmental designations</p> <p>ENV 1 - implement, monitor and update the West Lothian local biodiversity plan.</p> <p>ENV 2 – Resist developments that will put at risk habitats and key priority species identified in the West Lothian local biodiversity action plan.</p> <p>ENV 3 – developments in areas classified as sites of international importance, under European directives, or habitats and species listed in the habitat directives unless there will be no adverse effects on Natura 2000 sites.</p> <p>ENV 4 – Development proposals that may affect national nature reserves and sites of special scientific interest.</p> <p>ENV 5 – Developments which will affect sites of national or local importance.</p> <p>ENV 6 – Any development which may have effects on sites listed in ENV 3 – 5 will need an EIA.</p>	<p>NO</p> <p>These policies would be better combined into a single policy. These policies could be grouped together to achieve the same outcome. You cannot meet ENV 3, 4 or 5 without completing ENV 6.</p> <p>Classified sites are important to West Lothian and fits directly into the SDP policy of development principles. It's important that these classification/ designations are continued to ensure the protection and management of these areas and species.</p>
	<p>ENV17 - 18 Union Canal</p>	<p>ENV 17 – Conservation, recreation and economic proposals associated with the union canal will be supported.</p> <p>ENV 18 – Integrate the canal within its future core path network of footpaths and cycle paths. Promote its recreation value.</p>	<p>NO</p> <p>Combine the policies before taking forward.</p> <p>While promoting its future core path network, any proposals that will be considered will have to have conservation or recreation reasons in order for the development to be granted.</p>
	<p>ENV19 & 20 AGLVs</p>	<p>ENV 19 – developments which would undermine the landscape and visual qualities of these areas are resisted.</p> <p>ENV 20 – developments within AGLV which would be subject to a visual appraisal and will not be supported where it is found there is adverse impacts.</p>	<p>NO</p> <p>These policies should be combined into one policy, this combination would still be used to protect and manage these areas.</p> <p>These two policies comply with the SDP as they ensure no significant adverse impacts on designated areas.</p> <p>Further evidence for this from reviewing the local landscape designation review.</p>
	<p>ENV21 - Areas of Special Landscape Control</p>	<p>Intrusive development within the designated sites will not be supported by the council. This is to ensure the retention of their landscape character.</p>	<p>NO</p> <p>Complies with the SDP as they ensure no significant adverse impacts on designated areas.</p> <p>Further evidence for this from reviewing the local landscape designation review and other background papers.</p>

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
1B - The Spatial Strategy: development principles		ENV31-33 Development in the Countryside	Proposals in the countryside will not normally be accepted unless...list of criteria.	NO Review policies and combine them into a single policy. Fits with the SDP in that it is the protection of the built heritage/ landscape. Also SDP 12 in that it maintains the landscape setting of a settlement. Review against the LLDR SPG
		ENV34 Conversion of buildings in the countryside	Proposals for the conversion, sub-division and re-use of existing buildings in the countryside which the council deems to be worthy of retention due to their historic or architectural character.	YES Retain policy approach and carry forward to LDP Fits with the SDP 2 in the protection of the built heritage and also SDP 12 in that it maintains the landscape setting of a settlement.
		ENV35 Lowland Crofting	The suitability of proposals for very low density rural housing and woodland development, in addition to generally satisfying the requirements of ENV 21-24.	YES Retain policy approach and carry forward to LDP Fits under the countryside belts SDP 12, it is linked to the planned growth to the most appropriate locations.
		ENV36-37 Leisure and Tourist development	ENV 36 – Leisure and tourism developments will be supported in rural areas where these are appropriate to a rural location and where they conform to the other relevant countryside and heritage policies of the local plan. ENV 37 – Ancillary uses will only be supported where these are proven to be essential in enabling the leisure or tourist development to proceed, and where the ancillary uses are at a modest scale which could be accommodated, by design and layout within the rural setting.	NO Review policies and combine them into a single policy. Proposals must comply with SDP 8 in that they must maintain landscape setting and comply with all other ENV and HER policies. Design relates to SDP 2 – high quality design best fitted to surrounding area.
		HER17 - Status of conservation areas	The designated conservation areas will be upheld and publicised.	YES Retain policy for the LDP as it ensures that the public are aware of conservation areas which will result in better protection of the areas.
		HER18 - Conservation area appraisals	Character appraisals will be undertaken for each conservation area in order to bring forward appropriate policies, development briefs, design guides, controls and proposals to enhance their special architectural character.	YES Retain the policy for the LDP as it ensures that character of conservation sites are not adversely affected by new developments. Identifying appropriate developments for these sites as well as ensuring these sites are not impacted from bad design ensures no negative impacts and protection of these areas.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
1B - The Spatial Strategy: development principles		HER19-20 - Planning permission within conservation areas	HER 19 - Planning permission or listed building consent that will affect a conservation area must contribute to the preservation or enhancement of the character and appearance of the area and will require high standards of design, materials, siting and implementation. HER 20 – The council will not support the demolition of a building within a conservation area unless there is significant justification of the need to remove the building, lack of other suitable use and the sustainability of the proposed replacement development.	NO These policies would perhaps be better combined before being carried forward to LDP. Policy HER 19 as well HER 18 mentions design of new development of these areas, this is important to have as it agrees with the SDP in that high quality design is followed as well as the use of efficient and sustainable materials for these development. HER 20 fits in here also as it prevents destroying buildings within these areas unless there are no other sustainable options for the development site.
		HER21 - Linlithgow Rigs	Development will not be supported in the Riggs of Linlithgow High Street except for small scale individual developments which respect the existing rig pattern, boundary walls, character of the area and where there is appropriate pedestrian and vehicular access and parking.	YES This policy should be carried forward to the LDP; it allows small scale developments to still be put forward for consideration however on the grounds of fitting the character of this specific area which is set in an existing rig pattern. Therefore this policy fits wells with SDP that character, design and materials play an important part into new developments.
		ENV29 & 30 Pentland Hills Regional Park	ENV 29 – Development, re-development and the conversion of existing buildings within the Pentland Hills Regional Park will not be permitted unless essential for the purpose of agriculture, forestry, outdoor recreation, tourism or other rural activities. ENV 30 - Set of additional policies for this specific area such as conservation of grouse moor, new forestry schemes, against waste management operations, conservation of hill landscape and wildlife interests, no intrusive tourist developments, car parks must be integrated into area and only for purpose of recreation, no formal picnic areas unless next to car park and any proposals must fully comply with ENV 33 and 34.	NO Policies would be better combined and then carried forward. Pentland Hills are important to West Lothian as part of the regional park is within West Lothian boundary. SDP requires the LDP to protect regional parks.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
1B - The Spatial Strategy: development principles		HER1-4 Partnership working and preservation of built environment	<p>HER 1 – The council will work with the public, national agencies, government, charities, funding bodies, owners and others in preserving of the built environment.</p> <p>HER 2- The council will protect listed buildings, with particular regard to their special architecture , historic features and where appropriate archaeological interest in considering proposals for their alteration, extensions or change of use.</p> <p>HER 3 – Sensitive proposals for the sympathetic repair, maintenance and alteration of listed buildings will be encouraged.</p> <p>HER 4 - Schemes that conserve and improve groups or individual listed buildings that will maximise investment in the property through the use of public, charitable and private finance in partnership.</p>	<p>NO</p> <p>Policies would be better combined and then carried forward.</p> <p>These four policies could be combined as they are all related to the partnership of working and preservation of the built environment. One policy would be sufficient in stating who is involved in working with the council to achieve this protection and schemes that are available which would help preserve and maintain the built environment through investment.</p> <p>Complies with the SDP as they ensure no significant adverse impacts on designated areas. Consider other policy guidance such as SHEP when reviewing.</p>
		HER5 - Management and conservation plans for protection of built heritage	Owners of major heritage assets will be encouraged to prepare and adopt management or conservation plans based on current best practice for their long-term guardianship.	<p>YES</p> <p>This policy helps to move some responsibility of the preservation and protection of the built heritage onto owners. This increases the level of management of these areas/buildings and helps to meet the needs of the SDP policy to ensure no adverse impacts affect these areas.</p>
		HER6 - Register of listed buildings	West Lothian Council will compile and maintain a list of all built heritage assets within its guardianship, monitor their condition and subject to the availability of resources, take action to ensure their preservation on a priority basis.	<p>YES</p> <p>Retain policy for the LDP</p> <p>Policy ensures that the council can protect and manage the listed buildings as well as having record of the guardianship of these buildings. This register will help to ensure the protection of the local built environment.</p>
		HER7-8 Adaption/ preservation of listed buildings	<p>HER 7 – Proposals for the adaptation of unoccupied or threatened listed buildings will be considered sympathetically where the council is satisfied that the proposal involves the best viable use of the building.</p> <p>HER 8 – The council will take appropriate action to preserve buildings of architecture or historic interest through the use of powers including compulsory purchase, repair notices, buildings preservation notices or other statutory procedures.</p>	<p>NO</p> <p>Policies would be better combined and then carried forward.</p> <p>SDP requires the protection of the built environment. Therefore it is important to protect not only listed buildings but the surroundings area to help preserve them and to preserve the history and character of local areas.</p>

SDP POLICY	WLLP Policies	WLLP Policies - Summary	Retain
1B - The Spatial Strategy: development principles	HER9-10 - Enabling Development and setting of listed buildings	HER 9 – the council does not support ‘enabling development’ prompted to cross subsidise works to a historic buildings. HER 10 –Additional controls will be introduced to protect the setting of listed buildings where they are under threat from development.	NO Policies would be better combined and then carried forward. SDP requires the protection of the built environment. Therefore it is important to protect not only listed buildings but the surroundings area to help preserve them and to preserve the history and character of local areas.
	HER11 - Supporting information	In determining planning application or listed buildings consent the council will require the fullest supporting information.	YES SDP requires the protection of the built environment. Therefore it is important that the applicant provides as much detailed information for the appointed person to make the best decision on the development in order to ensure protection of these buildings.
	HER12-14 - Scheduled Monuments	HER 12 – proposals for development which would adversely affect the historic interest, character and setting of scheduled monuments will not be approved. HER 13 – Planning permission involving work relating to a scheduled monument or its setting where historic Scotland has approved its alteration, excavation and recording to the highest possible professional standards will be required prior to the implementation of development proposals. HER 14 – Where appropriate, the council will introduce special controls to protect scheduled monuments and their setting from unsympathetic development.	NO Policies would be better combined and then carried forward. SDP requires the protection of the built environment. Therefore it is important to protect scheduled monuments to help preserve them and to preserve the history of local areas.
	HER15-16 - Archaeological Sites	HER 15 – Significant archaeological sites will be protected from development which will have a detrimental effect on the sites or settings. HER 16 – applicant will be required to provide an archaeological assessment in advance of determination of a planning application.	NO Policies would be better combined and then carried forward. SDP requires the protection of the built environment. Therefore it is important to protect archaeological sites to help preserve them.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
1B - The Spatial Strategy: development principles		HER22-23 - Historic Gardens & designed landscapes	HER 22 – the architecture and historic character of historic gardens and designed landscapes will be considered sympathetically and receive full protection in the consideration of proposals. HER 23 – where the architecture or historic character is under threat the area will be designated a conservation area and additional planning controls will be introduced.	NO Policies should be combined. These policies meet the criteria policy 2 of the SDP in that they ensure no adverse impacts on historic gardens. However combining these policies will meet the requirements of the SDP just as well as having both policies. Landscape review will perhaps offer some assistance in reviewing this policy also.
		HER24 - Linlithgow Palace and Peel	HER 24 – there is a presumption against which would have an adverse effect on the amenity, outlook, character or setting of the Palace and Peel, Linlithgow.	YES Retain policy for the LDP. Linlithgow palace and peel significant to West Lothian. Any development within 800m has to be consulted with Scottish Ministers.
		HER25 - other areas of conservation	Special consideration will be given to maintaining the architectural character and historic significance of those areas of built heritage and townscape value.	YES Retain policy for the LDP. Ensures the protection of other areas of conservation with specific consideration to the architectural character and historic significance.
		IMP9 - Air Quality	Where appropriate developers will be required to provide additional information on the impact of their proposal on air quality. Development which cannot mitigate the adverse effects on air quality will not be supported.	YES Retain policy for the LDP. Ensuring that air quality is not being affected by new developments through mitigation fits with meeting the SDP requirements of having more healthy places to live.
		IMP10-11 - Noise	IMP 10 – Presumption against developments which are likely to generate significant noise being located near sensitive developments such as housing. IMP 11 – Housing and other noise sensitive developments will not be permitted close to noisy land users.	NO Policies should be combined. Ensuring that noisy developments are not near housing sites means that the LDP will be ensuring a high quality of life in communities and more healthy places to live which meets the needs of the SDP. Update SPG

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
1B - The Spatial Strategy: development principles		IMP15 - Design	IMP 15 – Ensure high quality design, create planning briefs, and require developers to produce master plans, design statements and design guides.	YES Retain policy for the LDP Fits with the SDP policy as it has regard for high quality design, energy efficiency, and use of sustainable materials. Also this high level of design ensures a more attractive place to live for the public.
		IMP16 - Enforcement	IMP 16 – Enforcement of breaches of planning control will be initiated where unauthorised development has taken place and the terms of planning conditions have not been complied with.	YES Retain policy for the LDP Enforcement policy allows the council to take appropriate action when unauthorised development results in unacceptable effects on amenities. This policy allows the council to protect the natural and built environment to create a better and more attractive place to live. Ensures the other LDP policies are followed correctly.
		HOU7 – Design	Developers are expected to incorporate the highest quality of design and layout within new development sites. Energy efficiency must be taken into consideration with regards to layouts, designs, materials and should conform to the Residential Design Guide.	YES Retain policy as it combines the compliance of SPP 6: renewable energy, the need to refer to residential design guidance and provides the need for high quality design and layouts of new developments which also complies with SDP 2.
		HOU9 - Residential Amenity	Amenity is a generic term which is defined as the element of ‘the appearance and layout of town and country which makes for a comfortable and pleasant life and the quality which is a well designed building estate or neighbourhood will have’	YES Retain policy as it ensures that the character of the settlement and surrounding areas are not significantly affected by any new developments. Also complies with SDP 2 in providing a healthier and better quality life.
		COM2 - Protection of Open Space	Developments which will result in the loss of urban sports and recreation and formal or informal open space will be resisted.	YES Retain policy as it ensures there is sufficient open space available for the public to facilitate sports and recreation. This brings healthier and better lifestyles to the public which complies with the SDP.
		COM2a - Almondvale Park	Open space between the civic centre and almond valley bridge will be studied to establish how the environment of the area can be improved. Aim is to make the area safer and more welcoming.	YES Review in relation to completion of Almondvale Park.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
1B - The Spatial Strategy: development principles		COM2b - Drove Road, Armadale	Drove road in Armadale will be reviewed to establish if there is development potential at this site.	YES Proposal rather than policy. Needs to be reviewed in accordance with the results from the study into whether the land is suitable for development. If this site is suitable then it fits with the SDP policy of safeguarding land for future infrastructure.
		COM3 - Protection of School playing fields	Development of school playing fields is resisted unless there are adequate alternative playing fields/ sports facilities in the area to serve the school and wider community, or alternative playing fields are provided as part of the development proposal, or the land does not make an important contribution to the amenity of the area.	YES This safeguarding of school playing fields and sports facilities ensures that there are adequate facilities available to the community. This brings healthier and better lifestyles to the public which complies with the SDP.
		COM5 - Eliburn Park	Providing sports and recreational facilities for West Lothian.	NO Proposal rather than policy. Has been implemented so can now be deleted.
		COM6 - Kettilston Mains, Linlithgow	Providing sports and recreational facilities for West Lothian.	NO Proposal rather than policy. Has been implemented so can now be deleted.
		COM13 - Access for all	All services and activities which aim to serve the public must be accessible to all members of the community.	YES Appropriate disabled access is important to ensure that all members of the community can enjoy the infrastructure that is in place. Also relates to the equality impact assessment.
		COM14 - Layout and Design	Developers will be required to integrate design and layout measures to secure public safety in development proposals.	YES In assessing development proposals for the use of the community, safety must be a key part of the design. Also links back to SDP 2, in which states new developments must have high quality design.
		NWR 19 – Contaminated land rehabilitation	Where is it suspected that a development site may be contaminated the developer will be required to undertake a site investigation. If contamination is found the developer must provide a detailed programme of remedial works.	YES Retain policy approach and carry forward to LDP. Derelict and contaminated land fits under the green network title in the SDP. SPG

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
2 - Supply and location of employment land	The Strategic Development Plan supports the development of a range of marketable sites of the size and quality to meet the requirements of business and industry within the SESplan area. Local Development Plans will support the delivery of the quantity of the established strategic employment land supply as identified below. Local Development Plans should also ensure that this provides a range and choice of marketable sites to meet anticipated requirements. The development of mixed communities (with residential and compatible employment opportunities jointly provided) on strategic employment sites may be appropriate provided this is justified through an LDP and does not result in a net loss to the overall strategic land supply.	EM1 - Linhouse and Eliburn	The proven sites at Linhouse and Eliburn are safeguarded as large, single user, high amenity sites in accordance with the requirements of SPP 2 Economic development (2002) All proposals will be guided by an approved development brief.	NO Review policy. Complies with the SDP as it safeguards land at both these sites for employment. However this land is for single user, high amenity developments where the SDP requires mixed community sites with residential being mixed with employment.
		EM2-3 & 8 - 9 - Employment land allocations	EM 2 – Employment sites are shown on the proposals map, they are allocated for business, general industry, storage or distribution uses. Planning permission will only be granted where a proposal conforms to the further site uses and requirements. EM 3 – Sites listed have been allocated within the three core development area allocations in west Lothian. EM 8 – Development proposals for all employment uses will only be permitted where density, layout, mass, design and landscaping conform to the highest standards. EM 9 – When submitting a planning application for employment uses developers should be able to demonstrate that they have given appropriate consideration to sustainable building construction, layout & design. Also to minimise the generation of waste and maximises opportunities to recycle waste and other materials used in production and operational processes.	NO Policies needs reviewed and perhaps combined into one. These policies comply with the SDP, having a range of sites for developers to choose from enables choice according to suitability.
		EM4 - Springfield, Armadale	Springfield between Armadale and Whitburn has the potential for economic development to meet the next generation of employment land requirements. This will be dependant upon the introduction of new major transportation infrastructure.	No Complies with the SDP as it safeguards land at both these sites for employment for future use. Update policy to reflect new train station at Armadale and new junction for M8 at Whitburn.
		EM5 - Expansion, Conversion and re- development	The expansion, conversion or re-development of premises within the areas shown on the proposals map, and on other established sites, will be encouraged for uses falling within classes 4, 5 and 6.	Yes This policy complies in that some sites have the capacity to be expanded or even re-developed in order to increase the amount of employment land available. This will help to meet growing business and industries needs.
		EM6 - Change of use	Planning permission for uses other than uses 4, 5 and 6 within the areas shown on the proposal map and on other established sites will not be granted unless there is a clear demonstration of the direct benefits to those working in that employment area.	Yes Ensures that land that is marked as employment land is primarily safeguarded for uses 4, 5 and 6. Unless the use is a minor part of the main use classes 4, 5 and 6.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
2 - Supply and location of employment land		EM7 - Office development in Livingston	Almondvale Centre, Livingston is the favoured location for major office development. Bathgate town centre is suitable for small to medium sized office developments.	Yes The SDP requires the LDP to have a range of marketable sites of the size and quality to meet business requirements. West Lothian has identified two sites in which office development is favoured. This can meet with the SDP also in that it is favoured these offices are built within the town centres which will give a mixed use town centre.
		EM10 - Small scale employment use	Small scale industrial and business development, as single enterprises or groups of starter units including new builds and change of use, will be permitted within settlement boundaries.	Yes The SDP requires the LDP to have a range of marketable sites of the size and quality to meet business requirements. West Lothian Council is supportive of these small scale industrial and business developments within settlements. Again this complies with SDP in making mixed communities available with residential and compatible employment opportunities jointly provided.
		EM11-12 - Small scale employment use in rural areas	Outwith settlement boundaries or employment areas, proposals for industrial or business uses will be permitted on the edge of settlements, defined as having a conterminous boundary with the settlement boundary.	No Review and combine policies West Lothian Council will support these developments on the direct edge of settlements. These developments will provide employment for the settlement next to it and can provide sites for developments which may not be accepted within settlements. Such as industries with noise, or other pollutants.
3 - Town centres and retail	Local Development Plans will: Identify town centres and commercial centres clearly defining their roles; Support and promote the network of centres as shown in Table 1, and identify measures necessary to protect these centres including setting out the criteria to be addressed when assessing development proposals; Promote a sequential approach to the selection of locations for retail and commercial leisure proposals. Any exceptions identified through Local Development Plans should be fully justified.	TC1 - Sequential Test	New retail, commercial leisure and other developments appropriate to town centres should be located in accordance with the following sequential principles, depending on the availability of sustainable opportunities.	YES Retain Policy approach for LDP. Complies with the SDP in that town centres are identified and that retail, commercial leisure and other town centre developments are granted within them when appropriate.
		TC2-3 - Almondvale	TC 2 - Within the boundary of Almondvale town centre there will be a presumption in favour of retail, leisure, offices, business, recreation and civic developments and higher density and flatted housing as mixed use development. TC 3 - Almondvale town centre is the preferred location for major retail, leisure and entertainment developments appropriate to town centres. Proposals which detract from the centre achieving full sub-regional status will be resisted.	NO Combine policies and then take forward as one joint policy. Almondvale town centre is the centre of the strategic town Livingston, so it is important to support and promote this area. Criteria set out for developments that will be favoured within the town centre also complies with the SDP in that the LDP should set criteria help when assessing proposals for this area.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
3 - Town centres and retail		TC4 - Civic Centre site	A site is safeguarded for a proposed new civic centre to the north of the river Almond.	NO Delete as Civic Centre is complete.
		TC5 – Almondvale Centre	Major development proposals in Almondvale town centre will be expected to incorporate a share facilities currently lacking in the centre, including cultural space and leisure and recreational attractions. Developments will achieve high standards of urban design and include town centre open space, foot/cycle paths and public art.	YES Retain policy for the LDP. Meets criteria of the SDP, in that town centres should have mixed retail and leisure proposals. Also fits with SDP Policy 2 in relation to high quality design.
		TC6a - Nikon Site	The former Nikon site is identified as having potential for re-development for the sale of retail - bulky goods subject to a suitable access being provided.	NO Review this policy. Nikon site being identified for retail is closely linked to employment land allocations. Suitable use is retail which meets criteria of SDP of retail being within town centres, brings more jobs to town centres which are highly populated.
		TC6 - Town centre car parks	Town centre space devoted to car will be minimised and rationalised by arranging shared parking provision, developing on or over existing car parks and roads and by adopting travel plans for staff.	YES Retain policy approach for LDP. Encourages people to use public transport to commute into town centres, less congestion and minimises pollution.
		TC7 - Bathgate	Retail, commercial leisure, offices and higher density housing will be supported in Bathgate.	YES Retain policy approach for LDP. Bathgate is the district centre for the western half of West Lothian; these uses are encouraged within this town due to increasing employment opportunities as well as higher density housing in the town where there is good transport links. Also units within this settlement are smaller and may be more affordable to some business owners. Opens up choice to developers which complies with the SDP in employment.
		TC8 - Bathgate	Special consideration will be given to the control of development and advertisements in the Bathgate town centre area of special control to safeguard its architectural and historic value. Development must be in accordance with townscape scheme to be prepared by the council.	NO Review this policy. Complies with SDP 2 in the protection of the built heritage and traditional character of an area.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
		TC9 - Whitburn, Broxburn/ Armadale	Further retail provision will be supported in the town centres of Whitburn, Broxburn and Armadale commensurate with serving their expanding town populations.	YES Retain policy approach for LDP. Armadale and Broxburn are CDA's. There areas are likely to have large population growth which allows growth in retail also.
3 - Town centres and retail		TC10 - East Calder	Proposals for new local neighbourhood centres, including retailing in Calderwood, East Calder and Winchburgh. Will only be supported as part of a master planning submission associated with a CDA proposal.	NO Review this policy.
		TC11 - Winchburgh	The CDA for Winchburgh should incorporate provision for a new town centre within the vicinity of existing village centre. The master plan for the proposals should show this.	NO Review this policy.
		TC12 - Other town centre uses	Retail and other town centre uses will be supported within the town centre boundaries identified. Such proposals outwith the centres other than those serving only local or neighbourhood needs would not normally be permitted.	YES Retain policy approach for LDP. This ensures that town centres can be easily identified and that they are easily identified within the settlements. This complies with the SDP in identifying town centres and defining their roles
		TC13 - Small scale retail	Only small scale retail developments serving local needs will be supported within existing and proposed local neighbourhood centres. The existing and proposed local neighbourhood centres will be safeguarded for business, retail, community, leisure and recreation and small scale housing.	YES Retain policy approach for LDP. This ensures that local neighbourhood centres do not get too big and out grow the neighbourhood they serve.
		TC14 - Commercial entertainment, hot food etc	Planning applications for most forms of commercial entertainment, including hot food premises in town and village centres or in an area of predominately non-residential use will be looked upon favourably subject to appropriate conditions where the premises are located close to residential property in separate ownership. Mixed use development will be encouraged.	YES Retain policy approach for LDP. This policy ensures residential developments are not effected by smells etc from these types of businesses. However it is important to have these in town centres where high a high population will use them. Also complies with the SDP in that mixed use developments are to be encouraged.
		TC15 - Change of use, Linlithgow & Bathgate	Change of use from retail (class 1) to finance and professional use (class 2) will generally not be supported in the following streets. Linlithgow – The Cross and east High Street, Bathgate – George Street and George Place.	NO Review this policy.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
4 - Minerals	Local Development Plan will: Safeguard mineral resources from sterilisation where the deposits are of a sufficient scale or quality to be of potential commercial interest and their extraction is technically feasible and may be carried out in a way that is environmentally and socially acceptable. The need for safeguarding should be considered alongside the development strategy for the area;	NWR 1 – 2 - Minerals	NWR 1 – Economically important deposits of minerals within west Lothian will generally be protected from development that may sterilise their working where it is shown to the council by means of an independent assessment that surface development would either sterilise the mineral or be a serious hindrance to its extraction. NWR 2 – In determining a planning application for mineral extraction, the council will seek an independent assessment of the economic importance of the particular deposits in local and national terms.	NO Review these policies, combine and then carry forward for the LDP. Comply with the SDP in that the council will safeguard economically important minerals from sterilisation. An independent assessment carried out before hand will ensure no minerals are disregarded without knowing the economical importance. Possible SPG
	Identify areas of search for aggregate minerals and coal, or, where appropriate, specific sites, having regard to national guidance and other environmental objectives of the Strategic Development Plan;		NWR3 - Open cast Coal	Planning applications for opencast mining in the broad areas of search identified on the proposal map will only be supported when NWR 1-10 are adhered to fully, compliant with SPP 16 and standards set in PAN 50 & 64.
	Set out the criteria to be addressed when assessing individual proposals, including restoration and enhancement Support and encourage the use of secondary and recycled aggregates.	NWR4 - Mineral Extraction	Proposals for mineral extraction are more likely to be given favourable consideration where in particular areas of derelict or contaminated land, mineral extraction would take place before non mineral permanent development; there is a significant, tangible and direct positive economic impact.	NO Review to reflect newest guidance and then carry forward. Complies with SDP in that areas are identified which are suitable for extraction and sets criteria in which will be favoured. Possible SPG
		NWR5 - Mineral Extraction	Reasons proposals for opencast mines are likely to be rejected.	NO Review to reflect newest guidance and then carry forward. Complies with SDP in that it sets the criteria in which proposals will be assessed upon. Possible SPG
		NWR6 - Construction minerals	New proposals for construction mineral extraction resulting in a land bank significantly in excess of market requirements and current supplies will not be supported.	NO Review to reflect newest guidance and then carry forward. Fits with the SDP policies in that criteria has to be addressed when assessing individual proposals. The council will only support this when there is a demand for it and it will not result in an excess of un needed material. Possible SPG

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
4 - Minerals		NWR6a - Silica Sand	As required by SPP 4 the council in conjunction with the mineral operators and other professional advisors will look at identify un worked deposits of silica sandstone in an area of Glasmuir Hills.	NO Review to reflect newest guidance and then carry forward. Should be encouraging the use of secondary and recycled aggregates? – this would fit with SDP
		NWR7 - Quarries	Proposals for the development of a quarry to extract building stone must be accompanied by support for the proposal by historic Scotland indicating that the mineral is significant for the conservation of the built heritage.	YES Retain policy approach for the LDP. Fits with the SDP in that proposal must have regard for national guidance; LDP requires support from Historic Scotland for proposals which will ensure all national guidance is adhered to. Should be encouraging the use of secondary and recycled aggregates? – this would fit with SDP
		NWR8 - Criteria for extraction	Criteria for planning applications to be assessed against for extraction of minerals.	YES Retain policy approach for the LDP. Complies with SDP in that it sets the criteria in which proposals will be assessed upon. Possible SPG
		NWR9 - Bonds	The council will require either the developer or the landowner of a mineral site to lodge a bond to cover restoration and aftercare of the site.	YES Retain policy approach for the LDP. Fits with SDP in that proposals must consider restoration and aftercare of the site. Fits with national guidance and therefore complies. Also complies in that the council can set the criteria in which the restoration and aftercare will take place. Possible SPG
		NWR10 - Community Benefit	The council will encourage and support the establishment of a local liaison committee as part of any permission for mineral working and the group shall meet at frequency determined by the committee during the periods of extraction, restoration and aftercare.	YES Retain policy approach for the LDP. Ensures that the criteria set for restoration and aftercare are being meet correctly. Possible SPG

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
5 - Housing land	The Strategic Development Plan identifies that, for the period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built across the SESplan area, including on land which is currently committed for housing development. Of that total, the requirement for the period 2009 to 2019 is for 74,835 houses. Supplementary guidance will be prepared to provide detailed further information for Local Development Plans as to how much of that requirement should be met in each of those six areas, both in the period 2009 to 2019 and in the period 2019 to 2024.	HOU2 - Windfall development	Development guidance for within a settlement envelope New development is generally favoured when no adverse impacts on surrounding sites. Higher density development within town centres where appropriate public transport available. Development within conservation areas must be of higher quality – with scale and design appropriate to their setting. Infill will be resisted where they could cause problems for infrastructure	YES Supporting infill and higher density developments where possible due to infrastructure ensures higher number of houses being built which relates to the number of houses required to be built in the SDP.
		HOU3 - Infill development in Linlithgow and Linlithgow Bridge	Infill and brown field sites resisted where they have significant effects on infrastructure and traffic congestion.	Combine this policy into HOU 2. Talks about infill sites and how these are resisted when infrastructure capacities are inadequate in HOU 2 so perhaps mention Linlithgow then.
		CDA7 - Armadale	Sites identified in Armadale for mixed use areas which will primarily be for residential development. Combined shall accommodate 2070 residential units.	YES Retain policy for LDP, update to reflect recent planning approvals and legal agreements. This policy allows the council to forward plan for future housing developments which helps towards maintaining a five year housing land supply.
		CDA8 - Broxburn/ Uphall/ Winchburgh	Sites identified in Broxburn for mixed use areas which will primarily be for residential development. Combined shall accommodate 3450 residential units.	YES Retain policy for LDP, update to reflect recent planning approvals and legal agreements. This policy allows the council to forward plan for future housing developments. This policy allows helps towards maintaining a five year housing land supply.
		CDA9 - Livingston & Almond Valley	Sites identified in Livingston for mixed use areas which will primarily be for residential development. Combined shall accommodate 2200 residential units.	YES Retain policy for LDP, update to reflect recent planning approvals and legal agreements. This policy allows the council to forward plan for future housing developments. This policy allows helps towards maintaining a five year housing land supply.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
6 - Maintaining a five year housing land supply	Each planning authority in the SESplan area shall maintain a five years' effective housing land supply at all times. The scale of this supply shall derive from the housing requirements for each Local Development Plan area identified through the supplementary guidance provided for by Policy 5. For this purpose planning authorities may grant planning permission for the earlier development of sites which are allocated or phased for a later period in the Local Development Plan.			
7 - Maintaining a five year housing land supply	Sites for greenfield housing development proposals either within or out with the identified Strategic Development Areas may be allocated in Local Development Plans or granted planning permission to maintain a five years' effective housing land supply, subject to satisfying each of the following criteria: The development will be in keeping with the character of the settlement and local area; The development will not undermine green belt objectives Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.	HOU5 - Open Space	The need for open space for recreational and amenity purposes in new developments. This will help keep the character of area and the developer is strongly recommended to contact the council regarding the maintenance of these open spaces in new developments.	YES Developers are actively involved in maintain areas, as well as responsibilities of maintenance of the open spaces.
		HOU10 - Affordable Housing	Developers are required to transfer fully serviced land capable of delivering 15% of the total site capacity as affordable housing to the local authority, registered local landlord or social housing provider. Also developers in CDA's are required to provide an additional 10% fully complete affordable houses in accordance with (PAN 72) Affordable land contributions shall be secured by section 75 or 69 agreements.	YES These contributions ensure that affordable housing – defined as 'housing of a reasonable quality that is affordable to people on modest incomes' are available. This is also supported by West Lothian Local Housing Strategy This policy helps to maintain the housing supply with developers contributing to this objective.
		HOU11- Gypsies and Travellers	Although not many planning applications for this type of development, there is still a need to have a policy to base any future proposals for private sites to be assessed on.	YES Take forward, however needs to be reviewed and taken into account Sibbalds brae is no longer an available site for the travelling communities.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
8 - Transportation	<p>The Local Planning Authorities in collaboration with Transport Scotland and SEStran will support and promote the development of a sustainable transport network. Local Development Plans will:</p> <p>Ensure that development likely to generate significant travel demand is directed to locations that support travel by public transport, foot and cycle;</p> <p>Ensure that new development minimises the generation of additional car traffic, including through the application of mode share targets and car parking standards that relate to public transport accessibility;</p> <p>Relate density and type of development to public transport accessibility;</p> <p>Consider the need for additional rail freight facilities and when considering sites for development that would generate significant freight movements, require the potential for rail freight to be investigated;</p> <p>Consider the potential for expanded port capacity in the Firth of Forth and the cross-boundary implications this may have;</p> <p>Take account of the cross-boundary transport implications of all policies and proposals including implications for the transport network out with the SESplan area;</p> <p>Ensure that the design and layout of new development demonstrably promotes non-car modes of travel</p> <p>Consider the merits of protecting existing and potential traffic-free cycle and walking routes such as disused railways affected by any development proposal.</p>	<p>TRAN1-2 - Travel assessments</p>	<p>TRAN 1 - Co-operate with other agencies to prepare investment programmes to improve traffic conditions, transport facilities and parking management in towns.</p> <p>TRAN 2 – development is only permitted when transport impacts are acceptable. Established by a transport assessment which covers all modes of transport and has been approved by council.</p>	<p>NO</p> <p>Combine these policies. Council is in support for improving transport conditions but only when conditions of TRAN 2 are met.</p> <p>Complies with the SDP in that new developments should minimise the generation of car traffic</p>
		<p>TRAN3-5 - Travel improvements</p>	<p>TRAN 3 - Developers are required to contribute to the provision of travel improvements.</p> <p>TRAN 4 – Where it is inappropriate for developers to fund transport infrastructure entirely then the contributions towards transport will come from council.</p> <p>TRAN 5 - Travel plans must support planning applications for major developments.</p>	<p>NO</p> <p>These policies would be better combined to make one policy. If they were combined they would comply with the SDP requirements of the development of a sustainable transport network through developer funding.</p>
		<p>TRAN6 - Almondvale Town Centre</p>	<p>Major developments proposed within Almondvale Town Centre will require the developer to make contributions to Strategic Livingston Transport Plan and contribute to a fund managed by the council for the implementation of initiatives.</p>	<p>YES</p> <p>Retain policy, as this ensures that dense developments are encouraged to be built in Livingston town centre which has good public transport links, foot and cycle paths which meets the requirements of SDP 8 section A & C.</p>
		<p>TRAN7-10, 14, 15 - Pedestrians & cyclists/safe routes to schools</p>	<p>TRAN 7 – Council supports walking and cycling, providing and supplying safe and attractive pedestrian and cycle routes.</p> <p>TRAN 8 – developments must give priority to pedestrian and cycle access and provide areas which encourage traffic calming, controlled crossings, new paths and cycle parking.</p> <p>TRAN 9 – Safeguard cycle route 75.</p> <p>TRAN 10 – The main footpath/cycleway are safeguarded which includes parts of national cycle route 76.</p> <p>TRAN 14 – Future layouts of roads surrounding schools should be 20mph and also pick up/drop off zones.</p> <p>TRAN 15 – Developer contributions which will help towards providing safe walk/cycle way to schools and other local facilities.</p>	<p>NO</p> <p>These policies should be combined into two policies.</p> <p>TRAN 7-10 into the first policy which focuses on protecting existing walk/cycle ways as well as supporting future walk/cycle ways through developer contributions.</p> <p>TRAN 14-15 should also be combined. Developer contributions from policy TRAN 15 to ensure TRAN 14 can be carried out effectively and cost effectively.</p> <p>These policies relate to section B – minimising car traffic in new developments & section E & F – encouraging cycle and walking through new pathways.</p>

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
8 - Transportation		TRAN11 - TRAN13 20 MPH Zones HOU 8 Home Zones	<p>TRAN 11 – Introduction of home zones in new developments, these are streets where people and vehicles share the whole of the road space safely and where the quality of life takes precedence over the ease of traffic movement.</p> <p>TRAN 12 – New developments must provide efficient bus services and ease of pedestrian and cycle movement, access to bus stops and transport interchanges.</p> <p>TRAN 13 – 20mph zones for local residential streets in new developments.</p> <p>HOU 8 – New developments must be designed and laid out to help reduce vehicle speed on local residential streets and also new footpaths and cycle ways must be in place prior to the occupation of houses which they serve.</p>	<p>NO</p> <p>The combination of these policies would be of better use to the LDP as they all refer to the SDP policy in that the design and layout of new developments demonstrably promote non car modes of transport as well supporting new transport connections in a safely and efficient way.</p> <p>Include SPG – as part of residential design guidance</p>
		TRAN16 - Bus Facilities	Developers where appropriate will be required to improve bus facilities such as stops and shelters	<p>YES</p> <p>This policy helps new developments to minimise the generation of additional car traffic as it encourages the use of public transport relating to section B of SDP 8.</p> <p>Also this policy relates to section E in that design and layout should also promote non car travel.</p>
		TRAN17-18 - Fast link	<p>TRAN 17 –Developer contributions to further phases of fast link where future residents/employees are likely to use facility.</p> <p>TRAN 18 – Land released after second phases completion. Land at Cousland roundabout safeguarded for park and ride development.</p>	<p>NO</p> <p>Policy complies with the SDP in that developments that will generate travel demand that they contribute to supporting travel/ Also the fast link policy will reduce the number of cars being used for commuting to work.</p> <p>However Policies should be combined or taken out if the project of fast link is no longer supported.</p>
		TRAN19 - Park & Ride	<p>Express coach service - Cowhill, Whitburn, Beugh Burn at Uphall West and Livingston North.</p> <p>Integrated rail/bus service at Beugh Burn – safeguarded in relation to the major future new employment allocation.</p>	<p>YES</p> <p>This policy enables where there will be a significant increase in travel demand that these park and ride facilities will be put in place and that land will be safeguarded for future large developments.</p> <p>Encouraging public transport for commuting, which reduces traffic congestion within town centres and other employment</p>

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
8 - Transportation		TRAN20-21 - Road corridor improvements	TRAN 20 – Enhance travelling options for travelling along the A89 / A899 corridor between Livingston town centre and West Lothian / City of Edinburgh boundary. Contributions from developers within the Winchburgh, east Broxburn, and Uphall CDA's and Almondvale town centre. TRAN 21 – A71 corridor initiatives for travelling options.	NO These two policies would perhaps be better combined as they have the same principles but different roads.
		TRAN22 - Land reservation for rail stations	TRAN 22 – Bathgate to Airdrie line	NO Proposal rather than policy. Line is implemented so can now be deleted.
		TRAN23 - Winchburgh Rail Station (this should be a proposal not a policy)	TRAN 23 – Safeguard land for railways station and park & ride facilities at Winchburgh.	YES This fits with the SDP policies to increase public transport within town centres through park and ride schemes and where travel demand will increase in settlements such as Winchburgh is a CDA. This is a proposal rather than policy.
		TRAN24 – Shotts rail line	Edinburgh to Glasgow rail route via Shotts is supported with sites for bus interchange and parking safeguarded at Addiewell, Kirknewton and West Calder stations. Also the removal of the level crossing at Kirknewton with land safeguarded for this.	YES Proposal rather than policy. Better public transport links and also more parking at these links encourage the increased use of public transport especially for commuting.
		TRAN25 – East Calder parkway rail station	Land safeguarded for parkway at East Calder	NO Proposal rather than policy. Fits with the SDP however more work on this policy needed. Has there been any further work done on this proposal?
		TRAN26 - light rapid transport	Extension of light rapid transport (Edinburgh tramline 2) to Broxburn, Uphall and Livingston will be safeguarded.	YES Proposal rather than policy. Expansion of public transport over boundaries, and introduction of new transport links into the city centre will help with travel demand.
		TRAN27 – new junction on M8 at Whitburn	Stimulates and promotes major regeneration of the area with housing and employment land adjacent to the motorway at Cowhill. Land for bus park and ride also.	NO Junction is already complete. Can now be deleted.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
8 - Transportation		TRAN28 – new junction on M9 at Winchburgh	New junction at M9 at Winchburgh, land is safeguarded. If the junction is approved, provision of park and ride at this location will be supported to run parallel with Winchburgh CDA.	YES Proposal rather than policy. Location of a CDA – fits with SDP and the need to have good transport options in town centres and areas of dense housing/employment land. Planning permission in place and support from transport Scotland. If the junction has not started then retain for LDP.
		TRAN29 – land safeguarding for road schemes	Land is safeguarded at selected locations for Strategic road Schemes.	NO Policy needs reviewed to determine what projects are complete and what needs carried forward. Policy ensures the improvement of West Lothian's road network through widening of roads which increases capacity, upgraded for safety reasons, or upgrading to ensure free flowing traffic around motorways to help with business and public transport.
		TRAN30 – land safeguarding for road schemes	Land is safeguarded at selected locations for other road schemes which would be realised through development.	NO Policy needs reviewed to determine what projects are complete and what needs carried forward. Policy ensures the improvement of West Lothian's road network through land being safeguarded for new roads for CDA's to discourage traffic to travel through town centres and new distributor roads which will allow the introduction of new public transport links.
		TRAN31-33 - Parking	TRAN 31 – shared car parks in town centres TRAN 32 – parking in new developments should conform to the maximum parking standards set out for different land uses in SPP17. TRAN 33 – Land uses not included in SPP17 vehicle parking levels for developments should conform to the current council adapted standards.	NO Proposals rather than policies Proposals should be combined; they are linked to one another.
		TRAN34 – Parking management scheme for Linlithgow	Long term on street parking problem in Linlithgow associated with commuters.	NO Proposal rather than policy. Has been implemented so can now be deleted.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
9 - Infrastructure	<p>The Strategic Development Plan identifies in Figure 2 and through its Action Programme infrastructure, including transportation infrastructure, required to deliver the development of the Strategy. Local Development Plans will:</p> <p>Safeguard land to accommodate the necessary infrastructure required to deliver the Strategic Development Plan as set out on Figure 2 and in the accompanying Action Programme;</p> <p>Provide policy guidance that will require sufficient infrastructure to be available, or its provision to be committed, before development can proceed. Particular emphasis is to be placed on delivery of the strategic infrastructure requirements that are set out in Figure 2 and in the Action Programme</p> <p>Pursue the delivery of infrastructure through developer contributions, funding from infrastructure providers or other appropriate means, including the promotion of alternative delivery mechanisms. Particular emphasis is to be placed on delivery of the strategic infrastructure requirements that are set out in Figure 2 and in the Action Programme.</p>	IMP17 - Planning Agreements	IMP 17 – Where appropriate planning agreements between developers, landowners and the council must be in place to secure key infrastructure, facilities and amenities and/ or to regulate the use of land or buildings before planning permission is granted.	<p>YES</p> <p>Retain policy for the LDP</p> <p>These funds towards infrastructure and amenities allow the council to provide the capacity required for areas and to help create more attractive places to live.</p> <p>Update to reflect recent Scottish government advice on agreements.</p>
	COM1 - Bathgate swimming pool (this is a proposal)	Providing sports and recreational facilities for West Lothian.	NO	<p>Proposal rather than policy.</p> <p>Has been implemented so can now be deleted.</p>
	COM7 - Health provision sites	Sites within West Lothian that are safeguarded for community health care facilities.	YES	<p>This policy fits with the SDP policy of providing sufficient infrastructure for areas.</p> <p>However this policy needs updated according to progress on sites and whether new sites have been identified and safeguarded for future health care use.</p>
	COM8 - Primary school sites	Sites within West Lothian that are safeguarded for primary school facilities that will support major housing developments.	YES	<p>This policy fits with the SDP policy of providing sufficient infrastructure for areas.</p> <p>However this policy needs updated according to progress on sites and whether new sites have been identified and safeguarded for future schooling infrastructure.</p>
	COM9 - Cemetery provision	Sites within West Lothian that are safeguarded for primary school facilities that will support major housing developments.	YES	<p>This policy fits with the SDP policy of providing sufficient infrastructure for areas.</p> <p>However this policy needs updated according to progress on sites and whether new sites have been identified and safeguarded for future cemetery provision.</p>
	COM9a – Developer contributions towards cemetery provision	Council requires financial contributions to the provision of new cemeteries.	NO	<p>Ensures infrastructure can be put in place for new developments.</p> <p>SPG in place, review for the LDP.</p>
	COM10 - Crematorium	Council supports a crematorium to serve the West Lothian area. Land safeguarded at Tailend roundabout in Livingston	NO	<p>This is a proposal not a policy.</p> <p>No need to take forward as proposal is now complete.</p>

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
9 - Infrastructure		COM11-12 - Public Art	Developers will be required to fund or contribute to the cost of works of art appropriate to the surrounding area. COM 12 – M8 art project and other suitable areas.	NO Policies should be combined as a single policy with a list of future proposals included.
		COM15 – Addiewell Prison	Prison at site in Addiewell	NO Proposal rather than policy. Has been implemented so can now be deleted.
10 - Sustainable energy technologies	<p>The Strategic Development Plan seeks to promote sustainable energy sources. Local Development Plans will:</p> <p>Support the future development and associated infrastructure requirements of Longannet and Cockenzie power stations in relation to their role as non-nuclear base load capacity generators and the reuse of waste heat from these developments. Support Energy Park Fife at Methil and developments connected with offshore renewable energy at Leith and Rosyth</p> <p>Set a framework for the encouragement of renewable energy proposals that aims to contribute towards achieving national targets for electricity and heat, taking into account relevant economic, social, environmental and transport considerations, to facilitate more decentralised patterns of energy generation and supply and to take account of the potential for developing heat networks.</p>	NWR20 - Renewable Energy	NWR 20 states the support for renewable developments when they are environmentally acceptable.	YES Complies with SDP section B – the encouragement of renewable energies.
		NWR21-26 – Site designations being affected by renewable energy.	These policies refer to the council not being in support for any development in which could undermine the qualities of any site identified by an international natural heritage in West Lothian. Ensuring that environmental impacts are being considered while ensuring land designation sites are being adhered to.	NO These policies could be combined into one policy with all designated sites being listed and the possible effects on each. Spatial framework for wind incorporated into LDP Guidance note on micro-renewable
		NWR27 - Cumulative impact of wind farms	Cumulative impacts from wind can be in the form of economic, social, environmental and transport implications.	NO Can the policy be broadened out to all renewable energies?
		NWR28 - Compliance officer	Monitoring of renewable energy sites through the planning permission stage to ensure that the conditions imposed by the Scottish ministers are met.	YES The conditions given by the Scottish ministers will ensure all considerations are given to environmental, social, and economical and transport implications are minimised.
		NWR29 - Areas of Search	This policy refers to preferred sites for wind turbines within West Lothian. These sites facilitate more decentralised patterns of energy generation and supply	NO This policy is focused only on wind energy sites, perhaps more information on other renewable energies. Broaden this policy.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
11 - Delivering the green network	<p>The Strategic Development Plan supports the creation of a strategic Green Network including the Central Scotland Green Network and the Scottish Borders Green Network. Local Development Plans will identify opportunities to contribute to the development and extension of the Green Network and mechanisms through which they can be delivered. In addition, they should have regard to the following principles:</p> <p>The form, function, development and long term maintenance of the Green Network should be considered as an integral component of plan-making and place-making, and should be incorporated from the outset</p> <p>Connectivity across boundaries at a variety of spatial scales should be secured: between local authority boundaries in Local Development Plans; between master plans and their surrounding areas; between proposed new strategic development sites and existing communities and neighbourhoods; and between individual sites and neighbouring proposed and existing communities;</p> <p>Major developments in the SESplan area should contribute positively to the creation, maintenance and enhancement of the green network;</p> <p>Multi-functional Green Networks should be developed that optimise the potential of components of the network to deliver a range of economic, social and environmental benefits.</p>	ENV10 -13 Woodlands & Forestry	<p>ENV 10 – The central Scotland forest initiative is supported. Planning controls such as west Lothian local biodiversity action plan will be used to promote and implement woodland planting and sustainable management where they do not conflict with species and habitat protection.</p> <p>ENV 11 – presumption against development affecting woodlands and trees unless there is proven locational need.</p> <p>ENV 12 – In accordance to the West Lothian local biodiversity action plan woodland planting and the sustainable management of existing woodlands and groups of trees will be required for development proposals in the countryside.</p> <p>ENV 13 – New woodlands for community use, and planting for bio-fuels will be supported.</p>	<p>NO</p> <p>Review policies and combine them into a single policy.</p> <p>Complies with the green network SDP as it includes woodland expansion, increasing recreation use of woodlands and helps to contribute to climate change reduction. – Also linked to SDP 2 in combating climate change.</p> <p>New woodlands will increase habitats and improve biodiversity.</p>
		ENV14 Tree Preservation Orders	Development will not be permitted that would damage or destroy trees protected by a tree preservation order or within a conservation area.	<p>YES</p> <p>Retain policy approach and carry forward to LDP</p> <p>Complies with SDP in that this policy protects trees/ woodlands which are part of the green network.</p>
		ENV15 and 15a Forth Estuary and rivers	<p>ENV 15 – support is given to the sustainable development plan for the forth estuary and to the implementation of the integrated catchment management plan for the almond.</p> <p>ENV 15a – council will work in partnership with SEPA and other stakeholders during the plan period towards implementing the Water Framework Directive in the West Lothian area.</p>	<p>YES</p> <p>Retain policy approach and carry forward to LDP</p> <p>Watercourses are part of the green network. The management plan for the river Almond complies with the SDP as it is part of the maintenance of the network.</p>
		ENV24 Road corridors	M8, M9, A89, A7066, A706, A70, A71, A80-1 and railway lines are key transport corridors in west Lothian. Development which is visually intrusive and impairs the appearance of the countryside will be resisted.	<p>YES</p> <p>Retain policy approach and carry forward to LDP</p> <p>The main roads into West Lothian cover the boundaries so it is important that these areas are of a high appearance. These areas are also part of countryside belts which is important to keep the character and appearance of the countryside.</p>

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
12 - Green belts	<p>Local Development Plans will define and maintain Green Belts around Edinburgh and to the south west of Dunfermline for the following purpose to:</p> <p>Maintain the identity and character of Edinburgh and Dunfermline and their neighbouring towns, and prevent coalescence, unless otherwise justified by the Local Development Plan settlement strategy</p> <p>Direct planned growth to the most appropriate locations and support regeneration;</p> <p>Maintain the landscape setting of these settlements</p> <p>Provide opportunities for access to open space and the countryside</p> <p>Local Development Plans will define Green Belt boundaries to conform to these purposes, ensuring that the strategic growth requirements of the Strategic Development Plan can be accommodated. Local Development Plans should define the types of development appropriate within Green Belts. Opportunities for contributing to the Central Scotland Green Network proposals should also be identified in these areas.</p>	ENV22 - 23 Countryside Belts	These policies identify specific belts within West Lothian, and maintain them by protecting them through enhancement and prevention of coalescence between settlements.	<p>NO</p> <p>However policies are perhaps better being combined together.</p> <p>Complies with SDP – boundary of Edinburgh and surrounding areas which prevents coalescence. These belts also maintain the character and landscape of settlements.</p>
		ENV25 - 28 Countryside Access and Footpaths	These policies introduce the need for a Core path network as required by the Land Reform (2003) , ensure right of way for the public , walk ways are sign posted and the increased development of public multi-use paths with specific examples of where being given. These pathways and core network are then protected by ENV 28.	<p>NO</p> <p>Again could be combined to create one or two policies. ENV 28 is the protection of ENV 25 and ENV 27, perhaps join all three policies into one.</p> <p>Complies with the SDP in that it gives opportunity for the public to the countryside. Also footpaths ensure that the public stick to a specific route to stop habitats being trampled which helps to maintain the landscape and environment.</p>

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
13 - Other countryside designations	Local Development Plans should review and justify additions or deletions to other countryside designations fulfilling a similar function to those of the Green Belt as appropriate. Opportunities for contributing to the Green Network proposals should also be identified in these areas.	ENV7 & ENV8 Prime Agricultural Land	ENV 7 – Development will not be permitted which results in the permanent loss of prime agricultural land. ENV 8 – On all Greenfield sites over 1 ha an assessment of soils will be required in relation to their sustainable re-use for landscape, habitat creation and open space provision and for their capacity to absorb water.	NO Review and combine before taking forward for the LDP. High quality soils are a natural resource therefore it is important that there are protected and not wasted. Top soils must be conserved and conditions will be applied to secure this objective.
		ENV9 Areas of special agricultural importance	Various intensively farmed, high quality agricultural areas within the eastern part of west Lothian are designate as Areas of Special agricultural importance. Within these areas there is a presumption against large scale development unless justified strategic reasons.	NO Review in accordance to Local Landscape Designation review.
14 - Waste management and disposal	Local Development Plan will: Encourage proposals for the recycling and recovery of waste where the proposal is in accordance with the Zero Waste Plan, taking into account relevant economic, social, environmental and transport considerations; Consider proposals for landfill development where the need for the facility is supported by the Zero Waste Plan and SEPA Landfill Capacity Reports, and taking into account relevant economic, social, environmental and transport considerations Safeguard Easter Langlee, Millerhill Marshalling Yards, Oxwell Mains and Westfield as sites for waste treatment facilities.	NWR11-12 - Waste Management	Policy 11 predominately focuses on construction waste from housing etc is minimal and that any residual waste will be managed in a suitable manner. Policy 12 ensures new developments have sufficient waste management and recycling facilities.	NO Combine policies, have all waste management and recycling from the construction period of a development through to the use of the development carried out correctly and efficiently with appropriate facilities put in place. Possible SPG.
		NWR13 - Land reservation at Caputhall road, Livingston	Safeguarded for an integrated waste management facility.	YES/NO Review as to latest position of this site. SDP – says safeguard Westfield for waste treatment facilities; not Westfield West Lothian however.
		NWR14 - 16 - Waste Management Facilities	Policy NWR 14 Sites of which is favoured for waste treatment sites as long as effective pollution protection is put in place. NWR 15 – criteria on which facilities will be assessed. NWR 16 – Surrounding land must be suitable, waste facilities can create future development conflicts for surrounding areas.	NO Combine these policies, All 3 policies must be met in order for a site to be granted. Therefore make one policy as no site will be granted if it doesn't met one of these policies. More review in reference with Zero waste plans needed.
		NWR17-18 - Landfill sites	These policies ensure landfill sites are only supported when there would be significant environmental benefits to the site or its surrounding area, there are no other ways to dispose of the waste or the waste has been pre-treated. Also that the developer of the site lodges a bond to cover performance, restoration and aftercare.	NO Combine these two landfill policies. One policy that contains the special circumstances on which Landfill sites will be supported and the conditions such as the bond which must be completed to ensure efficiency of the site. Need to review the policy with reference to the zero waste plans.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
15 - Water and flooding	Local Development Plan will: Identify areas of flood risk and priority flood schemes to assist in the reduction of overall flood risk which accord with the principles of sustainable development; Avoid any new development in areas at medium to high flood risk and safeguard areas which will help contribute to reducing overall flood risk; Make provision to prevent deterioration of the water environment resulting from new development and promote water efficiency in all development proposals. Where appropriate, promote enhancement of the water environment	IMP1 - Armadale Academy	Developer contributions in Armadale towards a new non-denominational secondary to replace Armadale Academy.	NO No need to take forward as proposal for replacement academy is now complete. Will there be a need for another secondary school? SPG needing updated?
		IMP2 - Denominational Provision	All developers In the area of West Lothian are required to contributions towards new secondary schools and extensions to others.	YES Ensures school infrastructure is in place for new developments and that where schools are reaching capacity that extensions at appropriate schools can be carried out.
		IMP3 - Legal Agreements	Where appropriate when considering housing developments conditions such as securing the provision of new schools/ extensions and other community facilities in which the future residents of these houses will use is needed. Also it is important to have phased development in order to manage the demand on schools.	YES Retain policy as it ensures the future delivery of needed infrastructure as well as ensuring that there is appropriate capacity in infrastructure before granting permission for large developments.
		IMP4 - Legal Agreements	Where appropriate planning conditions and/ or legal agreements will be used to secure the provision of new water and sewage infrastructure.	YES Retain policy for the LDP This policy of developer contributions to new water and sewage infrastructure means that the LDP will follow the SDP policy that the water environment will not deteriorate due to new developments.
		IMP5 - Private waste water treatment	Proposals for private water systems designed to discharge to land or controlled waters will not normally be permitted within areas served by a public water collection system.	YES Retain this policy Sites served with public water collection should use these systems rather than creating new private water systems.
		IMP6 – SUDs ENV16 SUDS	IMP6 - Development must comply with current best practise on sustainable urban drainage practises to the satisfaction of the council, SW and SEPA. ENV16 – Assessing urban drainage systems the council will wish to ensure that opportunities for biodiversity habitat and landscape creation have been addressed by developers.	NO Combine the policies Best practise would be to create habitats for wildlife or landscape creation in the process of introducing SUD systems. Possible SPG.

SDP POLICY		WLLP Policies	WLLP Policies - Summary	Retain
15 - Water and flooding		IMP7 – Flooding	Where flooding is considered a risk, developers will be required to support their planning application with a flood risk assessment.	YES Retain this policy This policy ensures that if there is going to be significant flooding on a site that the flood risk assessment will make this clear and the council will not support such developments. Review SPG.
		IMP8 – Culverting	The culverting of watercourses is generally discouraged. Wherever possible, developers should seek through design and layout, other means of spanning watercourses.	YES This policy complies with the SDP in that it ensures that the water environment is not effected due to new developments. Review SPG.
Policies which do not fit in with SDP		IMP12 - HSE consultation	IMP 12 – The council will consult with Environmental safety executive and with Transco/ BP as appropriate on development proposals which are located within pipeline consultation zones. Proposals will be refused where there is an unacceptable risk to human life.	YES Retain policy for the LDP Public Safety is important for any new development.
		IMP13 - Radio telecommunications	IMP 13 – Presumption in favour of radio telecommunications developments where a specific locational need is demonstrated. Developments should be sites and designed to minimise visual and environment impacts.	YES Retain policy for the LDP This policy has a list of factors which have to be met in order for these developments to be granted. Radio telecommunications are a big part of providing a better quality of life for the public.
		ENV38 Freeport	The re-development or re-use of Westwood (Freeport) is supported by council.	YES Retain policy approach and carry forward to LDP
		ENV39 Bangour	The re-development of Bangour general hospital is supported in a manner compatible with its high quality location within the Bathgate hills area of great landscape. Woodlands and reservoir must be retained with appropriate management put in place.	NO Review policy.

5 Settlement Statements

The settlement statements have been informed by the West Lothian Housing Land Audit 2012 and reflect the capacity of development sites and the completion figures achieved at 31.03.2012.

NB All site submissions have been assessed on the basis of preferred use as submitted by the proposer. Where sites have been identified by the council as “not preferred” this has included consideration of alternative uses.

ADDIEWELL and LOGANLEA - Settlement Map 8

Addiewell and Loganlea developed from the 1860s in association with the coal and shale oil industries which operated until the 1950s. Once separate communities they are now closely attached to form, in effect, a single community. Much of the housing is social housing dating from the 1930s – 1960s. The town is served by a railway station and is the location of HM Prison Addiewell. There are few employment opportunities in the village. It is West Lothian’s most deprived community.

Population in 2012
1,342 (GROS estimate)
Issues
Limited employment opportunities, high level of social deprivation.
Infrastructure considerations
Although served by a railway station there are few amenities within the village. There are two primary schools (Addiewell and St Thomas). There is no secondary school. Addiewell falls within the catchment areas of West Calder High School and St Kentigern’s High School, Blackburn.
Spatial strategy considerations
One of West Lothian’s western communities where development in principle is supported by the Strategic Development Plan.
Priorities
Review use of the school grounds and provide community open space facilities; environmental improvement of Meadowhead Green; promote path links to the wider path network, surrounding countryside and to the sports and open space resources at Loganlea; review settlement envelope.

Development proposals

There are no new proposals proposed for this settlement.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HAd4	Loganlea Crescent / Place	2.31	35	Committed site carried forward from WLLP. No planning permission.
	HAd6	Muirhousedykes Mains	0.2	5	Committed site carried forward from WLLP. Planning permission granted.
	HAd7	Meadowhead Avenue (north)	1.0	20	Committed site carried forward from WLLP. No planning permission.
	LATE-008	Land to west of Loganlea	0.4	5	Preferred new site.
	EOI-0026	Station House	0.32	5	Not preferred
	PJ0003	Northern Salvage Auto Auction	2.44	Circa 50	Not preferred

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR Status
	EAd3	Addiewell West	6.2	6	Committed site carried forward

There are no other development proposals.







ARMADALE - Settlement Map 9


Armadale developed in the 1790s on one of the great toll roads between Edinburgh and Glasgow and largely remained a hamlet of farm-workers and tradesmen until the arrival of mining industries of coal, fireclay, ironstone and limestone. Foundries, fireclay works and brick making also developed. The miners' rows were gradually replaced by council houses from the 1920s onwards. The rail station re-opened in 2010. The only remains of industrial activity are found principally to the south of the town. In recent years the town has seen significant allocations for new development and is earmarked for substantial housing development at the Armadale Core Development Area.


Population in 2012
11,230 (<i>GROS estimate</i>)
Issues
Promote and maintain the employment base, tackle areas of social deprivation; local parks require investment; new open space is required to accommodate recent and ongoing housing development; upgrading of footpath network; capacity issues at catchment schools.
Infrastructure considerations
Served by three primary schools (Armadale, Eastertoun and St Anthony's) and at secondary school level Armadale Academy and St Kentigern's High School, Blackburn. A new primary school is being considered as part of the Armadale Core Development Area in addition to school extensions. The new school will result in changes to catchment areas.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development; continue to promote delivery of the Armadale Core Development Area and delivery of associated infrastructure requirements.
Priorities
Delivery of infrastructure to support housing development, support for local employment opportunities; environmental improvements and provision of open space to support community growth; review settlement envelope.




Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HAm8	Muirfield, North Street	0.28	10	Committed site carried forward from WLLP. No planning permission but minded to grant consent.
	HAm10	Heatherfield (West)	5.9	70	Committed site carried forward from WLLP. No planning permission. Part of CDA.
	HAm12 (c)	Nelson Park	1.57	47	Committed site carried forward from WLLP. No planning permission.
	R1A	R1A (East) Ferrier Path	3.78	86	Committed site carried forward from WLLP. Planning permission granted.
	R1B	R1B (West) Hanlin Park	4.44	106	Committed site carried forward from WLLP. Planning permission granted.
	1/34	Station Road	0.22	25	Committed site. Planning permission granted. Site completed in draft 2014 housing land audit.
	1/35	50 East Main Street	0.8	7	Committed site carried forward from WLLP. Planning permission granted.
	ARM 8	Mayfield Drive	0.75	20	Preferred new site

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0047	Land at Middlerigg, east of Armadale (residential)	25.0	120	Not preferred
	EOI-0048	Land at Standhill Farm, west of Armadale (residential)	12.0	280	Not preferred
	EOI-0121	Land to north east of Bridgecastle Road Stonerigg Farm	21.2	25	Not preferred – see also related EOI-0046
	EOI-0127	Site to west of A801	13.9	200	Not preferred
	EOI-0211	Rhana Cottage	0.36	3	Not preferred (in part)
	EOI-0139	Drove Road	7.4	26	Preferred alternative site against HAm12(c) - Remainder of site not preferred.

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	CDA TF	Trees Farm	26.6	4, 5, 6	Committed site carried forward

RETAIL					
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status	
	None	Armadale town centre	N/A	RETAIL/LOCAL CENTRE – Not shown on settlement map; no changes proposed, town centre boundary to be reviewed at proposed plan stage.	

MIXED USE					
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status	
	EOI-0023	Land south of Armadale (residential/mixed use)	69.0	Not preferred	
	EOI-0046	Land to north east of Bridgecastle Road Stonerigg Farm	21.2	Not preferred – see also related EOI-0121	
	LATE-0001	Land west of Stonerigg Farm	24.9	Not preferred	

Core Development Area					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	CDA CS	Colinshiel	31.0	270	Committed site carried forward from WLLP. No planning permission.
	CDA LT	Tarrareoch	16.6	350	Committed site carried forward from WLLP. Planning permission granted.
	CDA NH	Netherhouse	15.8	108	Committed site carried forward from WLLP. No planning permission.
	CDA SN	Standhill (North)	12.8	300	Committed site carried forward from WLLP. No planning permission.
	CDA SS	Standhill (South)	6.26	100	Committed site carried forward from WLLP. No planning permission. Land reservation required to accommodate potential extension to Armadale Academy.
	CDA TF	Trees Farm	26.6	350	Committed site carried forward from WLLP. Planning permission granted.
	CDA LB	Lower Bathville	27.6	400	Committed site carried forward from WLLP. Planning permission granted.

*remaining capacity

There are no other development proposals

BATHGATE - Settlement Map 7

Bathgate is situated to the north of the M8. The A89 passes through the centre of the town. Originally an 18th century weaving and market village, Bathgate developed from the 1840s and 1850s as a result of the growth of the railways and large scale coal mining. In 1851 the world's first commercial oil works opened, leading to the Scottish shale oil industry. Other heavy industries followed. With the post-war decline of heavy industries, new jobs were found at BMC (later British Leyland), however, the town fell victim to the recession of the 1980s to recover in the 1990s assisted by Motorola and private house building encouraged by the re-opening of the railway to Edinburgh and Glasgow. Motorola closed in April 2001. The railway line and a concentration of industrial and commercial sites have driven the expansion of Bathgate to the east and led to its coalescence with Boghall. There has also been expansion to the southwest and recent redevelopment of the former British Leyland site to the south of the town at Wester Inch for residential use.

Population in 2012
20,289 (GROS estimate)
Issues
Promote and maintain the employment base, tackle areas of social deprivation; education capacity issues.
Infrastructure considerations
Served by six primary schools - Balbardie, Boghall, Simpson, Windyknowe, St Columba's and St Mary's and at secondary school level by Bathgate Academy, Armadale Academy and St Kentigern's, Blackburn.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development.
Priorities
Address education capacity issues; improve park and playing field provision; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	2/106	Former Woodthorpe Garden Centre	0.8	11	Committed site carried forward from WLLP. Planning permission granted.
	2/104	36 - 46 North Bridge Street	0.13	12	Committed site carried forward from WLLP. Planning permission granted. Site completed in 2013 Housing Land Audit.
	HBg22/ HBg39 (20)	Wester Inch (land to east of Meikle Lane)	136	88	Committed site carried forward from WLLP. Planning permission granted (outline approval). See details below for HBg22 and HBg39 development areas.
	HBg39/ 2/66 (19)	Standhill	6.0	80	Committed site carried forward from WLLP. No planning permission.
	HBg22 2/66(7)	Standhill	17.2	200	Committed site carried forward from WLLP. No planning permission. Council house build proposed.
	HBg24/ EOI-0163	Napier Avenue	3.2	10	Committed site carried forward from WLLP. Planning permission granted.
	HBg29	Easton Road/ Balmuir Road (Sibcas Site)	12.75	298	Committed site carried forward from WLLP. Planning permission granted.
	HBg30	Little Boghead (6)	13.52	150	Committed site carried forward from WLLP. No planning permission. Proposed council house build. NB Delete north part of site and retain south for 150 council house build.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HBg37	Factory Road	1.83	17*	Committed site carried forward from WLLP. Planning permission granted.
	HBg39/2/66(11)	Wester Inch – Area O	2.56	5	Committed site carried forward from WLLP. Planning permission granted. Site completed in 2013 Housing Land Audit.
	HBg39/2/66(13)	Wester Inch – Area Q Stewart Park	4.20	17	Committed site carried forward from WLLP. Planning permission granted. Site completed in 2013 Housing Land Audit.
	HBg39/2/66(14)	Wester Inch – Area R Albion Gardens	4.16	21	Committed site carried forward from WLLP. Planning permission granted. Site completed in 2013 Housing Land Audit.
	HBg39/2/66(15)	Wester Inch – Area S	3.1	83	Committed site carried forward from WLLP. Planning permission granted.
	HBg39/2/66(15)	Wester Inch – Area T Liberty Gardens	0.5	10	Committed site carried forward from WLLP. Planning permission granted. Site completed in 2013 Housing Land Audit.
	HBg39/2/66(16)	Wester Inch – Area X, Y, Z & Aa Wester Grove	9.3	155	Committed site carried forward from WLLP. Planning permission granted.
	HBg39/2/66(17)	Wester Inch Area U, V, W1 (Princess Gardens)	5.27	184	Committed site carried forward from WLLP. Planning permission granted.
	HBg39/2/66(18)	Wester Inch Area W2 Royal Gardens	2.07	62	Committed site carried forward from WLLP. Planning permission granted.
	HBg39/2/66(19)	Wester Inch Phase 3	6.06	80	Committed site carried forward from WLLP. Planning permission granted.
	HBg41	Pentland Avenue	0.7	21	Committed site carried forward from WLLP. Planning permission granted.
	HBg43a	Main Street	0.09	15	Committed site carried forward from WLLP. Planning permission granted and site completed in 2013 Housing Land Audit.
	HBg43b	Main Street	0.23	15	Committed site carried forward from WLLP. No planning permission.
	HBg45	Jarvey Street	0.43	53	Committed site carried forward from WLLP. No planning permission.
	HBg47a	Windyknowe, Glasgow Road	0.69	14	Committed site carried forward from WLLP. No planning permission. Proposed council house build of 14 units.
	HBg47b	Windyknowe, Glasgow Road	1.26	46	Committed site carried forward from WLLP. No planning permission.
	HBg48	Bathgate Foundry South (Former Edgar Allen Works)	3.01	200	Committed site carried forward from WLLP. Planning permission granted.
	HBg51	Kaim Park Hotel grounds	0.48	24	Committed site carried forward from WLLP. Planning permission granted.
	HBg54	Garden Cottage, Boghead Estate	0.87	10	Committed site carried forward from WLLP. Planning permission granted.
	2/36	32 Hopetoun Street	0.13	5	Committed site carried forward from WLLP. No planning permission.
	2/108	Charles Crescent, Boghall	0.44	16	Committed site carried forward from WLLP. Site completed in 2013 Housing Land Audit.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	2/109	Creamery Garage, 9 Hardhill Road	0.12	14	Committed site carried forward from WLLP. Planning permission granted.
	2/110	Bloomfield Place	0.12	18	Committed site carried forward from WLLP. Planning permission granted.
	EOI-0056	Mid Street/ Rosemount Court	0.05	9	Preferred new site
	EOI-0162	13-15 Glasgow Road	0.12	22	Preferred new site
	COU23	Bathgate Community Education Centre	0.24	6	Preferred new site
■	EOI-0004	Windyknowe, Phase 2	2.13	53	Not preferred
■	EOI-0080	North of Bughtknowes Farm	7.8	135	Not preferred
■	EOI-0092	Crosshill Drive east	0.96	45	Not preferred
■	EOI-0093	Veteran's Cottage, Wallace Road	0.68	25	Not preferred
■	EOI-0126	Dykeside Farm	62.0	500-800	Not preferred
■	EOI-0127	East of A801	56	450-700	Not preferred
■	EOI-0141	Crosshill Drive south	8.6	215	Not preferred
■	EOI-0142	Crosshill Drive	16.7	418	Not preferred
■ ■ ■ ■ ■	HBg22 and HBg39	Wester Inch masterplan boundary	136	888	Committed site carried forward. Planning permission granted. See previous entries for site capacity.
■ ■ ■ ■ ■	2/40	Gideon Street	0.69	15	Site to be de-allocated

*remaining capacity

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	EBg2	Easter Inch	7.06*	4, 5, 6	Committed site carried forward
	EBg3	Inch Wood South	2.46*	4, 5	Committed site carried forward
	EBg7	Pottishaw	50.0	6	Committed site carried forward. Planning permission granted.
	EBb1	Riddochill	28.19*	4, 5, 6	Committed site carried forward
	EBb2	Inchmuir Road, Whitehill Industrial Estate	2.46	4, 5, 6	Committed site carried forward
	EBb4	Pottishaw Place	0.14	4, 5, 6	Committed site carried forward
	EOI-0053	Pottishaw	89.0	4, 5, 6	Preferred new site for classes 4, 5 and 6 uses only. Not supported for class 1 retail and class 7 hotel. NB site covers existing allocation EBg7.
	EBg9	Wester Inch	2.5	4	Preferred new site

*remaining capacity

RETAIL				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status <i>NB Not shown on settlement map</i>
	n/a	Town centre, Bathgate	n/a	RETAIL/LOCAL CENTRE – the council will review the existing town centre boundary for the proposed plan stage and consider promotion of local neighbourhood centres at Wester Inch and Boghall.
	BLC1	Wester Inch Local Neighbourhood Centre	2.2	Site will reflect approved masterplan that identifies this part of Wester Inch as a local neighbourhood centre.

MIXED USE				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	EOI-0182	Wester Inch	3.54	Committed site carried forward from WLLP
	EOI-0153	Guildiehaugh Depot	4.4	Preferred new site
	EOI-0094	Waverley Street Depot	0.31	Preferred new site
	LATE-0007	Blackburn Road	0.39	Preferred new site
	LATE-0014	Former Abattoir, Whitburn Road	6.5	Preferred new site

OTHER DEVELOPMENTS				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	EBb5	Inchmuir Road	7.8	Waste transfer facility and commercial community recycling centre
	CEM2	Boghead	1.0	Extension to cemetery provision

There are no other development proposals.

BLACKBURN - Settlement Map 8

Blackburn developed in the 1790s as a cotton spinning town until the 1870s. Thereafter coalmining dominated until closure of the mines in the late 1960s and early 1970s. The village expanded rapidly in the 1960s to accommodate overspill from Glasgow and workers at British Leyland, Bathgate. The population doubled to over 9,000 in 1968, but economic, social and housing problems caused huge difficulties in the 1970s and 1980s. Several private housing developments are underway, but Blackburn remains one of the more disadvantaged communities in West Lothian.

Population in 2012
5,478 (GROS estimate)
Issues
Promote and maintain the employment base, tackle areas of social deprivation; education capacity issues at secondary school level.
Infrastructure considerations
Served by three primary schools - Blackburn, Murrayfield and Our Lady of Lourdes and at secondary school level, Bathgate Academy and St Kentigern's High School, Blackburn.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development.
Priorities
Delivery of a new partnership centre; address issues of social deprivation; upgrade and review of open space and footpath links; upgrade of civic spaces; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HBb2	Daisyhill Road	1.53	9	Committed site carried forward from WLLP. Planning permission granted.
	HBb6	Riddochill Road	0.57	15	Committed site carried forward from WLLP. No planning permission.
	HBb10	West Main Street (west)	0.20	6	Committed site carried forward from WLLP. No planning permission. Site has an approved planning brief.
	HBb11	West Main Street (east)	0.19	6	Committed site carried forward from WLLP. No planning permission.
	HBb16	Beechwood Road	0.18	10	Committed site carried forward from WLLP. No planning permission.
	HBb18	Bathgate Road	0.15	5	Committed site carried forward from WLLP. Planning permission granted.
	3/41	Former garage site, East Main Street	0.09	7	Committed site carried forward. Planning permission granted.
	HBb5/EOI-0095	Redhouse West	3.29	74	Committed site carried forward. Council house build site. Planning permission granted.
	BLA 31	Adult Training Centre, West Main Street	0.39	12	Preferred new site with approved planning brief

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0185	Community centre and site of former petrol filling station South of Ashgrove	0.78	10	Preferred new site – capacity reflects proposed council house build site and development of the site in part.
	EOI-0140/0183	Beechwood Road	1.72	45	Preferred new site
	EOI-0187	Trindleyknowe, Whitehill Road	0.36	10	Preferred new site
■	EOI-0136	Redhouse	37.0	700	Not preferred.
■■■■■	HBb19	Ashgrove Grove (East)	0.4	20	WLLP site to be de-allocated. Owner has no plans to develop.

*remaining capacity

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	BLA3	West Main Street	1.65	4	Preferred new site

RETAIL					
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status	
		Blackburn town centre		RETAIL/LOCAL CENTRE – Not shown on settlement map. The council will be reviewing the status and physical extent of the Local Neighbour Centre designation for the proposed plan stage of the LDP.	
	BLA 7	Health centre at Ash Grove	0.78	Preferred new site as part of Blackburn town centre.	

There are no other development proposals.

BLACKRIDGE - Settlement Map 9

Blackridge lies on the A89 west of Armadale, close to the western boundary of West Lothian. Blackridge developed as a quarrying and mining village in the second half of the 19th century, assisted by the coming of the railway in 1862. The mines closed in the 1950s and since then the village has gradually become a dormitory village.

Population in 2012
1,948 (<i>GROS estimate</i>)
Issues
Promote and maintain the employment base, tackle areas of social deprivation; future use of open space at Woodhill Road West; education capacity.
Infrastructure considerations
Served by Blackridge Primary School, St Anthony's Primary School, Armadale and at secondary level Armadale Academy and St Kentigern's High School, Blackburn. The opening of a new railway station in 2011 makes the town an attractive proposition for potential commuters to Edinburgh and Glasgow to stay.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the area an attractive option for development.
Priorities
Upgrade open space; review future of open space at Woodhill Road West, upgrade footpaths; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HBr5a	Harthill Road (west) (Allison Gardens)	7.0	70	Committed site carried forward from WLLP. Planning permission granted. 58 units remaining
	HBr5b	Harthill Road B (north of railway line)	0.95	6	Committed site carried forward from WLLP. Site largely developed
	HBr5c	Westcraigs Road (south of railway line)	1.0	10	Committed site carried forward from WLLP. No planning permission
	HBr8	Craiginn Terrace	13.9	210	Committed site carried forward from WLLP. No planning permission
	HBr9	Woodhill Road	0.9	30	Committed site carried forward from WLLP. No planning permission
	EOI-0191	Heights Road	3.4	70	Not preferred

**remaining capacity*

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	EOI-0007	Sibbald Training Centre site 1	0.97	4	Preferred new site for class 4 use only
	EOI-0008	Sibbald Training Centre site 2	1.77	4	Preferred new site for class 4 use only

RETAIL				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	TC13	Local Retail centre, Main Street	1.0	Committed site carried forward from WLLP. Not shown on settlement map.

MIXED USE				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	EOI-0063	South of Craiginn Terrace part of HBr8 neighbourhood centre, housing	1.0	Preferred new site – classes 1, 2 and residential – forms part of committed housing site HBr8.
	LATE-0003	Wester Torrance Farm	36.1	Not preferred
	EOI-0225	Wester Torrance Farm	31.0	Not preferred

There are no other development proposals.

BREICH - Settlement Map 10

Breich developed as a coalmining village. Miners' rows at Breich, Woodmuir and Blinkbonny collieries were replaced by council housing. The village has few amenities but is served by a railway station, primary school and community hall. A new primary school is due to open in 2013.

Population in 2012
205 (GROS estimate)
Issues
Tackle areas of social deprivation; education capacity at secondary school level.
Infrastructure considerations
The previous Woodmuir Primary School in the village has been replaced by a new primary school. The village is also within the primary school catchment area of St Thomas, Addiewell. There is no secondary school. The village lies within the school catchment areas of West Calder High School and St Kentigern's, Blackburn. There is no gas supply to the village.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the the town an attractive option for future development.
Priorities
Improve the entrance to Breich Park and provide recreational opportunities to diversify uses and upgrade the facility to a local park; school redevelopment may allow a joined up approach to maximise other ground and thereby allow a re-evaluation of park usage.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HBc3	Rashiehill Crescent	0.15	5	Committed site carried forward from WLLP.No planning permission.
	HBc5	Woodmuir Road (West)	2.7	5*	Committed site carried forward from WLLP.Planning permission granted.
	HBc6	Woodmuir Road (East)	4.08	120	Committed site carried forward from WLLP.No planning permission.
	EOI-0190	Land to south of A71	2.6	30	Preferred alternative site (in part 2.6Ha) to HBc6. Overlap with EOI-0215 = 30 units over combined area of submissions EOI-0190 & EOI-0215
	EOI-0215	Blackhill Farm	2.6	30	Preferred alternative site (in part 2.6Ha) to HBc6. Overlap with EOI-0190 = 30 units over combined area of submissions EOI-0190 & EOI-0215
	EOI-0190	Land to south of A71	50.8	1067	Not preferred (in part) overlap with EOI-0215
	EOI-0215	Blackhill Farm	21.4	428	Not preferred (in part)overlap with EOI-0190
	EOI-0218	Rear of Woodmuir Place	2.5	90-100	Not preferred
	EOI-0219	Rashiehill Terrace (site A)	2.07	70	Not preferred
	EOI-0220	Rashiehill Terrace (site B)	1.31	20	Not preferred
	LATE-0004	North of Breich	10.3	180-200	Not preferred
	LATE-0006	North of Breich	4.0	80	Not preferred

*remaining capacity

MIXED USE				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	MUB1	Woodmuir Community Hall	0.08	Preferred new site
	MUB2	Former Woodmuir Primary School	0.02	Preferred new site

There are no other development proposals.

BRIDGEHOUSE AND BRIDGECASTLE - Settlement Map 9

Bridgehouse is a quiet hamlet to the south of Westfield. Bridgecastle developed around Bridgecastle mansion and estate, and is associated with the former coal mining industry and lies to the north west of Bathgate.

Population in 2012
Not available
Issues
Education capacity; lack of community facilities
Infrastructure considerations
There are limited facilities serving these communities
Spatial strategy considerations
Limited facilities, amenities and infrastructure
Priorities
Review settlement envelope

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	LATE-0012	Land to rear of Craigrigg Cottage, Bridgehouse	1.87	12	Not preferred

BRIDGEND - Settlement Map 2

Bridgend is situated off the B9080 between Linlithgow and Winchburgh and is a former mining village linked to the oil shale industry. The village is largely dominated by council housing. There are few community facilities but the village has a primary school.

Population in 2012
789 (GROS estimate)
Issues
Tackle areas of social deprivation; improve the housing mix.
Infrastructure considerations
The village is served by Bridgend Primary School and St Joseph's Primary, Linlithgow. It has no secondary school but is within the school catchment areas of Linlithgow Academy and St Kentigern's High School, Blackburn. A new secondary school is proposed at Winchburgh as part of the Winchburgh Core Development Area. This will result in changes to school catchment areas.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for future development.
Priorities
Review open space provision; promote path links to the wider path network and surrounding countryside; improve the housing mix; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HBd2/EOI-0011	Willowdean (South)	1.12	40	Committed site carried forward from WLLP. No planning permission
	COU3	Auldhill	0.19	5	Preferred new site. Council house build site
	EOI-0010	Land adjacent to Bridgend Golf Course	1.63	25	Preferred new site
	EOI-0065	Bridgend Farm	2.4	30	Preferred new site
■ ■ ■ ■ ■	HBd1	Woodside	0.68	6	WLLP site to be de-allocated
■	EOI-0068	East of Woodside Place	5.9	25	Preferred alternative site (in part) to EOI-0010 or EOI-0065. Only western part of site is preferred. Eastern site is not preferred.

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	EBd1	Bridgend Bing	9.34	6	Committed site carried forward

There are no other development proposals.

BROXBURN - Settlement Map 3

Broxburn lies to the northeast of Livingston on the Union Canal, which runs northeast-south near to the centre of the town. The town has developed mainly westward along the A89 during the 19th Century as a centre for the oil shale industry. Industrial remnants lie to the north in the form of oil shale bings and also the former candleworks and sulphuric acid works. Broxburn has coalesced with Uphall and now acts as a commuter centre within easy road and rail access into Edinburgh. The town is earmarked for substantial mixed use development comprising housing and employment uses as part of the Broxburn/Uphall Core Development Area. The recent closure of the Vion plant, the future of that site and loss of jobs is an issue for the town and beyond and has led to some employment sites being designated by Scottish Ministers as an Enterprise Area in conjunction with a site in Livingston.

Population in 2012
10,030 (<i>GROS estimate</i>)
Issues
promote and maintain the employment base, tackle areas of social deprivation; area quality management zone (Action plan to be prepared); continue to promote delivery of the Broxburn Core Development Area and associated infrastructure requirements.
Infrastructure considerations
Served by three primary schools - Broxburn, Kirkhill and St Nicholas and one secondary school (Broxburn Academy). and lies within the catchment area of St Margaret's Academy, Livingston.
Spatial strategy considerations
The availability of of infrastructure, strategic location, and existing facilities make the town an attractive option for future development.
Priorities
Review settlement envelope; to develop and implement a master plan for the Broxburn Core Development Area; provide community facilities to support anticipated levels of development associated with the core development area; develop an economic recovery strategy to address recent job losses; environmental improvements; investment in footpath network and local parks; continue to promote the –"General Manufacturing and Growth Sectors" Enterprise Area.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HUB12	Greendykes Road	2.84	50	Committed site carried forward from WLLP. No planning permission.
	HUB13	Holmes (North) Site B	1.52	20	Committed site carried forward from WLLP. No planning permission.
	HUB15	Albyn	22.35	350	Committed site carried forward from WLLP. No planning permission.
	HUB17/ CDA-CW	Candleworks	7.7	100	Committed site carried forward from WLLP. Planning permission granted.
	HUB20	Holmes (North) Site A	1.00	15	Committed site carried forward from WLLP. No planning permission. Council house build site.
	BRO 3	West Main Street (Old School site)	0.37	18	Committed site. Planning permission granted.
	BRO 6	Church Street Depot	0.27	10	Preferred new site
	EOI-0085	Hillview Avenue	1.23	45	Preferred new site
	EOI-0086/ EOI-0087/ EOI- 0143/ EOI-0144	Kirkhill North 1/2	3.26/ 9.72/ 9.72/ 39.9	230	Preferred new site (in part)
	PJ0008	Former Vion factory site	7.7	250	Preferred new site - housing with some mixed use
	EOI-0130	Greendykes Farm	3.57	70	Not preferred
	EOI-0133	Greendykes Farm west	10.0	269	Not preferred
	HUB28	Bridge Place (West)	0.08	6	WLLP site to be de-allocated.
	HUB29	Holmes (North) Site C	0.27	8	WLLP site to be de-allocated.

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	EUB1	Youngs Road South	1.68*	4, 5, 6	Committed site carried forward as General Manufacturing and Growth Sectors Enterprise Area
	EUB5	Clifton View	2.81	4, 5, 6	Committed site carried forward. Planning permission granted for part of the site.
	EUB6	Clifton View	0.44	4, 5, 6	Committed site carried forward includes General Manufacturing and Growth Sectors Enterprise Area
	EUB7	Youngs Road North	0.8*	4, 5	Committed site carried forward includes General Manufacturing and Growth Sectors Enterprise Area
	CDA EM	East Mains	4.76	4, 5, 6	Committed site carried forward (employment) as Enterprise Area. No planning permission.
	EOI-0064	Greendykes House, Greendykes Road	1.07	4	Preferred new site

*remaining capacity

CORE DEVELOPMENT AREA					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	CDA CW	Candleworks	7.6	100	Committed site carried forward from WLLP. Planning permission granted for supermarket.
	CDA GW/EOI-0138	Land east and west of Greendykes Road	31.8	580	Committed site carried forward from WLLP. No planning permission.
	CDA GE/EOI-0138d	Greendykes Road (East)	7.1	135	Committed site carried forward from WLLP. No planning permission.
	CDA WW/EOI-0138g	West Wood	38.6	690	Committed site carried forward from WLLP. No planning permission.
	CDA GI	Greendykes industrial	8.74	10	Committed site carried forward from WLLP. Planning permission granted for part of the site. Site boundary to be amended to reflect existing development.
	EOI-0138c	Land at the Strathbrock Estate	6.5	n/a	Preferred extension to CDA north of existing CDA boundary to the road – no increase in site capacity.
	EOI-0138d	Land at the Strathbrock Estate	9.81	n/a	Preferred extension to CDA north of existing CDA boundary to the road – no increase in site capacity.
	EOI-0138e	Land at the Strathbrock Estate	4.66	n/a	Preferred extension to CDA – no increase in site capacity.
	EOI-0138f	Land at the Strathbrock Estate	7.36	n/a	Preferred extension to CDA – no increase in site capacity.
	EOI-0138b	Land at the Strathbrock Estate	37.6	n/a	Not preferred
	EOI-0138h	Land at the Strathbrock Estate	2.47	n/a	Not preferred

OTHER DEVELOPMENTS					
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status	<i>NB Not shown on settlement map</i>
		Clarkson Road / Greendykes Road	n/a	Safeguarded road line - "The Broxburn Distributor Road"	

There are no other development proposals.

BURNSIDE - Settlement Map 3

Burnside is situated to the south of Broxburn, off the A89 and forms a small hamlet.

Population in 2012
Not available
Issues
None identified.
Infrastructure considerations
Served by Broxburn and St Nicholas Primary Schools, St Margaret's Academy, Livingston and Broxburn Academy.
Spatial strategy considerations
Proximity to Broxburn and the A89
Priorities
Review settlement envelope.

Development proposals

There are no site submissions and no development proposals for this settlement

DECHMONT (and Bangour) - Settlement Map 4

Dechmont is a small settlement to the north of Livingston, and lies north of the A89 between Bathgate and Uphall. It developed as a hamlet for agricultural workers and tradesmen. Bangour Village Hospital opened in 1906 with much of the ownership of the village also being held by the hospital and houses built for hospital workers. The site still contains a number of listed buildings and is also a conservation area. Dechmont is a commuter village with council housing to the west and south, and two small private housing estates at the east end. It has few local amenities but is served by a small primary school.

Immediately northwest of the Village hospital site lies the Bangour General Hospital site which developed after the Village Hospital in the late 1910s and 1920s. The site was cleared in the early 1990s. It represents an 'exceptional development opportunity' in the adopted West Lothian Local Plan 2009.

Population in 2012
722 (GROS estimate)
Issues
To maintain falling school roll and preservation of listed buildings.
Infrastructure considerations
The village is served by Dechmont Primary School which provides for up to P4 education, and is within the primary school catchment areas of Kirkhill and St Nicholas, Broxburn. It has no secondary school but is within the school catchment areas of Broxburn Academy and St Margaret's Academy, Livingston.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the village an attractive option for future development.
Priorities
To maintain the school roll; secure the future use of the former Bangour Village Hospital site; promote path links to the wider path network; re-designation and upgrading of semi-natural space at the eastern extent of the village to a local park; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HBn1/EOI-0034	Bangour Village Hospital	69.1	500	Committed site carried forward from WLLP. No planning permission.
	EOI-0034	Bangour Village Hospital	91.5	50	Preferred (in part) to accord with WLLP allocations HBn1 (500 units) with additional 50 units, total number of units 550.
	EOI-0166	Main Street	5.58	30	Preferred new site (in part)
	PJ-0006	Burnhouse	7.7	120	Preferred new site

OTHER DEVELOPMENTS				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
■ ■ ■ ■ ■	Bg	Bangour General Hospital	27.9	Site to be de-allocated

There are no other development proposals.

EAST CALDER - Settlement Map 5

East Calder is located off the A71, and developed as a result of the lime industry and later the oil shale industry. The village is dominated by public sector housing. Private housing developed in the 1970s. The village lies close to the Almondell and Calderwood Country Park and is in close proximity to Edinburgh and Livingston. The village is earmarked for substantial housing development at the Calderwood Core Development Area and is served by a number of local facilities. To the east of the town lies the Camps Industrial Estate lies to the east of the village.

Population in 2012
4,813 (<i>GROS estimate</i>)
Issues
Promote and maintain the employment base; continue to support delivery of the Calderwood Core Development Area and associated infrastructure requirements; tackle areas of social deprivation; and promote local amenities.
Infrastructure considerations
Served by two primary schools East Calder and St Paul's. It has no secondary school but is within the school catchment areas of West Calder High School and St Margaret's Academy, Livingston. A new secondary school is proposed at East Calder as part of the Calderwood Core Development Area and two new primary schools together with school extensions. The new schools will result in changes to catchment areas.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development.
Priorities
Delivery of the Calderwood Core Development Area and associated infrastructure requirements; review of open space designations and provision local parks, review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HEc3	Langton Gardens	1.19	36	Committed site carried forward from WLLP. Planning permission granted. Site completed in 2013 Housing Land Audit.
	HEc4	Millbank Depot	1.49	22	Committed site carried forward. No planning permission.
	HEc5	Camps Cottage	2.38	11	Committed site carried forward from WLLP. Planning permission granted.
	HEc6	Broom Park Farm	3.03	50	Committed site carried forward from WLLP. Planning permission granted.
	RH - W	Raw Holdings (Seven Wells)	5.2	90	Committed site carried forward from WLLP. Planning permission granted. Includes proposed council house build site of 17 units.
■	EOI-0003	Hoghill	7.91	198	Not preferred
■	EOI-0018	Oakbank Farm	2.6	65	Not preferred
■	EOI-0113	Land adjacent to Langton Road	5.3	133	Not preferred
■	EOI-0212	North of Almondell Terrace	Not provided	Not provided	Not preferred – site withdrawn from process as full details not submitted.
■	EOI-0213	East of Almondell Grove	Not provided	Not provided	Not preferred – site withdrawn from process as full details not submitted.
■ ■ ■ ■ ■	HEc7	Calderhall Terrace	0.03	9	WLLP site to be de-allocated

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	CDA-CE	Camps Industrial Estate Expansion	20.1	5	Committed site carried forward from WLLP. No planning permission. Majority of site allocated for employment.

MIXED USE					
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status	
	EOI-0104	Oakbank Village	1.45	Not preferred	
	EOI-0170A	Coxydene	17.9	Not preferred	

CORE DEVELOPMENT AREA					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	CDA-AD	Almondell	146.7	2300	Committed site carried forward from WLLP. Planning permission granted. Includes proposed council house build site of 36 units.
	CDA-RW	Raw Holdings (remainder)	64	410	Committed site carried forward from WLLP. No planning permission.


There are no other development proposals.



EAST WHITBURN - Settlement Map 8


East Whitburn is a former mining community which developed from around 1900 with the building of Whitrigg Colliery (The Lady). Some of the miners' rows still survive though the colliery closed in 1972. Council houses were built to replace miners' housing in the 1940s and 50s. More recently private housing has been developed. The village is served by a local convenience store and a hairdressers, but the nearest significant shops and services are in Whitburn. Local employment is provided at Whitrigg Industrial Estate, a nursing home and vehicle storage and Plant Hire businesses. Main Street is the main through route to Whitburn and Blackburn providing links to M8 junction 4 and is also a bus route. The closest railway stations are Armadale and Bathgate.

Population in 2012
1,144 (GROS estimate)
Issues
Lack of local shopping and other service facilities of any significance, including schools, however, given the size of the settlement and the close proximity to Whitburn to the west, this is not considered a major issue. There has been pressure for housing development around the settlement.
Infrastructure considerations
The town is served by two primary schools St Joseph's and Whitdale, Whitburn and at secondary level Whitburn Academy and St Kentigern's Academy, Blackburn; employment land is provided at Whitrigg industrial estate.
Spatial strategy considerations
There has been recent and historic pressure to develop housing around the settlement and in particular to Hens Nest Road to the south (including Bickerton Crofts lowland crofting scheme). This continuing pressure could lead to erosion of East Whitburn as a distinct separate settlement to its larger neighbour Whitburn to the west.
Priorities
Maintain employment opportunities; address issues of social deprivation; review of settlement envelope

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0135	Hen's Nest Road	21.0	250	Not preferred

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	EEw2	Whitrigg Industrial Estate, East Whitburn, north east	2.63	6	Committed WWL site carried forward.
	EEw3	Whitrigg Industrial Estate, East Whitburn, south west	2.54	6	Committed WWL site carried forward.

MIXED USE					
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status	
	PJ-0001	Whitrigg, East Whitburn	2.15	Not preferred	

There are no other development proposals.

ECCLESMACHAN - Settlement Map 3

Ecclesmachan takes its name from the Church of St Machan, possibly a 7th century foundation. Industry came to Ecclesmachan in the early 19th century when Binny sandstone was commercially quarried west of the village and used to build some of Edinburgh’s most prominent buildings. Oatridge Agricultural College was set up on the edge of the village in 1969. Private houses have been built on the village green, and to the south at Binny Park. The Niddry Burn runs through the northern end of the settlement but has no significant history of flooding. The village lies on the B8046, a through route for traffic to Linlithgow and Livingston and is surrounded by countryside designated as the Bathgate Hills Area of Great Landscape Value to the west and the Broxburn/Winchburgh and Niddry Countryside Belt to the east.

Population in 2012
200 (GROS estimate)
Issues
There are no shops or services within the village with therefore a reliance on the car or the bus to access local services and schools; there is a village hall. Given the visual quality of the surrounding landscape and also topographical constraints and a lack of local services, it is not considered that the settlement could accommodate any significant new housing, employment, or other uses.
Infrastructure considerations
The catchment schools for the village are: Holy Family Primary, Winchburgh, Uphall Primary and St Nicholas Primary, Broxburn and at secondary school level Broxburn Academy and St Margaret’s Academy, Livingston. The village has a busy north to south route running through it, namely the B8046, which carries a significant amount of traffic. The B8046 is also a bus route. The nearest railway station is Uphall Station, about 3.5km to the south of the village.
Spatial strategy considerations
Maintain character of settlement
Priorities
To maintain rural setting; review settlement boundary

Development proposals

There are no new proposals proposed for this settlement.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
■	EOI-0044	Land at Ecclesmachan Glebe, Ecclesmachan	3.0	10 -15	Not preferred
■	EOI-0070	Land east of B8046, Ecclesmachan	0.44	5	Not preferred

There are no other development proposals.

FAULDHOUSE - Settlement Map 10

Fauldhouse developed in the 19th century to serve the iron industry and was formerly three settlements Crofthead, Drybridge and Greenburn. The railway opened in 1845. Coal mining supplanted ironstone in the later 19th century with some 20 pits operating in the local area, the last of which closed in 1974. The old miners' rows have been replaced by council housing and private housing estates. At 750 feet above sea level, Fauldhouse is the second highest village in West Lothian. It contains a new Partnership Centre, providing for health care, leisure and community facilities. A range of local shops exist on the Main Street and some small commercial units. However, there are no significant local employment opportunities. A golf course lies to the south of the town and two championship courses are being constructed to the north east

Population in 2012
4,947 (GROS estimate)
Issues
Fauldhouse has had a history of having 'bad neighbour' developments around or close by the settlement, including waste management facilities and mining developments including open cast coal extraction. The existing silica sandstone quarry at Levenseat (silica sand is nationally important mineral), some 2.5km south of the settlement is long established and has consent to operate well into the future. There is also a landfill and recycling facility at Levenseat, the latter of which is planned to expand further. There is also pressure for development of wind turbine and wind farms in the area, given its elevated nature and proximity to the Pentland Hills.
Infrastructure considerations
Served by Falla Hill and St John the Baptist RC Primary, Fauldhouse and Whitburn Academy and St. Kentigern's Academy, Blackburn at secondary level. A railway station lies on the western side of the village linking to Glasgow Queen Street and Edinburgh Waverley. The village also lies on a bus route. Wind farm developments exist at Blacklaw Wind Farm and are proposed at Tormywheel, both to the south of the village.
Spatial strategy considerations
One of West Lothian's western communities where development in principle is supported by the Strategic Development Plan. However, given its elevated nature in the landscape, the town is exposed to the wind and elements and further extensions to the west of the settlement may be problematic as a result. To the south there is also a sewage works and an Area of Special Landscape Control.
Priorities
Address issues of social deprivation; review settlement envelope

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HFh7	Eastwood Park (Lanrigg Road 1)	3.41	20	Committed site carried forward from WLLP. Planning permission granted.
	HFh8	Meadow Crescent	0.37	7	Committed site carried forward from WLLP. No planning permission.
	HFh10	Park View (West)	1.27	30	Committed site carried forward from WLLP. No planning permission, reduced density
	HFh11	Shotts Road	3.16	30	Committed site carried forward from WLLP. No planning permission, reduced density
	HFh15	Croftfoot Drive (Breich Water Place)	3.28	61	Committed site carried forward from WLLP. Planning permission granted.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HFh18	Lanrigg Road 2	1.29	20	Committed site carried forward from WLLP.No planning permission.
	HFh19	Sheephousehill (North)	1.49	48	Committed site carried forward from WLLP.No planning permission.
	HFh20	Lanrigg Road 3	1.3	30	Committed site carried forward from WLLP.No planning permission.
	FAU 4	Eldrick Avenue	0.3	8	Preferred new site
	FAU 11	Former Cinema,(Eldrick Garage) Main Street	0.01	5	Preferred new site
	FAU 12	Eastfield Recreation Ground	1.27	30	Preferred new council housing site.
	EOI-0124	Land on the north eastern boundary of Fauldhouse	1.7	25	Preferred new site (in part).
	EOI-0137	Land at Sheephousehill, Fauldhouse	16.65	43	Not preferred
	LATE-0005	Land north of Harthill Road, Fauldhouse	6.67	95	Not preferred
	PJ-0007	Land at Croftfoot Farm, Fauldhouse	2.0	4 (low density housing sites)	Not preferred
	HFh14	Croftfoot Farm	3.57	90	WLLP site to be de-allocated

MIXED USE				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	EOI-0027	Crofthead Farm	25.6	Not preferred

There are no other development proposals.

GREENRIGG - Settlement Map 10

Greenrigg is a former mining village, attached to Harthill to the west, though part of West Lothian. Since the end of mining, Greenrigg has been a commuter village with the first private housing estate built around 2004. There are few amenities within the village and no significant employment opportunities. The settlement is served by local shops and facilities within the conjoined settlement of Harthill, which lies almost exclusively within North Lanarkshire Council's administrative area. The site also lies on a bus route. The nearest railway station is 3km to the north at Blackridge.

Population in 2012
4,947 (GROS estimate)
Issues
Social deprivation and lack of local facilities and development opportunities.
Infrastructure considerations
The catchment schools are Greenrigg Primary School and St Joseph's Primary in Whitburn, St. Kentigern's Academy, Blackburn and Whitburn Academy. The town is served by its own sewage works which lies to the north west of the settlement. The main traffic routes are the B7066 and the B718.
Spatial strategy considerations
Any future expansion of the village is constrained by woodland north and south of the settlement and the sewerage works and M8 to the north.
Priorities
Address issues of social deprivation; review settlement envelope






There are no development proposals proposed for this settlement.


KIRKNEWTON - Settlement Map 5

Kirknewton developed as an agricultural village. It is served by a railway station and is largely a commuter settlement. An airfield was built south of the village during World War II and the village served as a military base until the 1980s. The Ministry of Defence announced in March 2013 that the nearby former RAF Kirknewton Airfield, which lies within the City of Edinburgh Council area, will not be pursued as a new army barracks. It is now likely to be sold for alternative uses. The airfield is currently used for leisure gliding and lies outwith West Lothian Council's administrative area. The village has a primary school and is served by several local shops and businesses and there is planning consent to construct a new Community Hall. Part of the town is a conservation area.

Population in 2012
1,867 (GROS estimate)
Issues
Any significant further housing development would have major implications for Kirknewton Primary School; future use of the former RAF Kirknewton could have significant implications for the local road network, railway station and supporting infrastructure; there has also been some pressure to the south of the settlement for single wind turbine applications.
Infrastructure considerations
At primary school level the catchment schools are Kirknewton and St Paul's RC, East Calder and at secondary level, the village lies within the catchment of Balerno Academy (which lies within the city of Edinburgh Council administrative area) and St Margaret's Academy.
Spatial strategy considerations
Kirknewton has seen a number of housing developments within the last 20 years. Expansion to the north is constrained by the Edinburgh to Glasgow railway line and to the south by sloping and elevated land as well as the policy grounds of the category B listed Kirknewton House to the south and category B Hill House to the east and its grounds. There are also significant 33Kw Electricity Pylons around the settlement that may further curtail development.
Priorities
Address education capacity issues; promote park and ride facilities at Kirknewton railway station; review settlement envelope

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HKn2	Station Road	5.35	17	Committed site carried forward from WLLP. Planning permission granted (17 units remaining)
	HKn7	Station Road (East)	3.53	90	Committed site carried forward from WLLP. Planning permission granted. (90 units remaining)
	HKn10/EOI-0090	Station Road (south) (Extension)	2.06	30	Committed site carried forward from WLLP. Planning permission granted. (30 units remaining)
	LATE-0002	Station Road, Kirknewton	5.5	Circa 110 units	Not preferred
	HKn8 (1)	Camps Junction (East)	0.34	<5	Site to be de-allocated as site can accommodate less than 5 units

OTHER DEVELOPMENTS				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	EOI-0171	Milrig Holdings	4.2	Preferred new site for park & ride

There are no other development proposals

LANDWARD AREA - Settlement Map: District Wide

Population in 2012
6,538 (GROS estimate)
Issues
Exceptional development circumstances e.g. Freeport (ENV38), former Bangour General hospital site (ENV39), lowland crofting, development in the countryside.
Infrastructure considerations
Proximity to public transport, availability of infrastructure
Spatial strategy considerations
Development in the countryside is generally not supported unless an agricultural justification exists
Priorities
Review lowland crofting policy

Development proposals

NB All site submissions have been assessed on the basis of preferred use as submitted by the proposer. Where sites have been identified by the council as “not preferred” this has included consideration of alternative uses.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	15/41	Gavieside, by Polbeth	3.35	46	Committed site carried forward. Planning permission granted.
	1/37	Craigengall Farm	13.53	11	Committed site for Lowland Crofting. Planning permission granted.
	21/6	Breich Inns	0.2	5	Committed site carried forward. Planning permission granted.
	15/42	West Mains Farm	132	8	Committed site carried forward. Planning permission granted. Established lowland crofting site only. NB not shown on proposals map.
	15/43	Longford Farm	106	15	Committed site carried forward. Planning permission granted. Established lowland crofting site only. NB not shown on proposals map.
	EOI-0161	Freeport Outlet Centre, Westwood, West Calder	1.9	30	Preferred new site. Planning permission granted. (See also EOI-0161 under ‘Other Developments’ below)
	EOI-0006	East Mains of Ballencrieff Farm	0.64	8	Not preferred
	EOI-0033	Houston Farm Riding School, Uphall	4.85	121	Not preferred
	EOI-0040	Seafield Farm	13.2	150	Not preferred
	EOI-0081	East of Torphichen Road, south of Ballencrieff Toll	5.9	90	Not preferred
	EOI-0125	Land north east of Sunnyside Cottage, Ballencrieff Toll, Bathgate	1.2	31	Not preferred

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	EBg8c	Starlaw Farm	30.2	4,5 & 6	Committed site carried forward
	ENn1	Newton North Newton by South Queensferry	12.7	4,5 & 6	Committed site now fully developed
	EWb3	Drum Farm, Whitburn	1.56	4	Committed site carried forward
	EWc1 + EWc4 EOI-0164	Five Sisters Business Park, Westwood, West Calder	9.37	4, 5, 6	Committed site carried forward however, Hotel, leisure, crèche and food & drink uses not acceptable.
	EWb5	Balgornie, by Whitburn	35	4, 5, 6	Preferred new site
	EOI-0071	Site West of Newton at Whitequarries	0.7	4,5, 6	Not preferred
	LATE-0011	8 Houston Mains Holdings, Uphall	2.9	4, 5	Not preferred
	EBg8a	Starlaw Farm	11.9	4	Site to be de-allocated.
	EBg8b	Starlaw Farm	10.1	4	Western site to be de-allocated in part and change to boundary of remaining allocation.

MIXED USE				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	LATE-0010	Land at Houston Mains Holdings, Uphall	21.2	Not preferred
	EOI-0115	Cadzow Estate, land at Kilpunt	89.0	Not preferred

OTHER DEVELOPMENTS				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
	EOI-0161	Land at Freeport	4.1	Preferred (in part) – planning permission in principle granted for reuse/redevelopment of existing vacant shopping/leisure centre for uses comprising of childrens indoor play area, dance studio, cafe, heritage centre, office/conference centre, retail, cookery school, garden centre.
■	EOI-0073	Quarry/Leisure uses at Philpstoun North Bing	10.5	Not preferred
■	EOI-0067	Site at Binns Mill (leisure uses)	10.0	Not preferred
■	EOI-0069	Land to south east of East Philpstoun, Craigton Quarry and Fawns Park (Rural Leisure / holiday accommodation)	45.2	Not preferred
■	EOI-0116	Land at Muirend, Broxburn (Residential use (single house), tourism, leisure, employment)	4.5	Not preferred
■	EOI-0161	Land at Freeport (leisure, retail, food and drink and crèche)	16.9	Not preferred (in part)
■	EOI-0217	Land at Muirend, Broxburn (Residential use (single house), tourism, leisure, employment)	4.5	Not preferred

There are no other development proposals

LINLITHGOW and LINLITHGOW BRIDGE - Settlement Map 1

Linlithgow is a royal burgh, with royal palace, burgh church, and tolbooth. The town's linear shape is determined by Linlithgow loch to the north and the Bathgate Hills to the south. The town is served by the railway station and also lies on the Union Canal, now a major leisure attraction. The town is now largely a commuter settlement served by the railway and the M9. Little house building has taken place in recent years reflecting infrastructure constraints, principally education capacity, and the landscape setting of the town. The town benefits from the Scottish Government's Town Centre Regeneration Fund (TCRF) which aims to support the regeneration and growth of town centres. The town is well served by retail and leisure facilities.

Population in 201213,642 (*GROS estimate*)**Issues**

Air Quality Management Area: The council's Environmental Health unit is assessing whether there is a need to designate an Air Quality Management Areas (AQMA) in Linlithgow. Air Quality concerns could be addressed through the provision of new junctions on the M9 which would have the effect of diverting traffic off the High Street and onto the motorway network. Air quality is monitored in the town's High Street.

Transportation Issues: The High Street is often congested, particularly during peak times and this is leading to negative air quality impacts. Parking issues around the railway station are also an ongoing concern. If existing consents for new parking provision are implemented, this could alleviate both traffic congestion in the High Street and car parking difficulties for commuters around the station.

Historic Environment: Linlithgow contains two conservation areas, the Linlithgow Palace and High Street conservation area and Union Canal and Upper Linlithgow conservation area, as well as significant numbers of listed buildings and Scheduled Ancient Monuments. Appraisals of the Linlithgow conservation areas are underway on a section-by-section basis and will be the subject of local consultation. The site of the battle of Linlithgow Bridge (1526) lies to the west of the settlement and is included in the Inventory of Historic Battlefields. The town also contains the Linlithgow Palace Scheduled Ancient Monument and associated Peel (well visited tourist attractions) as well as over 200 listed buildings, including buildings at risk.

Landscape Setting and 'Area of Restraint': The West Lothian Local Plan presumes against development in Linlithgow largely on infrastructure, landscape and environmental grounds. In recent years there has been some housing development in the town but this has now largely ceased as allocated housing sites have reached completion. Windfall completions/brownfield opportunities have been constrained largely due to the lack of education capacity. There has been no change to the landscape designations affecting Linlithgow and northwest West Lothian since adoption of the West Lothian Local Plan. The council has however undertaken a review of all existing landscape designations as part of a 'Local Landscape Designation Review' (LLDR). The approved SDP1 no longer identifies Linlithgow as an 'area of restraint'.

Retail Issues: Linlithgow has three supermarkets, and a traditional High Street, which offer a number of specialist shops and catering services for visitors and tourists. The West Lothian Retail Capacity Study 2008 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 developer interest for a mixed-use development including supermarket at an out-of-centre site north east of the town centre (Burghmuir) but the planning application was subsequently withdrawn. An application for extension of the existing Tesco store at the east end of the High Street, that would include a decked car park, has been approved by the council. The retail park at Linlithgow Bridge is now well established since its construction in the early 2000s and all units are occupied.

Employment land and economic growth: Linlithgow has a number of employment sites with many local shops and facilities also providing local employment. Mill Road Industrial Estate in Linlithgow Bridge and the single user site at Oracle provide local employment opportunities. The number of available employment sites is, however, reducing. There is a need to support local employment opportunities within the town.

Biodiversity Issues: The council continues to lead the Linlithgow Loch Catchment Management Group. Two studies, commissioned by the group, on the farming practices in the surrounding catchment led by the Scottish Agricultural College, as well as a more detailed study on the issues affecting the water quality of the loch by the Centre for Hydrology and Ecology, were completed in winter 2010.

Education capacity: Linlithgow Academy has recently been extended to accommodate development associated with the Winchburgh Core Development Area. The recent extension to the school does not, however, resolve the education infrastructure constraints at Linlithgow or further afield in the longer term even though the school roll is projected to fall. Ultimately a new high school will still be required at Winchburgh to fully resolve education constraints in the area.

Infrastructure considerations

Education: The catchment schools in Linlithgow and Linlithgow Bridge are: Linlithgow Bridge, Low Port Primary; Springfield Primary; St. Josephs RC Primary; and Linlithgow Primary and at secondary level Linlithgow Academy. Other schools serving the catchment area are Bridgend and Winchburgh Primary Schools and, at secondary level, St. Kentigern's RC Academy, Blackburn; Education capacity will remain a constraint until such time as a new secondary school is built at Winchburgh. This constraint is therefore unlikely to be resolved in the short term and much will depend upon progress with implementation of consents for the Winchburgh CDA. There also remain constraints at primary school level, notably at Low Port and St Joseph's.

Water Supply: there are no known constraints in terms of waste water treatment and water supply.

Transport: there are capacity issues on the local road network and usage of Linlithgow railway station is increasingly bringing with it demand for park and ride. There is pressure for further park and ride facilities along the Edinburgh to Glasgow rail line, particularly at Linlithgow. The M9 is the main strategic road in the area although access is limited at present because of the current junction configurations at junction 3 east of the town. Land is also safeguarded at Linlithgow and Winchburgh for bus based park and ride.

The Falkirk Local Plan, adopted in 2011, identifies opportunity TR.BNS01 (Champany Slips) on the M9. Paragraph 8.63 of the adopted West Lothian Local Plan (WLLP) identifies that all ways slips at junction 3 of the M9, will need to be addressed by a recognised appraisal methodology and would require the full approval of the Scottish Government as the trunk road authority. Policy TRAN 29 of the WLLP safeguards land for these the westbound slips at Junction 3 of the M9 at Burghmuir, Linlithgow and for an associated coach park and ride facility;

Health: There is an existing health centre in the High Street and also dental practice within the town. There is no additional primary care capacity at present. New housing development would require new provision.

Spatial strategy considerations

The spatial strategy considerations will be required to take into account the key infrastructure and environmental considerations and issues for the settlement as set out above.

Priorities

Address infrastructure constraints, improve air quality, preserve and enhance the conservation areas, listed buildings and scheduled ancient monuments, improve water quality of the loch, maintain the vitality and viability of the town centre, protect the landscape setting of the town; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HLi27	Bus Depot, High Street	0.31	41*	Committed site carried forward from WLLP. Planning permission granted (Site capacity reflects planning approval for retirement accommodation).
	HLi29	Stockbridge North (2)	1.2	14	Committed site carried forward from WLLP. Planning consent granted subject to conclusion of a legal agreement.
	10/83	Westerlea Court	0.3	12	Committed site carried forward from WLLP. Planning permission granted.
	EOI-0015	Boghall East	3.2	50	Preferred new site
	EOI-0045	Land East of Manse Road, Linlithgow	2.0	45	Preferred, subject to delivery of site EOI-0210 (in part) to allow for new access point onto Manse Road.
	EOI-0062	Site at Edinburgh Road, Linlithgow	0.64	60	Preferred new site
	EOI-0105	Land at BSW Timber, Falkirk Road, Linlithgow	0.68	18	Preferred new site
	EOI-0114	Wilcoxholm Farm/ Pilgrims Hill	20.0	200	Preferred new site (in part)
	EOI-0131	Mill Road, Linlithgow Bridge	1.6	30	Preferred new site. Council house build
	EOI-0168	Land at Preston Farm	10.0	50	Preferred new site (in part)
	EOI-0184	Clarendon House, 30 Manse Road, Linlithgow	2.57	8	Preferred new site. Approved planning brief
	EOI-0188**	24 Royal Terrace	0.09	1	Preferred new site, single house plot only.
	EOI-0210	Clarendon Farm	26.0	120	Preferred new site (in part). A modest eastern expansion of the site to facilitate access onto Edinburgh Road may be required.
	EOI-0016	Springfield West	3.1	77	Not preferred
	EOI-0054	Kettlestoun Mains	40.0	200	Not preferred
	EOI-0129	Doomsdale, Linlithgow Bridge Primary School	2.62	66	Not preferred
	HLi26	The Vennel	0.07	10	WLLP site to be de-allocated

*remaining capacity

** Site is for one plot only, therefore will not be made as an allocation in the LDP, but principle of residential development is supported.

EMPLOYMENT					
KEY	Site Ref	Location	Site Size (Ha)	Use classes	MIR status
	ELi4a	Mill Road Industrial Estate, Linlithgow Bridge	0.6	4,5	Committed site carried forward
	ELi4b	Mill Road Industrial Estate, Linlithgow Bridge	1.31	4,5	Committed site carried forward
	ELi8/EOI-0014	Oracle Expansion Land, Blackness Road	4.0	4,5	Committed site carried forward, with single user restriction to be removed
■ ■ ■ ■ ■	ELi2	Boghall East	3.32	4	Site to be de-allocated.

RETAIL				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
■	EOI-0020	Boghall East	3.32	Not preferred

MIXED USE				
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status
■	EOI-0050	Riccarton Farm, Porterside	20.0	Not preferred
■	EOI-0103	Burghmuir	11.0	Not preferred for mixed use. Land safeguarded in Falkirk LDP for motorway slip.
■	EOI-0128	Braehead	0.18	Not preferred
■	EOI-0165	Kingsfield Farm	19.3	Not preferred

There are no other development proposals.

LIVINGSTON - Settlement Maps 4 and 6

Livingston was designated as a new town in 1962. Its purpose was to house Glasgow overspill, and regenerate its surrounding sub-region by attracting new, rising industries. It now forms the administrative centre of West Lothian, is the primary retail centre for the area and a key location for employment. The Centre (Almondvale) serves as a sub-regional retail centre for Edinburgh and the Lothians. The town is served by two railway stations to the north and south of the town centre.

Population in 2012

54,431 (*GROS estimate*)

Issues

Promote and maintain the employment base; tackle areas of social deprivation; maintain status as a sub-regional shopping centre for the Edinburgh and the Lothians area.

Infrastructure considerations

Education: The town is served by 17 primary schools and 4 secondary schools and West Lothian College.

Non Denominational Primary Schools: Bankton, Bellsquarry, Carmondean, Deans, Dedridge, Harrysmuir, Knightsridge, Letham, Livingston Village, Meldrum, Peel, Riverside, Toronto and Williamston.

RC Primary Schools: Howden St Andrews, St. John Ogilvies, St. Ninians

Secondary Schools: The James Young High School; Deans Community High School, Inveralmond Community High School and St. Margaret's Academy.

Catchment reviews

Several catchment area reviews have been required and undertaken to support the implementation of the West Lothian Local Plan. Statutory consultation on a catchment area review for Deans Community High School commenced in April 2010 and this has now been concluded. A catchment review for Bellsquarry Primary in Livingston has also been concluded as well as changes in the catchments between Peel and Livingston Village Primary's. Further catchment reviews may be progressed in the future to support the implementation of the West Lothian Local Plan and may also be required to support the emerging LDP development strategy.

Community facilities: the town is served by a series of parks, sports facilities and other community facilities.

Open Space and Parks: In general the town is well supported by open space facilities as confirmed by the council's review of the Open Space Strategy and contains some 1,434, 112m² of open space for its 54,432 population and therefore meets the standard for National Playing Field.

Improvements to the town's parks are ongoing. There continues to be some desire and pressure to develop allotments in the town with some sites likely to be developed in due course, subject to obtaining planning permission and according the councils approved Allotments Strategy of 2010.

Crematorium and Cemetery: Livingston has a recently developed crematorium at Cousland Wood, by Tailend roundabout on the west side of Livingston. There is also a substantial cemetery and land safeguarding at Charlesfield Road, Adambrae which will continue to be safeguarded to accommodate anticipated levels of growth within the town.

Water Supply and Treatment: There are capacity issues at the Livingston Waste Water Treatment works in North West Livingston. Any requirements to upgrade/expand the works will be informed by an ongoing study of the River Almond catchment being undertaken by SEPA and Scottish Water. In the interim, constraints at the Livingston treatment works limit development opportunities in the area unless on site mitigation can be achieved. The town is also served by the East Calder Waste Water Treatment Works where further investment may be required.

Waste Management: 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 and some preparatory work was undertaken on the site to validate the planning permission. The council has reviewed its waste transfer facilities and council depots and has agreed to establish new depot facilities by acquiring sites in Livingston and Bathgate to provide for both a waste transfer facility and modern depot. The new sites at Inchmuir Road, Whitehill Industrial Estate, Bathgate will provide for a waste transfer station, commercial recycling centre and materials recovery which will have the potential to accommodate the likely growth in waste over a 25 year period and enable the council to meet requirements of the Zero Waste Plan and the European Waste Framework Directive 2012. A site at Lister Road, Livingston has been identified as suitable for the relocation of the council's Building Services operations.

Infrastructure considerations

Employment land: Livingston contains significant long established employment areas and industrial estates as well as some allocated employment sites which remain undeveloped. These include Deans Industrial Estate, Houston Industrial Estate, Brucefield Industrial Park, Starlaw Business Park, Eliburn Campus, Kirkton North employment area, Alba Campus and Kirkton Campus and employment land at Oakbank.

There are significant levels of employment land available for development in Livingston which require to be reviewed to ensure they are in the right location and remain fit for purpose.

There are also long standing single user allocations at ELv54 (Linhouse) and ELv25 (Eliburn). The former is being promoted by the council for mixed use by the council and the latter by Scottish Enterprise for general employment uses. These safeguardings are no longer required as a result of a change in Scottish Government planning policy.

An Enterprise Area site at ELv25 has also been confirmed by the Scottish Government, as General Manufacturing and Growth Sectors Enterprise Area. The site will focus on food and drink manufacturing. In addition to existing business support provided through Business Gateway and Scottish Enterprise, companies setting up in the new Enterprise Area site will benefit from business rates relief, streamlined planning process, international marketing from Scottish Development International (SDI), high speed broadband and skills and training support.

The Core Development Area (CDA) allocations of Almond North and South for mainstream employment sites shall continue to be allocated and will provide for longer term employment land requirements.

Housing (including Council Housing): Livingston has, unsurprisingly, been subject to significant house building in the last 10 years as it matures from being a new town. The amount of available housing site allocations has reduced in recent years as the town matures and develops. However, in addition to the Core Development Area allocations at West Livingston there are some opportunities now arising that could potentially contribute to the housing land supply from the existing employment land supply as additional employment land in the CDA in particular comes forward.

The area of housing around Deans South remains an issue and the council continues to seek a solution to regenerate the area. The council is continuing to identify sites to assist in the delivery of its council house build programme.

The council has also identified potential for new council house build sites in the next phase of council housing at sites at site east of Glen Road junction in Deans and the rear of Deans House, Glen Road, (details below EOI-0176 and EOI-0180 below).

NHS & Health Centre: Livingston contains the St John's Hospital as well as local health centres for health provision.

NHS Lothian is looking to develop a permanent health centre at Murieston where there is currently a temporary facility. There are a number of health centres within local neighbourhood centres such as Dedridge, Howden, Dedridge, Carmondean and Craigshill. There may be certain problems and capacities that may result from significant new housing developments.

Retail and Local Neighbourhood Centres: The Centre (Almondvale) serves as a sub-regional retail centre for Edinburgh and the Lothians. The council will seek to maintain and enhance the status of the Centre.

There are also a number of 'local neighbourhood centre' designations throughout the town, such as Murieston, Howden and Ladywell. These areas are safeguarded in the adopted West Lothian Local Plan for business, retail, community, leisure and recreation, and small-scale housing uses. These will be reviewed to ensure that the boundaries are relevant and reflect up-to-date developments on the ground.

Spatial strategy considerations

The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for future development. There also remains scope for the town to expand southwards and westwards to some degree without this leading to coalescence with other settlements, which would be a constraining factor to the east and north, the north also being constrained by the Dechmont Law Area of Great Landscape Value, Countryside Belt, the M8 motorway and A89. There are reducing opportunities for infill development in the town and the number of allocated housing sites still available for development is also falling.

Priorities

Address infrastructure constraints including catchment review of schools; maintain the status of Livingston as the sub-regional retail centre for Edinburgh and the Lothians; review local neighbourhood centres; support an increased housing land supply in appropriate locations and a solution for Deans South; maintain employment land supply and increase the flexibility of employment land uses in certain industrial estates.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HLv26	Ballantyne Place (South)	0.68	8*	Committed site carried forward from WLLP. Planning permission granted.
	HLv59/ EOI-0030	Murieston (South) (6A)	3.16	59	Committed site carried forward from WLLP/ also submitted as EOI to continue housing allocation. Planning permission granted.
	HLv61	Murieston (South) (8)	0.48	9*	Committed site carried forward from WLLP. Planning permission granted.
	HLv73	Bellsquarry (16)	0.45	5	Committed site carried forward from WLLP. Planning permission granted.
	HLv76	Craigshill (35)	0.24	10*	Committed site carried forward from WLLP. Planning permission granted.
	HLv79	Forth Drive, Craigshill	1.5	6*	Committed site carried forward from WLLP. Planning permission granted.
	HLv85	Dedridge (East) (R2)	0.39	15	Committed site carried forward from WLLP. NB application granted for nursery and commercial units and ref 0012/11 – work has not commenced.
	HLv94/ EOI-0100	Murieston (South) (R1)	0.94	10	Committed site carried forward from WLLP (in part). Development of street frontage only. Northern portion of site to be de-allocated. Also see EOI-0100.
	HLv104	Deerpark Heights, Eagles View	1.09	80*	Committed site carried forward from WLLP. Planning permission granted.
	HLv111	Kirkton North (10B)	3.22	45*	Committed site carried forward from WLLP. Planning permission granted.
	HLv115	Oldwood Place (A) & (B)	3.19	90	Committed site carried forward from WLLP. Planning permission granted. Site completed in draft Housing Land Audit 2014
	HLv122	Deans (West) / Hardie Road	1.18	5*	Committed site carried forward from WLLP. Planning permission granted.
	HLv128	Inveralmond CHS Playing Field	3.25	92	Committed site carried forward from WLLP. Planning permission granted. Site completed in Housing Land Audit 2013.
	HLv136	Brucefield	9.66	170	Committed site carried forward from WLLP. Planning permission granted.
	AV008/ EOI-0189	Almondvale Stadium	2.08	164	Committed site carried forward. Planning permission granted but lapsed 14/01/13.
	AV009	Former filling station, Almondvale Road	0.15	14	Windfall site carried forward from WLLP. Planning permission granted. Site completed in 2012 Housing Land Audit.
	AV010	Town Centre Use allocation in WLLP, council house building site under construction as of December 2012	1.95	45	Windfall site carried forward from WLLP. Planning permission granted. Site completed in 2014 draft Housing Land Audit.
	D128	Broomyknowe Drive, Deans	0.2	12*	Windfall site carried forward from WLLP. Planning permission granted.
	LE002	Howden House	0.36	4*	Windfall site carried forward from WLLP. Planning permission granted. Site completed in 2014 draft Housing Land Audit.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	99/5	Adelaide Street	0.52	30	Committed site carried forward. Planning permission granted.
	EOI-0024	Appleton Parkway South East (Eliburn Park)	6.3	80	Preferred new site part of existing ELv28 allocation in WLLP. Planning consent granted subject to conclusion of a legal agreement. See ELv28 below.
	EOI-0002/ EOI-0043/ EOI-0117	Kirkton Business Centre	1.9	50	Preferred new site
	EOI-0051/ EOI-0055	Site at Wellhead Farm	42.7/42.1	100	Preferred new site (in part) Development Framework to be prepared in conjunction with EOI-0099/ELv54.
	EOI-0099	Linhouse	9.1	250	Preferred new site (in part)
	EOI-0100	Murieston South R1	1.9	10	Preferred site (in part) see HLv94.
	EOI-0158	Almond Link Road, Civic Centre Junction	1.26/0.59	35	Preferred new site (in part). Council house build – (developable area 0.59Ha)
	EOI-0172	Former Lammermuir House	2.36	80	Preferred new site potential council housing site
	EOI-0176	Glen Road, Deans	0.77	20	Preferred new site/council house build
	EOI-0180	Rear of New Deans House	0.32	10	Preferred new site/council house build
	EOI-0209	Buchanan House	3.9	120	Preferred new site** (related EOI-0208 for retail with possibility for a mixed use scheme) Planning permission granted subject to conclusion of a legal agreement.
	EOI-0221	Existing adopted WLLP site ELv24 at Houston Road East (class 4 and 5 uses)	5.78	130	Preferred new site –see also ELv24
	PJ0005	Eagle Brae Depot	1.16	30	Preferred new site
	HLv137	1st Phase of Deans South	7.7	300	Preferred new site – council house build.
	LIV12	Deans Road South	0.3	5	Preferred new site
■	EOI-0058	The Stables, Deer Park	0.72	18	Not preferred
■	EOI-0059	Central Park, Deer Park	1.36	34	Not preferred
■	EOI-0060	Dechmont Law	7.23	181	Not preferred
■	EOI-0152	Lister Road/ Kirkton South	4.3	130	Not preferred
■	EOI-0110	Murieston Castle Farm	85.0	375	Preferred alternative site (in part) (Alternative to EOI - 0051/0055/0099).
■ ■ ■ ■ ■	HLv68	Former Laboratory, Craighill	0.73	25	WLLP site to be de-allocated.
■ ■ ■ ■ ■	HLv94	Murieston South R1	1.9	70	WLLP site to be de-allocated in part. See also EOI-0100.
■ ■ ■ ■ ■	HLv106	Kirkton North (R5)	1.03	45	WLLP site to be de-allocated.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
■ ■ ■ ■ ■ ■ ■ ■	HLv109	Cousland Interchange (East)	1.58	60*	WLLP site to be de-allocated.
■ ■ ■ ■ ■ ■ ■ ■	HLv110	Centre Interchange	1.7	80*	WLLP site to be de-allocated.
■ ■ ■ ■ ■ ■ ■ ■	HLv123	Almond Junction (South)	1.1	30*	WLLP site to be de-allocated.
■ ■ ■ ■ ■ ■ ■ ■	HLv129	St Ninian's Primary (North)	0.53	30*	WLLP site to be de-allocated.

EMPLOYMENT					
KEY	Site Ref	Location	Site Size(Ha)	Use classes	MIR status
Brucefield					
	ELv2	Brucefield Park West	2.19	4, 5, 6	Committed site carried forward
	ELv3	Brucefield east	0.94	4, 5, 6	Committed site carried forward
	ELv63	Brucefield north	0.77	4 only	Committed site carried forward
Deans Industrial Estate					
	ELv5	Nairn Road, north east	2.04	4, 5, 6	Committed site carried forward
	ELv9a	Dunlop Square west	1.32	4, 5, 6	Committed site carried forward
	ELv9b	Dunlop Square west	0.23	4, 5, 6	Committed site carried forward
	ELv15	Caputhall Road east	0.68	4, 5, 6	Committed site carried forward
	ELv16	Caputhall Road central	0.58	4, 5, 6	Committed site carried forward
	ELv17a	Caputhall Road west 1	0.11	4, 5, 6	Committed site carried forward
	ELv17b	Caputhall Road west 2	0.18	4, 5, 6	Committed site carried forward
	ELv18	Caputhall Road	1.98	4, 5, 6	Committed site carried forward. Change to use classes as a result of the council's approved depot modernisation strategy.
Eliburn					
	ELv21	Appleton Parkway west	12.0	4,5	Committed site carried forward
	ELv22	Appleton Parkway north west	0.74	4	Committed site carried forward
	ELv23	Appleton Parkway north east	5.58	4, 5	Committed site carried forward
	ELv25/EOI-0222	Appleton Parkway east	12.9	4, 5, 6	Committed site carried forward includes General Manufacturing and Growth Sectors Enterprise Area – use classes extended to now include class 6 uses.
	ELv26/EOI-0223	Appleton Parkway south	5.75	4, 5	Committed site carried forward – Retain as employment site and broaden range of uses to include class 6 uses.

EMPLOYMENT					
KEY	Site Ref	Location	Site Size(Ha)	Use classes	MIR status
	ELv27	Appleton Parkway south west	0.9	4, 5	Committed site carried forward
	EOI-0224	Appleton Parkway	1.3	4, 5	Retain as employment site and broaden range of uses to include class 6 uses.*site partially developed, site area to be reduced to 0.5Ha
	ELv28	Appleton Parkway south east	5.13	4, 5	Committed site carried forward in part *site area to be reduced to 2.3Ha to reflect approved development and minded to grant decision for housing (see EOI-0024 above)
Houstoun Industrial Estate					
	ELv30	Nettlehill Road west	2.06	4, 5, 6	Committed site carried forward
	ELv34	Firth Road south	2.38	4, 5, 6	Committed site carried forward
	ELv36	Nettlehill Road east	1.47	4, 5, 6	Committed site carried forward
Kirkton Campus					
	ELv39a	Former Rosebank Nursery	0.99	4, 5	Committed site carried forward/ related EOI-0181 - (related EOI-0181 to permit class 2 uses as well as the established class 4 use)
	ELv39b	Former Rosebank Nursery	1.57	4, 5	Committed site carried forward/ related EOI-0181 - (related EOI-0181 to permit class 2 uses as well as the established class 4 use)
	ELv39c	Former Rosebank Nursery	2.14	4, 5	Committed site carried forward/ related EOI-0181 - (related EOI-0181 to permit class 2 uses as well as the established class 4 use)
	ELv39d	Former Rosebank Nursery	3.67	2, 4, 5	Committed site carried forward/ related EOI-0181 - (related EOI-0181 to permit class 2 uses as well as the established class 4 use)
	ELv41c	Alba Campus	2.89	4	Committed site carried forward
	ELv41d	Alba Campus	1.53	4	Committed site carried forward
	ELv41e	Alba Campus	3.04	4	Committed site carried forward
	ELv41h	Alba Campus	4.68	4	Committed site carried forward
	ELv43	Macintosh Road	4.79	4, 5, 6	Committed site carried forward
	ELv44 / EOI-0036	Macintosh Road west	0.89	4, 5, 6	Committed site carried forward – council agrees to extend scope of existing uses to class 6. EOI-0036 accepted only to accord with boundary of ELv44.
	ELv45	Kirkton South Road	0.93	4, 5	Committed site carried forward
	ELv46	Gregory Road east	3.31	4, 5	Committed site carried forward
	ELv47	Gregory Road west	1.37	4, 5	Committed site carried forward
	ELv48	Gregory Road	7.98	4, 5	Committed site carried forward
	ELv49	Gregory Road	0.8	4, 5	Committed site carried forward

EMPLOYMENT					
KEY	Site Ref	Location	Site Size(Ha)	Use classes	MIR status
Oakbank					
	ELv59a	Williamston North	1.19	4, 5, 6	Committed site carried forward (part of remaining allocation)
	ELv59b	Williamston North	2.4	4, 5, 6	Committed site carried forward (part of remaining allocation)
	ELv60	Williamston South	7.29	4, 5	Committed site carried forward
Houstoun Interchange					
	ELv68	Houston Interchange (north west)	1.04	4	Committed site carried forward
Starlaw Park					
	ELv57b	Starlaw Park	4.52	4, 5, 6	Committed site carried forward
	ELv57c	Starlaw Park	1.00	4, 5, 6	Committed site carried forward
	ELv57d	Starlaw Park	0.79	4, 5, 6	Committed site carried forward
Deer Park					
	ELv61	Deer Park	0.8	4	Committed site carried forward
Beugh Burn					
	ELv64	Beugh Burn	27.61	4, 5, 6	Committed site carried forward * remaining site area reduced to take account of Dobbies site (from 33Ha to 27.61Ha)
Linhouse					
	ELv54	Linhouse	40.6	4, 5	Committed site carried forward (in part) 9.1Ha being de-allocated – see also EOI-0099
Core Development Area - employment allocations					
	EOI-0013 & AN	Almond North, Gavieside	16.5/15.3	4, 5, 6.	Committed site carried forward
	AS	Almond South, Gavieside	23.9	4, 5, 6	Committed site carried forward

** Sites removed as completed from WLLP ELv32, ELv37, ELv41a, ELv41b, ELv41f, ELv52, ELv56, ELv57a, ELv57e and ELv62. ***NB also sites ELv65, ELv66 and ELv67 (Almondvale Business Park) proposed to be de-allocated as sites within town centre boundary likely to be taken forward (could still be developed as class 4 office uses).

EMPLOYMENT – PREFERRED AND NOT PREFERRED SITES

KEY	Site Ref	Location	Site Size(Ha)	Use classes	MIR status
■ ■ ■ ■ ■ ■ ■ ■	ELv28	Appleton Parkway south east	2.83	4,5	Site to be de-allocated (in part) to reflect existing development and minded to grant decision (see ELv24 and EOI-0024 above).
■ ■ ■ ■ ■ ■ ■ ■	ELv54	Linhouse	9.1	4,5	Site preferred (in part) for employment use and promoted for housing (see also EOI-0099)
■ ■ ■ ■ ■ ■ ■ ■	ELv65	Almondvale Business Park	1.25	4	Site to be de-allocated (revert to town centre uses) – see also TCU8
■ ■ ■ ■ ■ ■ ■ ■	ELv66	Almondvale Business Park	1.66/2.67	From class 4 to town centre uses, site being removed from employment land supply	Site to be de-allocated (revert to town centre uses) - (see EOI-0089 and TCU9)
■ ■ ■ ■ ■ ■ ■ ■	ELv67	Almondvale Business Park	1.59/2.67	From class 4 to town centre uses, site being removed from employment land supply	Site to be de-allocated (revert to town centre uses) - (see EOI-0089 and TCU10)

RETAIL / LOCAL CENTRE

KEY	Site Ref	Location	Site Site (Ha)	Preferred uses	MIR status
	EOI-0101	Livingston South station	0.97	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre) – part of site north of burn to be removed due to flood risk and woodland stand-off, circa 0.23Ha
	LC1	Livingston South Station	4.87	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC2	Murieston (Lyon Drive)	1.27	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC3	Carmondean	10.3	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11) or park and ride	Committed site carried forward (Local Neighbourhood Centre)
	LC4	Livingston Station	4.22	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)

RETAIL / LOCAL CENTRE					
KEY	Site Ref	Location	Site Site (Ha)	Preferred uses	MIR status
	LC5	Eliburn Road, (south of Foxeknowe Place)	0.39	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC6	Ladywell West (Fulmar Brae)	1.01	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC7	Ladywell East (Ladywell East/ Cloverbank)	1.8	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC8	Howden (Howden East/ Labrador Avenue)	1.02	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC9	Craigshill (Almond West/ Adelaide Street)	1.88	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC10	Knightsridge (Cameron Way)	1.29	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC11	Dedridge (Crofthead Centre, Dedridge West)	0.66	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC12	Dedridge (Nigel Rise)	1.2	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	LC13	Dedridge (Dedridge East)	0.74	N/A - Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11)	Committed site carried forward (Local Neighbourhood Centre)
	EOI-0106 & TCU3	Almondvale Road	0.8	Town centre uses (retail predominant)	Committed site carried forward. Site is within the Livingston town centre boundary.
	EOI-0107	The Centre, Livingston	9.4	Town centre uses (retail predominant)	Committed site carried forward. Site is within the Livingston town centre boundary.

RETAIL / LOCAL CENTRE					
KEY	Site Ref	Location	Site Site (Ha)	Preferred uses	MIR status
	EOI-0109	West Lothian House	0.65	Town centre uses (retail predominant)	Committed site carried forward. Site is within the Livingston town centre boundary.
	EOI-0155	Crofthead Community Centre	0.67/ 1.0	Retail/Local centre i.e. primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11) or park & ride	Preferred new site – extension to existing local centre.
■	EOI-0098	North of Teviot Drive	0.57	Housing; possibly residential institutions (Class 9) - potentially Local Centre uses (Classes 1, 2, 3, 4, 10 & 11)	Not preferred
■	EOI-0208	Buchanan House	3.9	Class 1 Retail	Not preferred

It should be noted that Livingston contains a town centre boundary in the adopted West Lothian Local Plan 2009 that it is proposed would remain unchanged. Policy TC2 of that plan presumes in favour of retail, leisure, offices, business, recreational, and civic developments as higher density and flatted housing as mixed use developments. The town centre of Almondvale remains identified by SESplan as the sub regional centre to the Lothians and now wider city region.

MIXED USE / TOWN CENTRE USES					
KEY	Site Ref	Location	Site Capacity (Ha)	MIR status	
	TCU1	Former Trim Track, Howden South Road	1.39	Committed site carried forward (town centre uses). Site identified for council house build for 46 units.	
	TCU2	Site south of West Lothian College, Almondvale Boulevard/ Boulevard Roundabout)	1.35	Committed site carried forward (town centre uses)	
	TCU4	Site west of Almondvale Roundabout	3.44	Committed site carried forward (change from Bulky Goods to town centre uses)	
	TCU5/ EOI-0189	Site west of Lidl, Almondvale Stadium	0.46	Committed site carried forward (town centre uses) Site identified for council house build.	
	TCU6/ EOI-0189	Site south of Lidl, Almondvale Stadium	1.39	Committed site carried forward (town centre uses)	
	TCU7/ EOI-0189	Site east of Almondvale Stadium	0.86	Preferred new site – town centre uses	
	TCU8	Site north of Almondvale Way	1.25	Preferred new site– town centre uses - (Formerly ELV65)	
	TCU9	Site south of Almondvale Way	1.66	Preferred new site– town centre uses - (Formerly ELV66)	
	TCU10	Site north of Almondvale Road	1.59	Preferred new site– town centre uses - (Formerly ELV67)	
	TCU11	Almondvale Roundabout South North of Bluebell Glade, Adambrae	0.5	Preferred new site - town centre uses	
	EOI-0111	Balgreen Farm	29.5	Not preferred	
	EOI-0099	Linhouse	27.7	Not preferred (in part) in mixed use. See ELV54 and other entries for EOI-0099. Site part preferred for housing.	

CORE DEVELOPMENT AREA					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	CDA - GF	Gavieside Farm	121.2	1900	Committed site carried forward from WLLP

OTHER DEVELOPMENTS					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0152	Lister Road	2.0	N/A	Preferred new site (in part) – waste transfer station and remainder of site (0.8Ha) for employment use, classes 4, 5 and 6.
	COU35	James Young High School	0.75	N/A	Preferred new site – school extension
	EOI-0179	North of Deans CHS	6.6	N/A	Preferred new site – land reservation for possible extension to high school
	ORB	Deans West	11.8	N/A	Preferred new site – off-road motor bike track
	EOI-0057	Deer Park Avenue	0.79	Hotel (Class 7)	Not preferred

There are no other development proposals.

LONGRIDGE - Settlement Map 10

Longridge developed as a tiny hamlet on the Cleugh turnpike road, built in 1786 to bring iron from the ironworks near Forth to the port at Bo'ness and latterly to support the ironstone and coal mining industries. It contains the highest building in the highest village in West Lothian – 800 feet above sea level. Since the closure of the mines, Longridge has been a commuter village and has few local amenities. The nearest railway stations are in Breich and Fauldhouse.

Population in 2012
957 (GROS estimate)
Issues
Limited employment opportunities, high level of social deprivation, increasing traffic on the A706 between Whitburn and the M8, A70 and A71. Some traffic from nearby waste and minerals developments to the south use roads through the village.
Infrastructure considerations
The village is served by Longridge Primary School and lies within the catchment areas of St John the Baptist School primary school, Fauldhouse, St. Kentigern's High School, Blackburn and Whitburn Academy.
Spatial strategy considerations
One of West Lothian's western communities where development in principle is supported by the Strategic Development Plan.
Priorities
Address issues of social deprivation; review settlement envelope; potential for woodland planting as part of any CSGN proposals in the locality.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HLr3	Curling Pond Lane	27.6	25	Committed site carried forward from WLLP. Planning permission granted, 25 units remaining.
	HLr6	Fauldhouse Road (North)	16.8	30	Committed site carried forward from WLLP. Planning permission granted, 30 units remaining.
	11/12	1 Hillside Place, Whitehart Inn	0.068	7	Committed site carried forward from WLLP. Planning permission granted, 7 units remaining.
	EOI-0120	Land at Back O Moss and Main Street	2.5	20	Preferred new site
	LON1	Longridge Park	0.29	5	Preferred new site
	EOI-0029	Back O Moss Farm (Site B)	2.2	55	Alternative site to HLr6
	EOI-0028	Back O Moss Farm (Site A)	0.98	20	Not preferred
	EOI-0032	Site west of Curling Pond Lane	3.75	70	Not preferred

There are no other development proposals

MID CALDER - Settlement map 5

Mid Calder is located close to Livingston and is divided between the older village area to the north and the later residential development of the estate grounds of Calder House around which the village grew as an estate village and latterly the paper and oil shale industries. The former shale bings characteristic of oil shale mining elsewhere in West Lothian have largely been rehabilitated around Mid Calder and the land reclaimed and developed. Mid Calder lies close to Livingston which provides for much of the village's service needs and is also close to Almondell and Calderwood Country Park. Part of the village has been designated as a conservation area.

Population in 2012
3,426 (GROS estimate)
Issues
Coalescence with Livingston and East Calder and proximity to the A71. Limited employment opportunities within the village although it is readily accessible to Livingston; Significant new housing developments were undertaken in the 1990s which have more or less brought the village to its natural limits but there has been little new housing development in the past 10 years to address local needs and demand; The village is conveniently located for commuting to Edinburgh but any new development would contribute to further congestion on the A71; Difficult to identify appropriate sites for new development that would not compromise the character of the village or lead to coalescence with Livingston and East Calder;
Infrastructure considerations
The village is served by Mid Calder Primary School and St Paul's RC Primary, East Calder. At secondary school level the village lies within the catchments of West Calder High School and St Margaret's RC Academy, Livingston. The village is served by the East Water Waste Water Treatment Works (WWTW) where there are no known current restrictions on development. The East Calder works form part of the River Almond Catchment Study which will inform future requirements for investment in the drainage network.
Spatial strategy considerations
Given the extent of past expansion, the physical characteristics of the settlement and the presumed desire to keep the village as a distinct entity from Livingston, there appears to be little scope for any significant future development.
Priorities
Maintain character of settlement, maintain character of conservation area, review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HLv100	New Calder Paper Mill	0.72	7	Committed site carried forward from WLLP No PP
	HLv134	New Calder Paper Mill	1.41	43	Committed site carried forward from WLLP No PP
	EOI-0169	Pumpherstons Road	2.9	7	Not preferred

There are no other development proposals


NEWTON and WOODEND - Settlement map 2

Newton and Woodend lie on the A904, 4.2km west of South Queensferry and the Forth Road Bridge and 9.7 Km east of Linlithgow. The villages developed in the 17th century as estate villages on the Hopetoun Estate. The countryside north of the A904 is protected as part of the Forth Shore Area of Great Landscape Value whilst agricultural land to the south is protected as an Area of Special Agricultural Importance. Newton is served by a post office/shop, petrol filling station, pub and community centre. The villages are principally commuter settlements on the A904 linking West Lothian to Edinburgh and the Forth Crossings.

Population in 2012
141 (GROS estimate)
Issues
Newton/Woodend are conveniently located for commuting to Edinburgh and beyond, by virtue of its proximity to the Forth Road Bridge, the A90 and Junction 3 on the M9; however, traffic levels through the village raise environmental and health and safety implications. Works associated with the the Queensferry (Forth Replacement Crossing) scheme are proposed to address these.
Infrastructure considerations
There are no schools within the villages. The villages are served by Winchburgh Primary and Holy Family RC Primary, Winchburgh and Linlithgow Academy and St Margaret's RC Academy, Livingston. Waste Water Drainage Hotspots have been identified at Newton and development in this area requires consultation with SEPA even for single house developments.
Spatial strategy considerations
The existing AGLV designation is a major constraint on new development to the north and there are few, if any, alternative sites which could be satisfactorily developed without detracting from the existing character of the area.
Priorities
Maintaining the viability of local facilities; addressing traffic impacts arising from the Queensferry Crossing

Development proposals

There are no new proposals proposed for this settlement.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0072	Land at Gallow Hill, south of Newton	9.0	150 – 200	Not preferred

There are no other development proposals.



PHILPSTOUN/EAST and WEST PHILPSTOUN/OLD PHILPSTOUN - Settlement Map 2


Philpstoun is a former shale mining village built on the “garden city” principle and lies within a rural setting and is located approximately 3.2 km east of Linlithgow and the oil works closed in 1931, its mines in 1962, and the rail station in 1951. The Avenue and the Institute survive, but most of the miners’ housing has been replaced by public sector housing. Private housing has developed mainly to the west. The main open space consists of the Avenue playing fields, which has a sports field and small play area. However, with the exception of the Community Education Centre, the village has no local amenities and it is largely a commuter settlement. Philpstoun is bounded between the Edinburgh-Glasgow railway line and the Union Canal to the north and south respectively. The village is conveniently located for commuting to Edinburgh and beyond, by virtue of its proximity to the Forth Road Bridge, the A90 and Junction 3 on the M9.

Old, East and West Philpstoun are located between the M9 motorway and the Union Canal.

Population in 2012
423 (GROS estimate Philpstoun only)
Issues
With the exception of some modest infill, there has been no substantive new housing development for at least 20 years; There are limited employment opportunities although the area is readily accessible to Linlithgow, and, to a lesser extent, Broxburn/Uphall/Livingston; Vehicular access to and from the area, particularly from Linlithgow to the west, is by way of narrow country roads presenting an impediment to significant new development. New development would likely compromise the character and landscape setting of the area or constitute ribbon development; Philpstoun South Bing, that lies around 2km south east of the town, has been subject to an application in recent years for use as a waste management and recycling site (that would have been rehabilitated to public amenity space). The adopted West Lothian Local Plan 2009 identifies it as a site for waste management purposes.
Infrastructure considerations
The communities are served by Bridgend Primary and St Joseph’s RC primary, Linlithgow and Linlithgow Academy and St Kentigerns RC Secondary, Blackburn. There is limited drainage capacity.
Spatial strategy considerations
The lack of social and community facilities, coupled with less than ideal access and drainage constraints make the villages unlikely candidates for expansion. The area could however accommodate a very modest element of infill development, assuming an appropriate site can be identified.
Priorities
Review settlement envelope

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	COU36	Bowling club	0.13	5	Preferred new site council house build
	EOI-0192	Wyndford Brae	0.26	1	Not preferred

MIXED USE					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0074	Land north of Fairniehill, Philpstoun / Mixed use residential / leisure	3.9	100	Not preferred




There are no other development proposals

POLBETH - Settlement map 6

Polbeth developed in the 20th century to re-house families from the shale miners' rows at Gavieside and Mossend and grew during the inter-war period in the grounds of the adjacent Limefield House. It looks to West Calder for amenities, but does have a bespoke industrial estate. Polbeth Community Woodland is situated to the south west and links to the Parkhead area between Polbeth and West Calder.

Population in 2012
2,399 (GROS estimate)
Issues
Coalescence with West Calder and Livingston; limited employment opportunities; impact of development on A71; There may also be significant areas of land that are suspect and unsuitable for building because of past shale oil workings.
Infrastructure considerations
The village is served by St Mary's RC Primary, Polbeth, Parkhead Primary School, West Calder, West Calder High School and St Kentigern's Academy, Blackburn and the village is well provided for in terms of sports facilities and with young adults facilities at Limefield Recreation Park. There is insufficient capacity at Pateshill Waste Water Treatment Plant and generally no development capacity.
Spatial strategy considerations
The need to avoid coalescence with West Calder and Livingston (CDA), the lack of drainage infrastructure and the dearth of community and social facilities limit development opportunities.
Priorities
Address issues of social deprivation; address issues of coalescence; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HWc10	Polbeth Farm	1.27	24	Committed site carried forward from WLLP. Planning permission granted.
	EOI-0039	Langside Farm	25.6	250	Not preferred
	HWc12	Limefield Mains	1.64	18	Site to be de-allocated

NB Whilst there are no specific WLLP allocated sites, Polbeth Industrial Estate is a recognised employment site where there remains approximately 2 ha to 2.5 ha of undeveloped land.

There are no other development proposals.

PUMPHERSTON - Settlement Map 4

Pumpherstion is a small settlement on the eastern outskirts of Livingston and South of Uphall station and originally developed in and around the former Paraffin Young Mineral and Light Company. Evidence of former industrial activity exists with the shale miners rows and spent shale bings most of which have been rehabilitated. Pumpherstion is located approximately 20 km west of Edinburgh, east of the B8046 and only 1.5 km from Livingston town centre and the towns of Uphall, Broxburn and East Calder. There is some evidence of coalescence with Livingston to the west. The village is generally contained to the south and the east by agricultural land. A new primary school has recently opened which also provides a community centre and library. Other facilities include two public houses, a number of small local shops and hot food restaurant take-aways.

Population in 2012

1,228 (*GROS estimate*)

Issues

With the exception of some very modest infill, there has been no substantive new private housing development in the village for at least 20 years; There are limited employment opportunities within the village itself but it's location on the eastern edge of Livingston makes it extremely accessible; The village is conveniently located for commuting to Edinburgh and Glasgow as a consequence of an 'all ways' junction onto the M8 to the north and also Uphall Station railway halt, recently improved and upgraded; While commuters also have the option of the A71 to the south, new development could contribute to further congestion; A substantial area of land has been identified in the current West Lothian Local Plan for new development and a significant part of this now benefits from planning permission; Longer term proposals for the construction of a new local distributor road between Houston Road and Drumshoreland Road, and ultimately, the partial closure of Drumshoreland Road, have yet to come to fruition and can only be delivered on the back of development; Planning permission exists (until 2029) for the continued extraction of shale from Drumshoreland Bing for re-use in road construction and for infilling the excavated area with inert waste material.

Infrastructure considerations

The village is served by a new Pumpherstion & Uphall Station Primary School, Parkhead Primary and St Nicholas RC Primary (Broxburn), Broxburn Academy and St Margaret's RC Academy, Livingston. Pumpherstion is served by the East Water Waste Water Treatment Works (WWTW). The plant capacity was based on projected growth as set out in Local Plans and there is no current restriction on development; The East Calder works form part of the River Almond Catchment Study. Only if this study indicates that the WWTW requires upgrading for water quality improvements will there be a further need for investment at the East Calder plant; The village supports two significant local sporting entities, Pumpherstion Golf Club and Pumpherstion United Football Club. There is also a bowling club;





Spatial strategy considerations



The availability of infrastructure, the strategic location, and existing facilities (particularly the new primary school) make Pumpherstion an attractive option for development.

Priorities

Review settlement envelope; promote redevelopment of Drumshoreland.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HLv98	Drumshoreland / Kirkforthar Brickworks A and B	40.8	960	Committed site carried forward from WLLP. Planning permission granted.
	COU28	Former Pumpherston Primary School and Institute	0.52	15	Preferred site
	EOI-0096	Harrysmuir Gardens	0.62	25	Not preferred
	HLv119	Pumpherston Golf Course	4.19	130	WLLP site to be de-allocated.

MIXED USE				
KEY	Site Ref	Location	Site Size (Ha)	MIR status
	EOI-0035	Pumpherston Farm	86.97	Not preferred
	EOI-0167	Clapperton	95.0	Not preferred

There are no other development proposals.

SEAFIELD - Settlement Map 7

The village of Seafield is located approximately 2 km east of Blackburn and 3.2 km southeast of Bathgate and lies between the River Almond to the south and the M8 Motorway to the north. It straddles the A705 and is bounded by the Easter Inch Moss to the north-west and Seafield law to the north-east. Seafield experienced a significant element of new private house building in the 1980s and 1990s, extending the village northwards across the A705 and on the west side. There has, however, been very little new build in recent years; Seafield is largely a commuter village and developed when an oil works was built on Seafield Farm about 1877. Some of the miners' rows still survive on the south side of Main Street. The village is conveniently located for commuting to Edinburgh and Glasgow as a consequence of lying approximately 3 Km to the south east of Junction 3 of the M8;

Population in 2012
1,340 (<i>GROS estimate</i>)
Issues
Limited employment opportunities within the village itself but it's location on the western edge of Livingston make it accessible to the new town and its amenities; The first Local Nature Reserve (LNR) in West Lothian is located on over 400 acres of public land between Blackburn and Seafield and embraces the former Seafield Bing; Through traffic on the A705 continues to be an issue for the village despite the relief achieved by the construction of Starlaw Road linking the M8 and Livingston; Proximity to Blackburn and risk of settlement coalescence.
Infrastructure considerations
The village is served by Seafield Primary and is within the catchments of Our Lady of Lourdes RC Primary (Blackburn), Deans Community High and St Kentigerns RC Secondary; The village has a community centre, playing field, tennis courts and a bowling green.
Spatial strategy considerations
Availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development; education capacity constraints and settlement coalescence.
Priorities
review settlement envelope, address social deprivation, maintain setting of settlement

Development proposals

There are no new proposals proposed for this settlement.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
■	EOI-0009	Meadowpark	12.5	300	Not preferred
■	EOI-0038	Seafield Farm	30.6	350	Not preferred

There are no other development proposals

STONEYBURN/BENTS - Settlement Map 8

Stoneyburn is a former mining village dominated by council housing. Established in the 1890s, it has long since coalesced with the neighbouring village of Bents. It is located some 6.5 km from Bathgate and 8 km from Livingston to the east. The village is linear in form, concentrated along a 1 km stretch of the B7015 between Fauldhouse and Livingston and is surrounded by attractive countryside with the Breich Water valley to the south. Foulshiels Bing (Woodland Trust) and the former Loganlea Colliery to south (West Lothian Council) are large areas of open space adjoining the communities. The village surroundings have been greatly improved as a result of the rehabilitation of the former Foulshiels and Loganlea shale bings. Private housing began slowly in the 1970s, and new estates were built in the 1990s and 2000s. The village has a community education centre, a health centre, local shops (including a post office and chemist), two public houses, a bowling green, a football ground (and a junior football team) and three churches;

Population in 2012
2,007 (GROS estimate)
Issues
Tackle areas of social deprivation;
Infrastructure considerations
The village is served by Stoneyburn Primary, Our Lady of Lourdes RC Primary, Blackburn and at secondary school level by Whitburn Academy and St Kentigern's High School, Blackburn. There is insufficient capacity at the Pateshill Waste Water Treatment Plant and generally no development capacity unless a new water main is provided and sewerage capacity is increased.
Spatial strategy considerations
Provision for new residential development was made in the WLLP but has not been taken forward and this suggests that there may be market resistance. Allocating additional land may, therefore, not help to deliver housing requirements for the plan area.
Priorities
Maintain population levels to support local amenities; address issues of social deprivation; review settlement

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HSb6	Stoneyburn Farm (East)	3.06	60	Committed site carried forward from WLLP. No planning permission.
	HSb7	Stoneyburn Farm (West)	2.65	60	Committed site carried forward from WLLP. No planning permission.
	HSb8	Stoneyburn Workshops (North)	0.17	8	Committed site carried forward from WLLP. No planning permission. The Council is minded to grant planning permission subject to a Section 75 Agreement being concluded.
	BEN 1	Burnlea Place & Meadow Place	1.0	35	Preferred new site
	PJ-0002	Foulshiels Road	0.95	20	Preferred new site
	EOI-0118	Land north of the Bentswood Inn	8.74	30	Preferred new site (in part)
	EOI-0119	Land south of Lighton Terrace	2.0	30	Preferred new site
	EOI-0084	Foulshiels Road	4.4	163	Not preferred

There are no other development proposals.



THREEMILETOWN - Settlement Map 2

Threemiletown is a loose collection of buildings within a relatively small rural area in and around the road junction of the B8046 and the B9080, the most distinctive groupings of which are the former Threemiletown Farm steading (now converted to housing) and a collection of former shale miners cottages (Redhouse Cottages). Threemiletown is located approximately 4.5 km east of Linlithgow and 2.5km west of Winchburgh. There are few local employment opportunities and no community facilities. Threemiletown remains a commuter area.

Population in 2012
Not available
Issues
There is insufficient capacity at Pateshill Waste Water Treatment Plant and generally no development capacity. Any new development would likely compromise the character of the countryside.
Infrastructure considerations
The village is served by Bridgend Primary School and St Joseph’s RC Primary, Linlithgow and Linlithgow Academy and St Kentigern’s High School, Blackburn.
Spatial strategy considerations
Physically, Threemiletown does not constitute a settlement in the conventional sense of being a definable place with boundaries. It is much more akin to a grouping of buildings within close proximity of each other and within a shared geographical area. As such, it would be counter to general planning policy on development in the countryside and sustainability principles to promote new development at this location.
Priorities
Maintain landscape setting; review settlement envelope.

Development proposals

There are no new proposals proposed for this settlement.

MIXED USE				
KEY	Site Ref	Location	Site Size (Ha)	MIR status
	EOI-0075	Land at Redhouse Cottages	20.0	Not preferred
	EOI-0195	Trinlaymire Farm	16.4	Not preferred

There are no other development proposals.

Settlement Map 2

TORPHICHEN - Settlement Map 1

Torphichen grew around its 12th century Preceptory, 18th century parish church and Wallhouse mansion. It is largely a conservation area and has few local amenities. It is served by a primary school, village hall and local shops and is largely a commuter settlement. There are limited employment opportunities within the village.

Population in 2012
609 (GROS estimate)
Issues
To maintain landscape setting and the historic environment.
Infrastructure considerations
The village is served by Torphichen Primary School, St. Marys RC Primary, Bathgate, Linlithgow Academy and St. Kentigern's High School, Blackburn.
Spatial strategy considerations
Although within the West Lothian strategic development area as identified by the proposed Strategic Development Plan, further development of the village could result in a loss of character and contribute to unsustainable patterns of development given the scale of amenities within the village.
Priorities
Create and improve footpath links into the surrounding countryside and improve access to Broom Park /The Craigs; maintain character and setting of conservation area; review settlement envelope..

Development proposals

There are no new proposals proposed for this settlement.

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
■	EOI-0049	Cathlaw Lane	5.0	10	Not preferred
■	EOI-0122	Site adjacent to Fir Park/Craigs Court, westfield Road	0.27	2/3	Not preferred

There are no other development proposals.

UPHALL- Settlement Map 3

Until the mid 19th century Uphall was a small rural community. The discovery and exploitation of oil shale triggered expansion of the settlement and saw the construction of miners' rows to accommodate the growing population. The oil shale industry went into decline in the 1920s. The village has largely coalesced with the adjoining communities of Uphall Station and Pumpherston.

Population in 2012
4,718 (GROS estimate)
Issues
Promote and maintain the employment base, tackle areas of social deprivation
Infrastructure considerations
The town is served by Uphall Primary, St. Nicholas RC Primary, Broxburn, St. Margaret's Academy, Livingston and Broxburn Academy.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for future development.
Priorities
Upgrade of park of local parks, signage and interpretation; review of settlement envelope

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0175	Carledubs, Uphall	3.25	100	Preferred new site
	EOI-0017 (east)	Forkneuk East 1/Land at Strathbrock Estate	192.0**	200	Preferred alternative site (in part) to EOI-0138d, EOI-0138f and EOI-0138h for 200 units and to accommodate new road corridor.
	EOI-0017 (west)	Forkneuk West/Land at Strathbrock Estate	192.0**	1750-2000**	Not preferred
	EOI-0132/EOI-0145	Stankards Road	1.61	41	Not preferred

*See also Broxburn Settlement Statement.

** Site area and capacity represent the whole site area of EOI-0017

EMPLOYMENT – PREFERRED AND NOT PREFERRED SITES					
KEY	Site Ref	Location	Site Size(Ha)	Use classes	MIR status
	EUB14	Stankards South	7.09	4, 5 & 6	Committed site carried forward
	EOI-0216	Land at Uphall Industrial Estate, south of A89	6.98	4, 5 & 6	Preferred new site (in part). Employment uses only.
	EOI-0022	Land at Station Road, Uphall	10.6	4, 5 & 6	Not preferred

MIXED USE					
KEY	Site Ref	Location	Site Size (Ha)	MIR status	
	EOI-0216	Land at Uphall Industrial Estate, south of A89	6.98	Not preferred (see employment table for Uphall)	

CORE DEVELOPMENT AREA					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0138a	Forkneuk East (1) Land at the Strathbrock Estate	9.3	1750-2000**	Preferred alternative site (see EOI-0017a east)

There are no other development proposals.

UPHALL STATION - Settlement Map 3

Uphall Station developed when Houstoun (later Uphall) railway station opened in 1849; and developed further when the Uphall and Roman Camp Oil works were set up in the 1860s and 1892 respectively. The village has largely been subsumed into the wider urban area of Livingston, to the east and is coalesced with Pumpherston to the south. It is served by a railway station and lies in close proximity to the M8 and A89.

Population in 2012
947 (GROS estimate)
Issues
Promote and maintain the employment base, tackle areas of social deprivation
Infrastructure considerations
The village is served by the new Pumpherston and Uphall Station Primary School, St. Nicholas RC Primary school, Broxburn Academy and St. Margaret's Academy, Livingston.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development.
Priorities
Review of settlement envelope

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HLv130	Uphall Infant School	0.78	23	Committed housing site carried forward, site completed in 2013 Housing Land Audit.
	EOI-0021	North East Field, Uphall Station	2.9	73	Not preferred
	EOI-0112	Land adjacent to Roman Camp Cottages, Uphall Station	8.8	220	Not preferred
	EOI-0134	Land at Drumshoreland, Uphall Station	2.83	45	Not preferred










There are no other development proposals.

WEST CALDER and HARBURN - Settlement Map 6



West Calder developed around a 17th century church and remained a small village until the 1860s and the arrival of the oil shale industry. It has a thriving centre and busy main street comprising a small civic square and surrounded by local shops and businesses. The railway station opened in 1869 providing links to Edinburgh and Glasgow. The Five Sisters Bing, beside the former Westwood Oil Works north of the town, is a distinctive landmark in the area and is a Scheduled Ancient Monument, recognising its important industrial and cultural heritage history. The village lies in close proximity to Mossend and Cleugh Brae forming part of the West Livingston Core Development Area.



Population in 2012
3,078 (GROS estimate)
Issues
Promote and maintain the employment base, tackle areas of social deprivation
Infrastructure considerations
The town is served by Parkhead Primary School, West Calder, St. Marys RC Primary, Polbeth and West Calder High School and St. Kentigern's High School, Blackburn.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities make the town an attractive option for future development.
Priorities
Support and maintain existing local amenities and services; investigate measures to address traffic issues; address issues of social deprivation; provide local employment opportunities; provide community facilities to support anticipated levels of development associated with the Mossend Core Development Area and developments for housing granted at Cleugh Brae, also part of the CDA; upgrade site to the south of the community centre to provide a neighbourhood park; review park provision in the town and footpath links; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	15/40	Burngrange Park	1.26	39	Committed site carried forward. Planning permission granted, site completed in draft 2014 Housing Land Audit.
	EOI-0031	Site to west of West Calder cemetery, West Calder	2.73	25	Preferred alternative site to HwC8 allocation
	EOI-0037	Site at Harwood Farm, by West Calder	84.75	2119	Not preferred
	EOI-0041	Site at Hermand Farm, south east of West Calder	64.0	600	Not preferred
	EOI-0042/ EOI-0052	Site at Hermand Farm, south west of West Calder	1.55	10	Not preferred
	EOI-0066	50 Hartwood Road	0.95	24	Not preferred
	EOI-0147	North of Hermand	14.7	368	Not preferred
	LATE-0009	Land south west of West Calder	1.0	20	Not preferred
	HwC8	Station Yard	1.3	42	WLLP allocation. Site to be de-allocated.

MIXED USE					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0186	Parkhead	8.83		Not preferred

CORE DEVELOPMENT AREA					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	CDA-MO	Mossend	20.6	231	Committed site carried forward
	CDA-CB	Cleugh Brae	7.5	100	Committed site carried forward

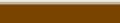

OTHER DEVELOPMENTS					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0052	Hartwood Road	1.55	NA	Not preferred
	EOI-0061	Parkhead Farm, Polbeth Market Farm	0.96	NA	Not preferred

There are no other development proposals.

WESTFIELD - Settlement Map 1

Westfield largely developed as a mining settlement and a papermaking centre. The paper mill closed in 2002 and the site has been cleared for future development. There are few amenities within the village.

Population in 2012	
571 (<i>GROS estimate</i>)	
Issues	
Redevelopment of brownfield site.	
Infrastructure considerations	
The village is served by Westfield Primary School, St. Anthony's Primary School, Armadale, Linlithgow Academy and St. Kenitgern's High School, Blackburn.	
Spatial strategy considerations	
There is planning permission in place on the former paper mill site for housing, a prominent brownfield site. However, no significant development has taken place on the site.	
Priorities	
Investigate scope for new park provision and footpath links to the Westfield Viaduct and river; review settlement envelope.	

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HWf1 & HWf2	North Logie Brae & South Logie Brae	34.0	550	Committed site carried forward from WLLP. Planning permission granted
	EOI-0005	Site to south of south Logie Brae Nursery, Westfield	10.0	Self build plots - tbc	Not preferred

There are no other development proposals.

WHITBURN - Settlement Map 8

Whitburn is one of the principal towns of West Lothian and is situated south of the River Almond and the M8 motorway, 8 miles west of Livingston. Originally a crossroads settlement, it developed as a coal and iron mining town in the 19th and 20th centuries. Lying halfway between Edinburgh and Glasgow, has made Whitburn a popular choice for commuters in recent years, and its swimming pool and proximity to Polkemmet Country Park provide sport and leisure opportunities. The site of the former colliery is now a major re-development site (Heartlands) providing for mixed use development including housing, retail and leisure uses, including two championship golf courses which are under development.

Population in 2012
10,788 (GROS estimate)
Issues
Promote and maintain the employment base, tackle areas of social deprivation; address issues of education capacity
Infrastructure considerations
The town is served by Croftmalloch, Polkemmet, St Josephs RC and Whitdale primary schools and Whitburn Academy and St. Kentigern's High School, Blackburn.
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for future development.
Priorities
Address issues of social deprivation; improvements to amenity greenspace, upgrade to Blaeberryhill Park, improved footpath links and signage; continue to support Heartlands re-development; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HWb4	Polkemmet	75.0	1970	Committed site carried forward from WLLP. Planning permission granted.
	HWb10	Ellen Street	0.41	10	Committed site carried forward from WLLP. Planning permission granted. Site completed in 2013 Housing Land Audit.
	HWb11	Whitdale, East Main Street	1.44	49	Committed site carried forward from WLLP. Planning permission granted.
	HWb13	St. Joseph's Primary (South)	0.88	30	Committed site carried forward from WLLP. No Planning permission granted.
	HWb14	Dixon Terrace (South) Sites 2 & 3	6.6	116	Committed site carried forward from WLLP. Planning permission granted. Site completed in draft 2014 Housing Land Audit.
	EOI-0001	Heartlands	61.1	250	Preferred new site (in part) for longer term beyond LDP plan period (intensification of HWb4)
	EOI-0019	Dixon Terrace	2.45	61	Preferred new site
	EOI-0108	Polkemmet Business Centre, Dixon Terrace	0.35	10	Preferred new site

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	EOI-0083	Blaeberryhill Road	4.12	152	Not preferred
	EOI-0123	Site south of Blaeberryhill Road	82.91	1000	Not preferred
	EOI-0148	Blaeberry	7.47	40	Not preferred
	EOI-0151	Hunter Grove	1.57	40	Not preferred

EMPLOYMENT – PREFERRED AND NOT PREFERRED SITES					
KEY	Site Ref	Location	Site Size(Ha)	Use classes	MIR status
	EWb4	Cowhill, Whitburn	32.60	4, 5, 6	Committed site carried forward. Planning permission granted (includes part of submission of EOI-0001)
	EOI-0001	Heartlands, Polkemmet	20.3	Class 4, 5 & 6	Not preferred (in part – area north of M8)

MIXED USE					
KEY	Site Ref	Location	Site Size (Ha)	MIR status	
	PJ-0004	Murraysgate, West Main Street	2.58	Preferred new site	
	EOI-0001	Heartlands, Polkemmet	96.8	Not preferred (in part)	

OTHER DEVELOPMENTS					
KEY	Site Ref	Location	Site Size (Ha)	MIR status	
	EOI-0001	Heartlands, Polkemmet	181	Preferred new site for golf courses and open space	
	CEM3	Blaeberryhill Road	0.6	Preferred new site for cemetery extension	

There are no other development proposals.

WILKIESTON - Settlement Map 5

Wilkieston is located to the north east of Kirknewton and east of East Calder on the A71. The village developed in the 1830s and remains a commuter settlement in close proximity to Edinburgh. The Linburn Estate in the village was leased by the Scottish National Institute for the War Blinded in 1943. The population is mainly housed at the retirement homes for former military personnel, although a number of mixed dwellings are also scattered around the centre of the village which house the remainder of the population. There are few amenities within the village and issues with volume of traffic through the village centre.

Population in 2012
160 (<i>GROS estimate</i>)
Issues
Requirements for a bypass for the A71 to assist in reducing traffic congestion;
Infrastructure considerations
The village is served by Kirknewton Primary school and St Paul's RC Primary, East Calder, Balerno Community High School, Edinburgh, and St Margaret's RC Academy, Livingston.
Spatial strategy considerations
The village is on the commuting route into Edinburgh, close to the boundary with the City of Edinburgh Council making it an attractive location for development. This needs, however, to be balanced against environmental considerations particularly traffic volumes on the A71 and the limited availability of infrastructure. There are capacity issues with the drainage infrastructure.
Priorities
Provide support for a northern relief road; the need for the playing field should be reviewed and alternative uses provided, suitable for the current residents; review settlement envelope.

Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HWk1/EOI-0076	Wilkieston	4.64	50	Committed site carried forward from WLLP.
	EOI-0170	East Coxydene Farm, Wilkieston	6.0	25	Preferred new site (part). Planning permission granted in principle as part of approved Calderwood master plan.
	EOI-0077	Land at Site 1, Scottish War Blinded, Wilkieston	3.0	50	Preferred alternative site
	EOI-0078	Land at Site 2, Scottish War Blinded, Wilkieston	4.0	75	Not preferred
	EOI-0079	Land at Site 3, Scottish War Blinded, Wilkieston	11.0	50	Not preferred

There are no other development proposals.

WINCHBURGH - Settlement Map 2

Winchburgh is a large village which lies to the north of Broxburn, divided by the union canal running north to south. The village is in close proximity to Edinburgh and is earmarked for substantial housing development as part of the Winchburgh Core Development Area. Winchburgh developed as a farming hamlet on the railway and the Union Canal, but failed to grow until 1900 when the Oakbank Oil Company set up an oil works near Niddry Castle. Brick built miners' rows were constructed and are today the best surviving example in West Lothian of this type of housing. Faucheldean and Niddry shale bings are a lasting legacy of the shale mining past. The former is a Scheduled Monument, the latter has a longstanding consent for the removal of blaes, which expires in 2051, which intermittently intensifies to support construction projects such as the M9 spur and the construction of new roads which are associated with the Replacement Forth Crossing.

Population in 2012
2,535 (GROS estimate)
Issues
Promote and maintain the employment base, tackle areas of social deprivation; provision of infrastructure to support anticipated levels of development associated with the Winchburgh Core Development Area.
Infrastructure considerations
The village is served by Winchburgh and Holy Family Primary Schools and Linlithgow Academy and St Margaret's Academy, Livingston;
Spatial strategy considerations
The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for future development.
Priorities
To implement the terms of the Winchburgh Core Development Area approved master plan; provide community facilities to support anticipated levels of development associated with the Core Development Area; upgrade local parks and amenity open spaces as identified in the Open Space Strategy 2010; review settlement envelope.


Development proposals

HOUSING					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	HWh3	Castle Road	0.62	10	Committed site carried forward from WLLP. No planning permission.
	HWh5/EOI-0149	Winchburgh Primary School (North)/Dunn Place	0.81	20	Committed site carried forward from WLLP. No planning permission.
	WIN 1	Former Beatlie School and Winchburgh Day Centre	0.64	11	Preferred new site
	COU 6	Glendevon Regeneration Site	0.76	27	Preferred new site (likely for development after 2017)

MIXED USE				
KEY	Site Ref	Location	Site Size (Ha)	MIR status
	EOI-0193	Site west of Glendevon and south of Lampinsdub, west of Winchburgh	22.7	Preferred new site – longer term development opportunity with capacity of 250 units
	EOI-0198	Site west of Ross's Plantation, east of Winchburgh	10.3	Preferred alternative site to EOI-0193 for 250 units.
	EOI-0201	Site west of Niddry Castle, south of Winchburgh	9.4	Preferred alternative site to EOI-0193. Part of CDA site within current approved master plan.
	EOI-0194	Site east of Waterstone Farm and west of Glendevon, west of Winchburgh	11.5	Not preferred
	EOI-0196	Fawnspark	16.3	Not preferred
	EOI-0197	Site south of M9 motorway, south of Duntarvie Castle and north of Winchburgh	10.5	Not preferred. Site not appropriate for housing but employment and hotel use may be acceptable. Site is part of existing CDA employment allocation Myreside West (MW) (See Employment section below)
	EOI-0199	Land at Niddry Mains Golf Club, south east of Winchburgh	31.2	Not preferred
	EOI-0200	Site at Niddry Mains Bing, east of Winchburgh	30.0	Not preferred
	EOI-0202	Site at sewage works south of Winchburgh	7.2	Not preferred
	EOI-0203	Site north of Niddry Farm Cottages, south of Winchburgh	7.9	Not preferred
	EOI-0204	Site south of Faucheldean south west of Winchburgh	8.5	Not preferred
	EOI-0205	Site south of Faucheldean south west of Winchburgh	2.3	Not preferred
	EOI-0206	Site south of the Den, west of Winchburgh	8.4	Not preferred

EMPLOYMENT – PREFERRED AND NOT PREFERRED SITES					
KEY	Site Ref	Location	Site Size(Ha)	Use classes	MIR status
	CDA-MW & ME	Myreside East & Myreside West	39.4	4, 5, 6	Committed site carried forward. Planning permission granted. (See also EOI-0197)

CORE DEVELOPMENT AREA					
KEY	Site Ref	Location	Site Size (Ha)	Capacity	MIR status
	CDA-NN	Niddry Mains (North)	27.6	470	Committed site carried forward from WLLP. Planning permission granted.
	CDA-CP	Claypit	14.47	166	Committed site carried forward from WLLP. Planning permission granted.
	CDA-MS	Myreside	24.3	420	Committed site carried forward from WLLP. Planning permission granted.
	CDA-GS	Glendevon (South) - Site A = 106, Site B = 76, Balance = 839	104.5	1021	Committed site carried forward from WLLP. Planning permission granted.
	CDA-GN	Glendevon (North)	70.67	963	Committed site carried forward from WLLP. Planning permission granted. Proposed council house build site (in part) for 41 units – COU5)
	CDA-NS	Niddry Mains (South)	32.52	410	Committed site carried forward from WLLP (part). Planning permission granted.

OTHER DEVELOPMENTS				
KEY	Site Ref	Location	Site Size (Ha)	MIR status
	EOI – 0207	Site at Auldathie Landfill Site, west of Winchburgh	75.0	Alternative site for golf course as restoration after-use for Auldathie landfill site

There are no other development proposals

Addendum to MIR

Business, tourism and recreational uses in the countryside (page 58)

3.182 The council's current approach to business, tourism and recreation uses in the countryside is already very flexible, with allowance made for:

- Business uses which need a countryside location;
- Business proposals which re-use vacant industrial/commercial/institutional land or premises;
- Limited extension to established business uses;
- Recreation and tourism facilities appropriate to the countryside; and
- Tourist accommodation.

Preferred approach

The council's 'Preferred' approach to business, tourism and recreational uses in the countryside is to generally continue with the current policy approach set out in existing supplementary guidance.

Alternative approach

The council's 'Alternative' approach to business, tourism and recreational uses in the countryside is to allow relaxations to current policies. However, this approach could lead to a proliferation of undesirable development in the countryside.

Question 57

Do you agree with the 'Preferred' approach to business, tourism and recreational uses in the countryside?

If not, why not?

Question 58

Do you agree with the 'Alternative' approach to business, tourism and recreational uses in the countryside?

If not, why not?

Question 59

Do you have an alternative approach?

What is it and how would you make it work?

[Back to page 58](#)